OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

Planning & Zoning Commission Meeting
AGENDA
Tuesday October 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:

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

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 27, 2022

2. Findings of Fact & Conclusions of Law
- ***A.*** Comprehensive Plan Map Amendment
- ***B.*** Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl)
- ***C.*** Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision

PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

A. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage – Jessica Reid, Planner II

Jeff & Valerie Robinson to subdivide approximately 11 acres into two (2) parcels, with the East Parcel being approximately 3.582 acres and the West Parcel being approximately 7.010 acres. Applicants also request to Rezone the East Parcel as R-2 (Low Density Residential) and the West Parcel as C-3 (Service Commercial District). In addition, Applicants request Special Use Permit approval to construct & operate an RV Storage Facility on future Lot 2, Block 1 of the future subdivision. The subject site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 East.

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

B. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision – Jessica Reid, Planner II

Applicant requests to Annex approximately 32 acres into Kuna City Limits with an R-8 (High Density Residential) zoning designation. Applicant also requests to subdivide the property into 192 total lots (170 single-family, 20 common & 2 shared driveways). The subject site is located on the northeast corner of the S Luker Road & W King Road intersection (APN: S1325438400); Section 25, Township 2 North, Range 1 West.

Staff requests this item be tabled to a date certain of January 10, 2023, pending additional serviceability review.

C. Case No. 22-09-SUP (Special Use Permit) Hawk Substation – Doug Hanson, Planning & Zoning Director

Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 15450 S Cloverdale Road. (APN: S1434336150); Section 34, Township 2 North, Range 1 East.

D. Case No. 22-11-SUP (Special Use Permit) Cole Substation – Doug Hanson, Planning & Zoning Director

Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 14550 S Cole Road. (APN: S1531233600); Section 31, Township 2 North, Range 1 East.

E. Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision – Troy Behunin, Planner III

SH69 North33, LLC, requests Preliminary Plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The Subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

F. Case Nos. 22-01-CPM (Comp Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments

Mark Hampton, requests approval to Amend the Comprehensive Plan Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) TO R-20 (HDR); and approx. 2.88 ac. from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots with an accompanying Design Review. The site is located in Section 24, Township 2 North, Range 1 West (APN; S1324110095).

5. BUSINESS ITEMS:

A. Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace – Jessica Reid, Planner II

On behalf of Tim Gordon, Hillside Architecture requests Design Review Approval to develop four (4) industrial flexspace ranging from 6,000 SF to 11,600 SF, their associated parking lots and landscaping. The subject sites are located approximately 400-feet West of the E Stagecoach and S Best Business Avenue intersection APNs: S1325233614, S1325233618, S1325233622, S132533626); Section 25, Township 2 North, Range 1 West.

6. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday September 27, 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 00:00:29)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis – Absent
Commissioner Tyson Garten – Absent
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:
Andrea Nielsen, City Attorney
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner II

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

(Timestamp 00:00:52)

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 13, 2022

2. Findings of Fact & Conclusions of Law
A. Case No. 22-36-DR (Design Review) Kuna Lutheran Church

(Timestamp 00:01:01)
Motion To: Approve the Consent Agenda.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

3. RESOLUTIONS:

(Timestamp 00:01:30)

A. Resolution No. PZC01-2022 – Morgan Treasure, Economic Development Director

(Timestamp 01:32)
Economic Development Director Morgan Treasure presented a brief overview of the Resolution then turned the floor over to Kuna Urban Renewal Agency Attorney, Megan Conrad.

(Timestamp 00:02:50)
Megan Conrad from the law office of Elam & Burke, presented a more in-depth review of the East Kuna Urban Renewal Plan (presentation found on Pages 152 – 163 of meeting packet); she then stood for questions.

(Timestamp 00:14:58)
As there were no questions, the Commission proceeded into deliberation.

(Timestamp 00:15:10)
Chairman Young expressed that based on the information provided and the workshops he had attended, he believed the proposed plan was in compliance with Kuna's Comprehensive Plan; he believed it was a great tool for the area.

(Timestamp 00:15:50)
Commissioner Greger agreed and was happy to see a plan put together.

(Timestamp 00:16:17)
Motion To: Approve Resolution No. PZC01-2022 as the East Kuna Urban Renewal Plan was in conformance with Kuna's adopted Comprehensive Plan.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

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

(Timestamp 00:16:58)

A. Comprehensive Plan Map Amendment – Doug Hanson, Planning & Zoning Director

(Timestamp 00:17:07)
Planner II Jessica Reid notified the Commission she would be presenting on behalf of Doug Hanson and asked the Commission for a moment to coordinate some sound system corrections.

(Timestamp 00:17:51)
Planner II Jessica Reid presented an overview of the proposed Future Land Use amendment, then stood for questions.

(Timestamp 00:19:47)
As there were no questions, Chairman Young opened the Public Hearing. Seeing no individuals signed in to testify, the Chairman confirmed if there were any present which would like to do so; there was one attendee who then signed in.

Support:
None

Neutral:
Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 - Testify

Against:
None

(Timestamp 00:21:10)
Steve Hughes asked if the City Council's questions were adequately answered regarding Commercial designations along the Ten Mile Corridor, as the Council had denied the previous amendment.

(Timestamp 00:22:05)
Planner II Jessica Reid explained that Council's questions and concerns were addressed by better explanations from Planning & Zoning staff. She went on to explain that the Mixed-Use designation means two separate but complimentary uses; as Ten Mile Road was the secondary Commercial Corridor (Meridian Road was primary), that Commercial development would be seen as development proposals came forward. Ms. Reid explained that Commercial uses would especially been seen at "hard corners" (major intersections) and collector road, then uses would fade into a complimentary use from there.

Mr. Hughes asked that if Council was not able to gain that clarification, then this proposed amendment would be denied as well.

Ms. Reid confirmed and explained if Council was not satisfied with the explanations provided, a Commercial designation in Red would have been required to be made along the Ten Mile Corridor frontages.

(Timestamp 00:23:49)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:24:17)
Commissioner Main believed that as the Council's concerns were addressed with the amendment request, he saw no issues with it.

(Timestamp 00:24:47)
Motion To: Recommend Approval of the Comprehensive Plan Man Amendment to City Council.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:25:15)
B. Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl) – Troy Behunin, Planner II

(Timestamp 00:25:32)
Planner III Troy Behunin provided an overall history of the parcel and an overview of the Rezone request; he then stood for questions.

(Timestamp 00:27:49)
Jeff Bower presented a history of the project, touching on how Kuna City Code changed during their original application and multi-family housing was no longer permitted within Commercial zoned parcels; after discussion between the Applicant and city staff, it was decided that Applicant would come back forward to request a Rezone for a zone which reflected the new Comprehensive Plan designation of Mixed-Use. Mr. Bower further explained that development to the west had

single-family development that moved into a townhome product on the east; their proposed project would be a natural transition to the Commercial corner. Mr. Bowers also addressed recently approved Mixed-Use developments in the surrounding area then stood for questions.

(Timestamp 00:31:55)
Chairman Young opened the Public Hearing.

Support:
None

Neutral:
None

Against:
Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify

(Timestamp 00:32:22)
Robbie Reno explained the School District was not in support of this proposed Rezone and discussed the Districts desire for parcels currently zone Commercial to stay that way as they assisted with taxes. Mr. Reno then stood for questions; there were none.

(Timestamp 00:33:49)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:34:07)
Commissioner Main referred to the School Districts preference with properties remaining Commercial and pointed out the northeast corner also being Commercial and the northwest corner of the proposed parcel remaining Commercial, it would in result in that end.

(Timestamp 00:34:34)
Chairman Young believed the proposal was in compliance with the Comprehensive Plan and this Rezone was discussed during the original application process.

(Timestamp 00:34:56)
City Attorney Andrea Nielsen provided procedural advice and wanted to ensure the Applicant was provided the opportunity to rebut the testimony provided before the Public Hearing was closed.

(Timestamp 00: 35:24)
Mr. Bowers stated that while the parcel had been zoned wholly Commercial, the Applicant made diligent attempt to acquire the largest Commercial user that was available, however, having the entire parcel remain Commercial was not viable. Mr. Bowers stated he and the Applicant greatly respected what the School District does and looked forward to working with them in the future. Mr. Bowers also stated vacant land did not help taxes either.

(Timestamp 00:36:19)
Chairman Young officially closed the Public Hearing and the Commission moved into deliberation.

(Timestamp 00:36:39)
Commissioner Main stated he believed the requested Rezone was a good fit for the area and created a neighborhood feel.

(Timestamp 00:36:54)
Chairman Young pointed out the transition from single-family into a denser use, and then Commercial, was the appropriate transition.

(Timestamp 00:37:20)
Commissioner Greger stated that though she had mixed feelings, it was the appropriate location for a higher density.

(Timestamp 00:37:48)
Motion To: Recommend Approval to City Council of Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl), with the Conditions as outlined in staffs report.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:38:24)

C. Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision – Troy Behunin, Planner III

(Timestamp 00:38:55)
Planner III Troy Behunin provided an overview of the proposed project and pointed out the City Engineer and Public Works Department conditionally supported the request (see Exhibit 2.19).

(Timestamp 00:41:21)
Ben Simple presented an overview of their proposed project and stated they were in agreement with the Conditions of Approval listed in the staff report, as well as the report provided by other city departments and outside affected agencies. Mr. Simple pointed out their proposal was in compliance with Kuna City Code and explained that the parcels on the northern border were proposed to have a private yard in order to offer an additional buffer to the neighboring subdivision; they would also pull the proposed home as close to the front parcel line as possible. Mr. Simple addressed concerns from neighbors regarding traffic and privacy; he discussed the required extension of existing Donaway and the construction of a new mid-mile (Butterfly Street). Mr. Bowers explained the Preliminary Plat would be updated to reflect moving the Butterfly Street entrance further east as it was a Condition of Approval from the effected agency; he explained the Developer would in fact be required to drop one buildable lot to accommodate that. Mr. Simple then stood for questions.

(Timestamp 00:46:10)
Commissioner Main asked Mr. Simple to show where the Butterfly Street entrance would be moved to.

Mr. Simple explained it would be moved to the current location of Lot 28, which was approximately half way between the entrance shown on the current Preliminary Plat, and Ten Mile Road.

Commissioner Main asked if the current entrance reflected would remain as well.

Mr. Simple stated it would only be moved, not maintained and the area would be converted to a potentially private shared driveway and/or a pathway space; it depended on the easement required for sewer lines.

(Timestamp 00:48:05)
Chairman Young asked how tall the proposed units along the northern boundary would be.

Mr. Simple explained the preliminary design reflected a height of 28-feet; currently, the uppermost level of the preliminary designs would be a bonus room (approximately 100 SF), with no windows facing anywhere but the street frontage. He stated the first and second levels would offer very limited views to the neighboring properties on the north.

(Timestamp 00:49:56)
Chairman Young opened the Public Hearing.

Support:
None

Neutral:
None

Against:
Dawn Harmon, 6908 S Donaway Ave, Meridian, ID 83642 – Not Testify
Sandra Ammann, 6836 S Donaway Ave, Meridian, ID 83642 – Not Testify
Tim Ammann, 6836 S Donaway Ave, Meridian, ID 83642 – Not Testify
Shawn Harmon, 6908 S Donaway Ave, Meridian, ID 83642 – Not Testify
Clark Monson, 3273 W Devotion Drive, Meridian, ID 83642 – Testify
Hugo Castillo, 3441 W Devotion Drive, Meridian, ID 83642 – Testify
Scott Barrow, 6881 S Nordean Ave, Meridian, ID 83642 – Testify
Diana Castillo, 3441 W Devotion Drive, Meridian, ID 83642 – Not Testify
Jordan Hancock, 6909 S Donaway Ave, Meridian, ID 83642 – Not Testify
Wayne Hancock, 6909 S Donaway Ave, Meridian, ID 83642 – Testify
Susan Grubb, 6905 S Nordean Ave, Meridian, ID 83642 – Not Testify
Rachael Silver, 6905 S Nordean Ave, Meridian, ID 83642 – Testify
Michelle Bingman, 6933 S Donaway Ave, Meridian, ID 83642 – Testify
Anne Bingman, 3297 W Devotion Drive, Meridian, ID 83642 – Testify
Penny Code, 6954 S Nordean Ave, Meridia, ID 83642 – Not Testify (Was not present)
Cliff Code, 6954 S Nordean Ave, Meridian, ID 83642 – Testify (Was not present)
Michael Bingham, 6933 S Donaway Ave, Meridian, ID 83642 – Testify
Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify
Derek Anderson, 6885 S Donaway Ave, Meridian, ID 83642 - Testify

(Timestamp 00:51:00)
Clark Monson testified to his concerns with increased traffic through the Memory Ranch Subdivision, pointing out that he lived on the corner of the future expansion of Donaway. Mr. Monson stated he was happy to hear there would be an entrance off of Ten Mile. Mr. Monson further testified that the proposed townhomes would be taller than the two-story homes within Memory Ranch; neighbors would be looking at a large expanse of wall. Mr. Monson believed that though townhomes were a needed housing type, it did not fit in with Memory Ranch.

(Timestamp 00:54:48)
Hugo Castillo testified to his agreement with Mr. Monson's comments. Mr. Castillo stated he did not believe the project was a good fit with Memory Ranch; he suggested developing something similar.

(Timestamp 00:56:04)
Scott Barrow testified to his concerns with the neighboring development and referenced a similar subdivision within the area that was denied by the Commission, where it was pointed out that single-family was developed against single-family. Mr. Barrow stated he always knew that Donaway would continue but was still concerned with traffic; he wanted to make sure there were additional entrances to the proposed project. He was also concerned with potential construction traffic coming through Memory Ranch.

(Timestamp 00:58:25)
Wayne Hancock also agreed with previous testimony, and further testified to his concerns to how the School District would be affected.

(Timestamp 00:59:29)
Michelle Bingman agreed with previous testimony and specifically asked if the Memory Ranch Subdivision entrance would be used by construction traffic. Mrs. Bingman was concerned with how the School District would be affected, and asked if, due to this proposed project and other one approved throughout Kuna, if additional emergency services personnel would be added to lessen the burden. She was concerned with increased noise, dirt and construction refuse as she worked from home. Mrs. Bingman would like to see a single-family development; she was not opposed to the neighboring land developing, she would just like to see something that matched.

(Timestamp 01:01:12)
Chairman Young called the next individual who had signed up to testify, Penny Code, but they were not present.

(Timestamp 01:01:34)
Chairman Young called the next individual, Cliff Code, who was not present either.

(Timestamp 01:01:58)
Michael Bingman again agreed with his neighbor's testimony. He specifically pointed out there was a mailbox at the entrance to Memory Ranch and the increased traffic there was a concern. Mr. Bingman asked why the Developer could not create and use a different entrance during the construction phase; he was concerned with Memory Ranch being the only way in or out unless the additional access was constructed in the beginning.

(Timestamp 01:03:22)
Robbie Reno testified on behalf of Kuna Joint School District No. 3, stating that they had been in conversations with the Developer, however, they would not be able to serve it at Crimson Point Elementary. Mr. Reno stated the School District was in continued collaboration with the Developer but was unable to serve the development at this time.

(Timestamp 01:04:29)
Chairman Young confirmed if there were any others present that wished to testify but had not signed in; there was.

(Timestamp 01:05:26)
Derek Anderson echoed the previous testimony and reiterated them. Mr. Anderson stated he did not believe the proposed development fit with Memory Ranch. He also commented on the future possibility that Haymaker would eventually be closed and the increased traffic would then use the Memory Ranch entrance further north. Mr. Anderson stated there were many small children within the neighborhood and their safety was a concern with that increased traffic; he asked that additional ingress/egress be required.

(Timestamp 01:08:00)
Mr. Simple rebutted by stating that Butterfly Street would be constructed and connected to Ten Mile as part of the project; there would be an ingress/egress from Butterfly Street. He stated construction traffic would primarily use an alternative entrance from Ten Mile; the builder had committed to this. Mr. Simple further explained that due to ACHD policies, an ingress/egress directly from Ten Mile was not permitted. He clarified the proposed development was single-family townhomes on individual lots, in sets of 2 – 4, as for sale units, not rentals. He further explained the density of the project was within the allowed density of an R-8 zone and they were not asking for any increased density; he believed it offered another housing product. Mr. Simple explained there was a large canal on the north between the proposed project and Memory Ranch, which provided substantial separation. Mr. Simple stated there had been conversations between the Developer and the School District where monetary mitigation was offered; the School District stated it was insufficient. The Developer then offered an increased monetary mitigation, and to drop a few buildable lots to accommodate a wider sidewalk and bus stop; Mr. Simple stated that the last number he saw valued the mitigation efforts at $195,000. He stated the Developer and School District had a meeting scheduled for October 4, 2022, to further discuss mitigation efforts. Mr. Simple then stood for any additional questions the Commission may have had.

(Timestamp 01:12:48)
Chairman Young asked about potential project phasing and timelines for when Butterfly Street would be constructed, along with the Donaway extension.

Mr. Simple explained that a Final Plat would still be required to be submitted prior to building permits being issued, and those improvements would have to be made prior to building; he was not aware of a phasing plan or the proposal for one. He explained that he would assume Butterfly would be constructed immediately, and Donaway would be subject to the irrigation districts timeline (no construction allowed April – October). Mr. Simple also stated a Design Review of the proposed townhomes would be submitted in the future and additional conversations would be had regarding building heights.

(Timestamp 01:14:42)
Commissioner Main asked if the Developer foresaw any issues with constructing Butterfly Street first and using that as the construction entrance.

Mr. Simple stated they were leaning towards that end and offered that, if the Commission should like to make that a Condition of Approval, they would be in agreement.

(Timestamp 01:15:08)
Commissioner Main asked if the separation from structure to structure between the proposed development and Memory Ranch was 150 feet.

Mr. Simple answered that was correct.

Commissioner Main asked what the elevation difference was between the two projects.

Mr. Simple stated it was approximately 1 -2 feet higher next to Memory Ranch, then dropped off significantly as you moved south; he also explained the canal sat a bit higher than the proposed subject site.

Commissioner Main then asked what type of fencing would be used on the north property line.

Mr. Simple said they were in discussion with the irrigation district on that. Typically, they wanted open vision fencing but the Developer would prefer privacy fencing; the Developer was willing to install open vision and then privacy fencing if permitted.

(Timestamp 01:16:41)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 01:16:57)
Commissioner Main stated he had tallied the concerns during public testimony and the biggest concerns were traffic and roadways, followed by the buildings and construction. He suggested a Condition that Butterfly be used for construction traffic. Commissioner Main explained that a 150-foot separation between the proposed project and Memory Ranch was sufficient to minimize any overbearing feelings caused by the future buildings.

(Timestamp 01:17:52)
Chairman Young agreed with Commissioner Main. He stated Impact Fees would be collected for Fire, Police and Parks, which would assist with services as the community developed. He addressed concerns of the entrance through Memory Ranch and how Haymaker would eventually be closed, which would push the entrance even further north; he did not believe residents of the potential project would use that as much as the entrance immediately off of Ten Mile, especially if they in the middle to southern side. Chairman Young also commented on density concerns and explained the density was within the allowable parameters; he had no concerns with it. The Chairman felt that the open space, future pool house and pool, would keep a majority of residents within the subdivision itself. Chairman Young believed the overall design of the proposed project was appropriate and had no concerns; he further explained the proposal would still be required to go before City Council for approval, then a Final Plat would need to be submitted and approved, then a Design Review for the buildings themselves would also come forward.

(Timestamp 01:21:30)
Commissioner Greger agreed with her fellow Commissioners but still held reservations with the project. She believed it wasn't the best fit to the neighboring Memory Ranch Subdivision and was not located in the best spot.

(Timestamp 01:22:14)
Commissioner Main pointed out that it was an allowed use within the assigned designation.

Commissioner Greger agreed with that also but held to her reservations.

(Timestamp 01:22:53)
Motion To: Recommend Approval to City Council of Case No. 22-07-S (Preliminary Plat) for Newberry Place Subdivision, with the Conditions as outlined in staffs report, and the additional Condition that Butterfly Street be constructed in the initial phase of the project and be used for construction access.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: 1
Absent: 2
Motion Passed: 2-2-1 with Chairman Young being the tie-breaker vote.

(Timestamp 01:24:18)
Planner III Troy Behunin asked for a Motion on the Design Review portion of the application.

(Timestamp 01:24:45)
Motion To: Approve Case No. 22-16-DR (Design Review) for Newberry Place Subdivision, with the Conditions as outlined in staffs report.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

5. BUSINESS ITEMS:

None

6. ADJOURNMENT:

(Timestamp 01:25:11)
Motion To: Adjourn.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

_____

Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:

_____

Doug Hanson, Director
Kuna Planning & Zoning

CITY OF KUNA

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

SIGN-UP SHEET

September 27, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Comprehensive Plan Amendment Future Land Use Map

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	STEVE HUGHES	Print Name
Print Address	Print Name 3595 E. Deer Flat	Print Address
City State, Zip	Print Address KUNA 83634	City State, Zip
☐ Testify ☐ Not Testify	City State, Zip	☐ Testify ☐ Not Testify
Print Name	☐ Testify ☐ Not Testify	Print Name
Print Address	Print Name	Print Address
City State, Zip	Print Address	City State, Zip
☐ Testify ☐ Not Testify	City State, Zip	☐ Testify ☐ Not Testify
Print Name	☐ Testify ☐ Not Testify	Print Name
Print Address	Print Name	Print Address
City State, Zip	Print Address	City State, Zip
☐ Testify ☐ Not Testify	City State, Zip	☐ Testify ☐ Not Testify
Print Name	☐ Testify ☐ Not Testify	Print Name
Print Address	Print Name	Print Address
City State, Zip	Print Address	City State, Zip
	City State, Zip	

CITY OF KUNA

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

SIGN-UP SHEET

September 27, 2022 – P and Z Commission, Public Hearing

Case Name: ***Bodahl Farm Request:***
Case Type: Rezoning from Commercial to High Density Residential Request.

Case Nos.: **22-03-ZC (Rezone)**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	~~Cade~~
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	Print Address
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name	Robbie Rew
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	711 E Porter
		Print Address
		Hailey ID 83334
		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, Zi

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

SIGN-UP SHEET

September 27, 2022 – P and Z Commission, Public Hearing

Case Name: ***Newberry Place Subdivision Request:***
Case Type: Subdivision and Common Lots Design Review Request.

Case Nos.: **22-07-S (Pre-Plat) & 22-16-DR (Design Review)**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Dawn Harmon
Print Address	Print Address	6908 S. Donaway Ave
City State, Zip	City State, Zip	Meridian ID 83642
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Sandra Ammann
Print Address	Print Address	6836 S. Donaway Ave
City State, Zip	City State, Zip	Meridian ID 83642
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Tim Ammann
Print Address	Print Address	6836 S. Donaway Ave
City State, Zip	City State, Zip	Meridian ID 83642
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Print Name	Print Name	Shawn Harmon
Print Address	Print Address	6908 S. Donaway Ave
City State, Zip	City State, Zip	Meridian ID 83642

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Clark Monson
Print Name	Print Name	Print Name
		3273 W Devotion Dr
Print Address	Print Address	Print Address
		Meridian, ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Hugo Castillo
Print Name	Print Name	Print Name
		3441 W Devotion Dr
Print Address	Print Address	Print Address
		Kuna ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Scott BARROW
Print Name	Print Name	Print Name
		6881 S Nordeen Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Diana Castillo		Diana Castillo
Print Name	Print Name	Print Name
3441		3441 W Devotion
Print Address	Print Address	Print Address
		Nordeen ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
		Jordan Hancock
Print Name	Print Name	Print Name
		6909 S. Donaway Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Wayne Hancock
Print Name	Print Name	Print Name
		6909 S Donaway Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☑ Not Testify
		Susan Grubb
Print Name	Print Name	Print Name
		6905 S Nordean Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☑ Not Testify
		Rachel Silver
Print Name	Print Name	Print Name
		6905 S Nordean Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Michelle Bingman
Print Name	Print Name	Print Name
		6935 S. Donaway Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
		Anne Bingman
Print Name	Print Name	Print Name
		3247 W. Devotion Dr
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
		Code Penny
Print Name	Print Name	Print Name
		6954 S Nordean
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☒ Not Testify
		Cliff Code
Print Name	Print Name	Print Name
		6954 S Nordean
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Michael J. Bingman
Print Name	Print Name	Print Name
		6935 S. Donaway Ave
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Robbie Reno
Print Name	Print Name	Print Name
		711 E Porter St
Print Address	Print Address	Print Address
		Meridian ID 83642
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		DEREK ANDERSON
Print Name	Print Name	Print Name
		6885 S DONAWAY AVE
Print Address	Print Address	Print Address
		MERIDIAN ID 83642
City State, Zip	City State, Zip	City State, Zip

BEFORE THE PLANNING AND ZONING COMMISION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **THE CITY OF KUNA** *For a Comprehensive Plan Amendment.*	)	**2022 Comprehensive Plan Amendment, Future Land Use Map (FLUM)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on September 27, 2022 for the receipt and consideration by the Planning and Zoning Commission of these 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*
1.11	Staff Report			X
1.2	P&Z Commission FCO's 04.26.2022			X
1.3	P&Z Commission Meeting Minutes 03.22.2022			X
1.4	P&Z Commission Meeting Minutes 04.12.2022			X
1.5	P&Z Commission Sign-in Sheet			X
1.6	Staff Memo			X
1.7	CC FCO's ACI			X
1.8	CC Minutes 06.07.2022			X
1.9	CC Sign-in-Sheet			X
1.10	CC Minutes 08.02.2022			X

2.19	Proposed Comprehensive Plan Map			X
2.4	Agency Transmittal			X
2.5	Ada County Development Services			X
2.18	Economic Development			X
2.7	Open House Notification 12.08.2021			X
2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X
2.14	Ralph Mellin Letter			X
2.6	P&Z Commission Kuna Melba News			X
2.15	City Council Kuna Melba News			X
2.16	City Council Kuna Melba News			X
2.17	P&Z Commission Kuna Melba News			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on September 27, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on October 11, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's September 27, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

1.3.2.2 Appearing in Favor:
None

1.3.2.3 Appearing Neutral:
Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 - Testified

1.3.2.4 Appearing Against:
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 RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the September 27, 2022 hearing on the Comprehensive Plan Amendment (FLUM) in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Date Published***
Kuna Melba News	August 31, 2022 September 7, 2022

3.1.2.2 Notice for the September 27, 2022 hearing was posted on the City Website.

3.2 Findings

3.2.1 An Open House was held on December 8, 2021; there were 47 attendees. Legal notices were published in the Kuna Melba News on February 23, 2022, and March 2, 2022.

3.2.2 Applicable agencies were notified and asked to provide comment on February 14, 2022.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated September 27, 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 City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

3.3.1.2 The City of Kuna requests consideration from Planning and Zoning Commission for an Amendment to the Comprehensive Plan FLUM.

3.3.1.3 The Future Land Use Map is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

Land Use Designation	2019 acres	2022 acres
Agriculture	7,762	16,592
Low Density Residential	10,757	5,947
Medium Density Residential	6,104	9,074
High Density Residential	187	437
Mixed-Use	11,592	2,958
Commercial	1,239	1,047
Public	11,018	8,957
Industrial	5,026	5,907

3.3.1.4 The proposed FLUM previously reviewed by this decision-making body has been updated to reflect greater Industrial designated property per Exhibit 2.18 from the City of Kuna Economic Development Director. The FLUM now proposes a total of approximately 5,907 acres of Industrial designated property, an increase of 2,048 acres from the previous proposal.

3.3.1.5 The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated as Agriculture, to preserve open spaces and rural the character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

3.3.2 Staff Recommendation: As a result of the review, Planning and Zoning Director, Doug Hanson, recommended the Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment (FLUM).

3.4 Other Testimony

3.4.1 10/5/2022 Public Hearing - Steve Hughes, 3595 E Deer Flat Road, Kuna, ID 83634 – Questioned whether the City Council's concerns about preserving commercial frontage along Ten Mile Road were addressed. Planner II, Jessica Reid explained that the concerns had been satisfied.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT (FLUM)

5.1 The City of Kuna has authority to amend the Comprehensive Plan pursuant to I.C. §67-6509.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION

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

6.1 Recommend Approval to City Council of the Comprehensive Plan Amendment (FLUM).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of October 2022.

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 22-03-ZC (Rezone)**
	)	
BODAHL FARM, LLC	)	
	)	**FINDINGS OF FACT**
	)	**CONCLUSIONS OF LAW AND**
For a Rezone for 3003 N Ten Mile Road.	)	**RECOMMENDED APPROVAL FOR**
	)	**REZONE.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on September 27, 2022, for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced applications. The 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*
1.1	Staff Report			X
2.1	Application Coversheet			X
2.2	Rezone Application			X
2.3	Project Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description R-20			X
2.6	Deeds – Parcel A			X
2.7	Deeds – Parcel B			X
2.8	Affidavit of Legal Interest			X
2.9	Neighborhood Meeting Certification			X
2.10	Commitment to Property Posting			X
2.11	Agency Transmittal Letter			X
2.12	City Engineer Comments			X
2.13	ACHD Comments			X

2.14	Ada County Comments			X
2.15	BPBC Comments			X
2.16	COMPASS Comments			X
2.17	ITD Comments			X
2.18	KRFD Comments			X
2.19	KSD Comments			X
2.20	Nampa Meridian Irrigation District			X
2.21	KMN Tear Sheet Proof of Public			X
2.22	300 Mailer Notice Proof of Mailer			X
2.23	Proof of Posting the Site			X
2.24	Website Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this application September 27, 2022 at their regularly scheduled meeting. The FCO's have been requested to go to the Planning and Zoning Commission on October 11, 2022. A Neighborhood Meeting was held February 17, 2022, three (3) residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on August 31, 2022. The Applicant posted a sign on the property August 24, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on September 8, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' September 27, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Jeff Bower, Givens Pursley, LLP, 601 W Bannock St., Boise, ID 83702 - Testified

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing in Opposition:
Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the September 27, 2022, hearing for the Bodahl Farm, LLC Rezone, in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	August 31, 2022

3.1.2.2 Notice for the September 27, 2022, hearing containing the description of the proposed applications, was mailed on September 8, 2022, to all known and affected property owners within 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the September 27, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on August 24, 2022. A Proof of Property Posting was provided to staff on August 29, 2022.

3.1.2.4 Notice for the September 27, 2022, hearing was posted on the City Website.

3.2 Findings Regarding Rezone

3.2.1 The land proposed for Rezone is on one parcel *approximately* (approx.) 24.17 acres. The parcel information is listed below:

APN	Owner	Size	Zone
S1315110075	Bodhal Farm, LLC	24.17 ac.	C-1 (Neighborhood Commercial)

3.2.2 The proposal is for Rezone of approx. 24.17 acres, from C-1 (Neighborhood Commercial) to the R-20 (High Density Residential), zoning district.

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	RR R-4	Rural Residential – Ada County Neighborhood Commercial – Kuna City
West	R-6	Medium Density Residential – Kuna City

3.2.4 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.

3.2.5 The Applicant held a Neighborhood Meeting on February 17, 2021, there were three (3) attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on September 8, 2022, and a legal notice was published in the Kuna Melba Newspaper on August 31, 2022. The Applicant posted a sign on the property on August 24, 2022.

3.2.6 The Comprehensive Plan designates the future land use designation of the proposed subject site as Mixed-uses. The Applicant is requesting a R-20 (High Density Residential) zoning district classification as a compliment to the C-1 (Neighborhood Commercial) to the east.

3.2.7 The property owner has consented to the Rezone.

3.2.8 Per submitted comments from Per City Engineer's comments (Exhibit 2.12) Public Works states changing the zoning from C-1 to R-20 would require approximately 483 EDU's, increasing the demand by approximately 338 EDU's. Public Works cannot support approval of this application since the applicant is requesting more EDU's than the allotted amount for this property.

3.2.9 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.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated September 27, 2022, confirmed a review of the Rezone request and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.

3.3.1.2 David Crawford with Centurion Engineers, Inc., requests approval to Rezone approx. 24.17 acres currently zoned C-1 (Neighborhood Commercial) TO R-20, High Density Residential (HDR) zone for development in the future. This rezone will complement the C-1 (Neighborhood Commercial) to the east, by adding the mixed-use component the FLUM calls for.

3.3.1.3 According to the City Engineer's Memo (Exhibit 2.12), Public Works states the Arroyo Lift Station is designed to accommodate this property with the anticipated (developer projected) demand of approximately 145 equivalent dwelling units (EDU's). Changing the zoning from C-1 to R-20 would require approximately 483 EDU's, increasing the demand by approximately 338 EDU's. Public Works cannot support approval of this application since the applicant is requesting more EDU's than the allotted amount for this property. Additional information regarding sewer for this property can be found in paragraph 4a.

3.3.1.4 This request is limited to the Rezone of the property at this time, no development is associated with this application. Should the Applicant develop the property in the future they will be required to return for the appropriate approvals from the Planning and Zoning Commission and City Council. This project fulfills the mixed-use element for this parcel as shown on the FLUM.

3.3.1.5 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.

3.3.2 **Conditions of Approval:** Planning & Zoning Commission approves Case No. 22-16-DR, and recommends Approval to City Council for Case No. 22-07-S, with the Applicant subject to the following Conditions of Approval:

3.3.2.1 The Developer/Owner/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:

3.3.2.1.1 The City Engineer shall approve all sewer connections.

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

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.3.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.

3.3.2.5 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

3.3.2.6 The Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.3.2.7 The Developer/Owner/Applicant shall comply with all local, state and federal laws.

3.3.2.8 The Developer/Owner/Applicant shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.

3.3.2.9 The 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.

3.3.2.10 The 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.

3.3.2.11 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

3.4.1 09/27/2022 Public Hearing – Jeff Bower, Givens Pursley, LLP, 601 W Bannock St., Boise, ID 83702, Mr. Bower presented a history of the project, touching on how Kuna City Code changed during their original application and multi-family housing was no longer permitted within Commercial zoned parcels; after discussion between the Applicant and city staff, it was decided that Applicant would come back forward to request a Rezone for a zone which reflected the new Comprehensive Plan designation of Mixed-Use. Mr. Bower further explained that development to the west had single-family development that moved into a townhome product on the east; their proposed project would be a natural transition to the Commercial corner. Mr. Bowers also addressed recently approved Mixed-Use developments in the surrounding area then stood for questions.

3.4.2 09/27/2022 Public Hearing – Robbie Reno, 711 E Porter St., Kuna, ID. – Mr. Reno explained the School District was not in support of this proposed Rezone and discussed the District's desire for parcels currently zone Commercial to stay that way as they assisted with taxes.

3.4.3 09/27/2022 Public Hearing REBUTTAL– Jeff Bower, Givens Pursley, LLP, 601 W Bannock St., Boise, ID 83702; Mr. Bowers stated that while the parcel had been zoned wholly Commercial, the Applicant made diligent attempt to acquire the largest Commercial user that was available, however, having the entire parcel remain Commercial was not viable. Mr. Bowers stated he and the Applicant greatly respected what the School District does and looked forward to working with them in the future. Mr. Bowers also stated vacant land did not help taxes either.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 The Rezone, proposed by the Rezone Application in Case No. 22-03-ZC, would comply with the Comprehensive Plan.

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATIONS FOR REZONE

6.1 That the Rezone application (Case No. 22-03-ZC) is recommended *Approval*.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of October, 2022.

_____
Chairman, Lee Young

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **SKYLINE HOMES AND DEVELOPMENT, LLC** *For Preliminary Plat, and Design Review Request for Newberry Place Subdivision.*	)	**Case Nos. 22-07-S (Preliminary Plat) and 22-16-DR (Design Review).** **FINDINGS OF FACT CONCLUSIONS OF LAW AND RECOMMENDED APPROVAL FOR PRELIMINARY PLAT, AND APPROVAL FOR DESIGN REVIEW.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on September 27, 2022, for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced applications. The 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*
1.1	Staff Report			X
2.1	Application Coversheet Revised			X
2.2	Preliminary Plat Application Revised			X
2.3	Design Review Application			X
2.4	Narrative Revised			X
2.5	Vicinity Map			X
2.6	Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Warranty Deed			X
2.9	Commitment to Property Posting			X
2.10	Neighborhood Meeting Certification			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat (STAMPED 4.7.22)			X

2.13	Landscape Plans			X
2.14	CC&R's Maintenance of Common Areas			X
2.15	Engineering and Utilities Plan			X
2.16	Street Sections and Round-about			X
2.17	Agency Transmittal Letter			X
2.18	City Engineer's Memo			X
2.19	ACHD – Ada County Highway District			X
2.20	Boise Project Board of Control			X
2.21	COMPASS			X
2.22	Kuna Police Department			X
2.23	Nampa Meridian Irrigation District			X
2.24	Commission Kuna Melba News Proof			X
2.25	Commission 300' Mailer			X
2.26	Commission Proof of Property Posting			X
2.27	Commission Website Notice			X
2.28	Neighborhood Petition			X
2.29	Smith, Brian & Tracie Letter			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this application September 27, 2022 at their regularly scheduled meeting. The FCO's have been requested to go to the Planning and Zoning Commission on October 11, 2022. A Neighborhood Meeting was held March 22, 2022, 15 residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on August 31, 2022. The Applicant posted a sign on the property September 14, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on September 8, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' September 27, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Ben Semple, Rodney Evans + Partners, 1450 W Bannock St., Boise, ID 83702 - Testified

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing in Opposition:
Clark Monson, 3273 W Devotion Dr. Meridian, ID, 83642 - Testified

Hugo Castillo, 3441 W Devotion Dr., Meridian, ID. 83642 - Testified

Scott Barron, 6881 W Nordean Ave., Meridian, ID. 83642 - Testified

Wayne Hancock, 6909 S Donaway. Meridian, ID. 83642 - Testified

Michelle Bingman, 6933 S Donaway. Meridian, ID. 83642 – Testified

Robbie Reno, Kuna School District, 711 E Porter St. Kuna – Testified

Derrek Anderson, 6885 S Donaway Avenue, Meridian, ID - Testified

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the August 31, 2022, hearing for the Newberry Place Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	August 31, 2022

3.1.2.2 Notice for the September 27, 2022, hearing containing the description of the proposed applications, was mailed on September 8, 2022, to all known and affected property owners within 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the September 27, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on September 14, 2022. A Proof of Property Posting was provided to staff on September 15, 2022.

3.1.2.4 Notice for the September 27, 2022, hearing was posted on the City Website.

3.2 Findings Regarding Preliminary Plat, and Design Review

3.2.1 The land proposed for Subdivision, and Design Review is on one parcel *approximately* (approx.) 18.64 acres. The parcel information is listed below:

APN	Owner	Size	Zone
S1303142000	Skyline Homes and Development, LLC	18.64 ac.	R-8 (High Density Residential)

3.2.2 The proposal is for subdivision (preliminary plat) of approx. 18.64 acres, and Design Review using the R-8 (High Density Residential), zoning district.

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	R-6	Medium Density Residential – City of Kuna
South	RR	Rural Residential – Ada County
East	RR AG	Rural Residential – Ada County Agriculture – City of Kuna
West	R-6	Medium Density Residential – City of Kuna

3.2.4 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. Exhibit 2.19-Public Works supports The Newberry Place Sub. Proposal, contingent on the applicant designing, constructing and maintaining private ownership and private operation of the proposed sewer lift station.

3.2.5 Applicant held a Neighborhood Meeting March 22, 2022; 15 residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on September 8, 2022, and a legal notice was published in the Kuna Melba Newspaper on August 31, 2022. The Applicant posted a sign on the property on September 14, 2022.

3.2.6 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 existing zone district is R-8, and the Comp Plan Map designates the property as Medium Density Residential.

3.2.7 Review by Staff of the proposed Preliminary Plat and Design Review confirms all applicable technical requirements listed in KCC and Development Agreement were provided.

3.2.8 According to Exhibit 2.19, Public Works staff supports the Proposed subdivision contingent on the applicant designing, constructing and maintaining private ownership and private

operation of the proposed sewer lift station. According to Exhibit 2.20 in the ACHD report, connections to stub streets, required improvements to roadways and dedication of Rights-of-Way for future improvements are listed and required as conditions of approval.

3.2.9 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.

3.2.10 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.

3.2.11 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.

3.2.12 A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.

3.2.13 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.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated September 27, 2022, confirmed a review of the site plan and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A Pre-Application Meeting was held between the Applicant and the City February 2, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on March 22 2022, there were 15 attendees. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application.

3.3.1.2 Skyline Homes and Development, LLC, the Applicant, requests approval to subdivide approx. 18.64 acres into 123 total lots (98 single family, 25 common, including three [3] shared driveways on common lots.

3.3.1.3 The overall gross density of the project is proposed to be 5.31 Dwelling Units per Acre (DUA), overall net density is proposed to be 7.29 DUA.

3.3.1.4 The Applicant proposes 1.98 acres, or 10.63% of the total project as open space. Staff views the proposal to be compliant with 5-17-12-D. However, staff notes that several of the common lots appear to be reserved for road runoff retention. Staff highlights the only parts of a retention pond that may count towards useable open space are areas that are two (2) feet above the bottom of the basin, on a case-by-case basis as determined by the City Engineer; according to KCC, 5-17-12-D**.

3.3.1.5 According to Exhibit 2.19, Public Works staff conditionally supports the Newberry Place Subdivision development with conditions of that support listed in the Engineers Memo. That support is also contingent on the applicant designing, constructing and maintaining private ownership and private operation of the proposed sewer lift station. Planning and Zoning staff recommends the Applicant be required to follow Public Works conditions of approval as listed in their memo, and as amended as needed.

3.3.1.6 The Applicant proposes three (3) shared driveways across common lots for a cluster of three (3) lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered homes near the shared driveways. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots.

3.3.1.7 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 notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

3.3.1.8 A Design Review application for common areas was included with this application. Staff notes the Applicant shall comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines abutting pathways and greenbelts unless otherwise approved. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. Additionally, staff notes if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed. Staff notes on landscape plan shall have a note for trees stating "Burlap, wire and twine to be removed at least 1/2 way down the root ball. Developer shall correct the note and re-submit the Landscape Plan.

3.3.1.9 The Developer/Owner, 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 requesting signature on the Final Plat.

3.3.2 **Conditions of Approval:** Planning & Zoning Commission approves Case No. 22-16-DR, and recommends Approval to City Council for Case No. 22-07-S, with the Applicant subject to the following Conditions of Approval:

3.3.2.1 The Developer/Owner/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:

3.3.2.1.1 The City Engineer shall approve all sewer connections.

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

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.3.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.3.2.4 Connection to City Services (Sewer and Domestic Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

3.3.2.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

3.3.2.6 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

3.3.2.7 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 may 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.

3.3.2.8 Landscape 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.

3.3.2.9 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.

3.3.2.10 It is the responsibility of the Developer or their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

3.3.2.11 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

3.3.2.13 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 in public Rights-of-Way shall be with approval from ACHD.

3.3.2.14 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.

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

3.3.2.16 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

3.3.2.17 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

3.3.2.18 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

3.3.2.19 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3.3.2.20 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered home products with private driveway and private road as proposed.

3.3.2.21 Developer shall ensure any anticipated residential buildings fit any given buildable lot.

3.3.2.22 Developer/Owner/Applicant/Contractors are 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.

3.3.2.23 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.

3.3.2.24 Develop/Owner/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 requesting signature on the Final Plat.

3.3.2.25 The Landscape Plan (dated 4.14.22) and Preliminary Plat (dated 4.7.22) will be considered binding site plans as amended and/or approved.

3.3.2.26 Developer/Owner/Applicant shall move access to Butterfly Street to proposed block 1, lot 28.

3.3.2.27 Developer/Owner/Applicant shall provide a minimum six foot wide (6') paved pathway through lot 8, block 4, lot 5, block 2, lots 10-12, block 3, lot 30, block 1 for the residents.

3.3.2.28 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

3.3.2.29 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

3.3.2.30 Developer shall build west Butterfly Street with the first phase.

3.3.2.31 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

3.4.1 09/27/2022 Public Hearing – Ben Semple, Rodney Evans + Partners, 1450 W Bannock St., Boise, ID 83702, stated his client agrees with the staff report, engineering memo and ACHD's reports. Ben stated they are under the height limit for the R-8 zone, and the forthcoming Design Review application will demonstrate such. Ben state they are concerned with some of the neighbor's concerns with traffic in particular. They will conform to the Kuna Street Section and move the access to Butterfly St. as recommended by staff. Ben commits to work with staff for meaningful pathways.

3.4.2 09/27/2022 Public Hearing – Clark Monson, 3273 W Devotion Dr. Meridian, ID, 83642, stated he will be impacted double since they back up to the project and are on the corner, they anticipate 500 more cars going by daily. Clark testified these homes will be taller than anything else in the area and will tower over their property. He stated this may be the highest use, but it's not the best.

3.4.3 09/27/2022 Public Hearing – Hugo Castillo, 3441 W Devotion Dr., Meridian, ID. 83642 – Hugo stated he agrees with Mr. Monson. Being in real estate, they discuss how projects should assimilate, and that this project does not do that.

3.4.4 09/27/2022 Public Hearing – Scott Barron, 6881 W Nordean Ave., Meridian, ID. 83642, stated he was here for a development a couple years ago, and they stated that homes should fit the area. He stated they are concerned about traffic and the new sub should have their own accesses. Scott testified there are mailboxes on the corner and increased traffic will be a problem.

3.4.5 09/27/2022 Public Hearing – Wayne Hancock, 6909 S Donaway. Meridian, ID. 83642. Mr. Hancock stated he agrees with what has been said previously. He stated his biggest concern is how this affects the Kuna School District.

3.4.6 09/27/2022 Public Hearing – Michelle Bingman, 6933 S Donaway. Meridian, ID. 83642. Michelle, stated others have made her points already. She questioned why they need to be inconvenienced for another subdivision. She believes there is already lots of traffic on Ten Mile Road, and asked why they can't build their own Ten Mile Road access. She also questioned if they need their own access for EMS, anyway.

3.4.7 09/27/2022 Public Hearing – Robbie Reno, Kuna School District, 711 E Porter St. Kuna, ID., Stated the KSD cannot serve this subdivision at this time and hopes the developer and the KSD reach an agreement in the near future.

3.4.8 09/27/2022 Public Hearing - Derrek Anderson, 6885 S Donaway Avenue, Meridian, ID. 83642, Derrek stated that he echo's his neighbor's comments and believes this doesn't fir the area either. Our main entrance is Haymaker (Connects to Ten Mile Rd.), and could be a home in the future. We have lots of small kids in our area, young families, and we ask them to have their own and more accesses.

3.4.9 09/27/2022 Public Hearing – REBUTTAL; Ben Semple, Rodney Evans + Partners, 1450 W Bannock St., Boise, ID. - Ben stated Butterfly access will likely draw more people than

Haymaker will. The builder has already committed to providing a construction entrance off Ten Mile Road. He stated these will be townhomes, not rentals or multifamily units. Ben stated they are below the allowed density. He also stated the developer offered $195,000 to the KSD and the School District declined the offer. The developer will be meeting with the KSD October 4th to discuss alternative mitigation options.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

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

5.2 In Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and the City Council as the decision-making body.

5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

6.1 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code 1-14-3.

6.2 Kuna City Code 5-4-2 provides that:

"This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council."

VII
ORDER OF RECOMMENDED APPROVAL OF APPLICATIONS FOR PRELIMINARY PLAT

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

7.1 That the Preliminary Plat Application (Case No. 22-07-S) is recommended *Approval*.

VIII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

8.1 That the Design Review Application (22-16-DR) is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of October, 2022.

_____
Chairman, Lee Young

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case Nos. 22-09-SUP (Special Use Permit)**
	)	
IDAHO POWER COMPANY	)	
	)	
	)	**STAFF REPORT FOR THE HAWK**
For a Special Use Permit for 15450 S	)	**SUBSTATION SPECIAL USE**
Cloverdale Road.	)	**PERMIT APPLICATION.**

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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	Special Use Permit Application			X

2.3	Narrative			X
2.4	Legal Description			X
2.5	Vicinity Map			X
2.6	Aerial Map			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.10	Agency Transmittal			X
2.11	Idaho Transportation Department			X
2.12	Central District Health Department			X
2.13	Nampa & Meridian Irrigation District			X
2.14	Ada County Highway District			X
2.17	Public Works			X
2.15	P&Z Commission KMN			X
2.16	P&Z Commission Mailer			X
2.18	P&Z Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 1-14-3: Decision Making Authority, Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. The land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: June 28, 2022 (Three Attendees)
2.1.1.2 Agency Comments Request: August 9, 2022
2.1.1.3 300 FT Property Owners Notice: September 21, 2022
2.1.1.4 Kuna Melba News Newspaper: September 21, 2022
2.1.1.5 Site Posted: October 1, 2022

III
APPLICANTS REQUEST

3.1 Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 15450 S Cloverdale Road. (APN: S1434336150); Section 34, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property has historically served as farmland.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1434336150
4.3.2 Idaho Power Company
4.3.3 Approximately 3.11-acres
4.3.4 A (Agriculture)

4.4 Services

Sanitary Sewer – Private System
Potable Water – Private 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 subject site contains has no structures. The site has an estimated average slope of 0% to 2%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any other environmental issues, health or safety conflicts.

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 of the city and indicates land use designations generally speaking. The FLUM identifies the approximately 0.311-acre site as Mixed Use.

V
TRANSPORTATION AND CONNECTIVITY

5.1 The Applicant is not proposing any improvements to Cloverdale Road abutting the site. The City will require the applicant to dedicate additional right-of-way to total 50 feet from centerline of Cloverdale Road.

The Applicant is proposing two (2) 20-foot-wide driveways from the site onto Cloverdale Road located 24-feet north of the site's south property line and 64-feet south of the site's north property line.

The Applicant's proposal does not meet Ada County Highway Districts' successive driveways policy which requires driveways located on minor arterials, with a speed limit of 50 mph, to align or offset a minimum of 425-feet, however, due to the driveways serving an electrical substation with minimal traffic volumes, ACHD recommends the driveways be approved as proposed. The City agrees with this recommendation.

Per Exhibit 2.11, Idaho transportation Department does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

VI
STAFF ANALYSIS

6.1 Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 15450 S Cloverdale Road. The 3.11-acre site was created via lot split approved by the Kuna City Council on June 21, 2022.

The Applicant has submitted a complete application in accordance with KCC 5-6-2. The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on June 28, 2022, there were no attendees; the meeting minutes have been included as a part of this application.

Per City Engineer's comments (Exhibit 2.17), Public Works can support this Special Use Permit request.

The Applicant will be required to return for Design Review approval for site design and landscaping.

Staff has determined the Applicant's Special Use Permit request is in compliance with Kuna City Code Title 5, Comprehensive Plan and Idaho Code. Staff recommends the Commission approve the Special Use Permit, with the Applicant be subject to the Conditions of Approval listed in section "VIII" (8) of this report, as well as any additional Conditions designated 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 Comprehensive Plan.
6.2.3 Idaho Code §65-65 Local Land Use Planning Act.

VII
COMPREHENSIVE PLAN ANALYSIS

7.1 The Kuna Planning and Zoning Commission may *Accept/Reject* the Comprehensive Plan components, and has determined the requested Special Use Permit for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

7.1.1 Goal Area 3: Kuna's Land Uses will support Desirable, Distinctive and Well-Designed Community.

- Objective 3.G: Respect and protect private property rights.
  - Policy 3.G.1: Ensure Land Use policies, restrictions, and fees 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.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-09-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby (*Approves/Conditionally Approves/Denies*) Case No. 22-09-SUP, a request from Idaho Power to construct and operate a substation.

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.

8.1 Based on the evidence contained in Case No. 22-09-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 Kuna City Code Title 5.*

8.2 Based on the evidence contained in Case No. 22-09-SUP, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: *The current zone for the subject site is A (Agriculture), the Comprehensive Plan Future Land Use Map designates the subject site as Mixed-Use. The Hawk Substation would connect to the existing electrical grid and provide increased capacity and reliability to existing and new customers in east Kuna increasing the viability for new land uses.*

8.3 The public notice requirements *have/have not* 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 28, 2022; there were three attendees. Legal Notices were mailed out to landowners within 300-feet of the subject site on September 21, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 21, 2022. The Applicant posted a sign on the property on October 1, 2022. Upon staff review, this meets all noticing requirements to hold a Public Hearing.*

VIII
COMMISSION'S RECCOMENDATION

Note: These Motions are for Approval, Conditional Approval or Denial of the Special Use Permit application. 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 (*Approves/Conditionally Approves/Denies*) Case No. 22-09-SUP, a request from Idaho power to construct and operate a substation, subject to the following Conditions of Approval:

9.1 No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.

9.2 Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.

9.3 When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.

9.4 Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.

9.5 Applicant shall adhere to all agencies and staff requirements and recommendations.

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

DATED this 11th day of October, 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): 22-09-SUP

Project Name: Idaho Power Hawk Substation

Date Received: August 1, 2022

Date Accepted as Complete: August 9, 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
X	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Idaho Power Company

Address: PO BOX 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

Applicant (Developer) Information

Name: Idaho Power Company, attn: Jeff Maffuccio

Address: PO BOX 70, Boise, Idaho 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

Engineer/Representative Information

Name: HDR, Attn: Makary Hutson

Address: 412 E. Parkcenter Blvd, Suite 100, Boise, ID 83706

Phone: 208-387-7000, m. 509-981-7542 Email: makary.hutson@hdrinc.com

Subject Property Information

Site Address: approx. 15800 South Cloverdale Road, Kuna, Idaho 83634

Nearest Major Cross Streets: South Cloverdale Road and East Kuna Mora Road

Parcel No.(s): Parcel A (Thornton) is S1434336100, Parcel B (Idaho Power) is TBD S1434336150 (09.08.22)

Section, Township, Range: SW 1/4 Section 34, Township 2 North, Range 1 East, Boise Meridian

Property Size: Parcel A (Thornton) is 103.96 acres, Parcel B (Idaho Power) is 3.11 acres

Current Land Use: Agricultural Proposed Land Use: Public Service Facility

Current Zoning: Agricultural Proposed Zoning: Agricultural

Project Description

Project Name: Idaho Power Hawk Substation

General Description of Project: Idaho Power is requesting a special use permit to construct the Hawk Substation. The Hawk Substation is intended to serve customers in east Kuna and surrounding Ada County.

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: Public Service Facility

Type(s) of amenities provided with development: _site-obscuring fencing and xeriscaping (dry landscaping) to minimize water usage_

Residential Project Summary (If Applicable) - *Not Applicable*

Are there existing buildings? YES NO X

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: no building lots Other lots: Public Service Facility and existing Ag

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 - no parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: downward facing security lighting, triggered by motion detection, may be considered.

Is lighting "Dark Sky" compliant? YES NO

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

Site-obscuring fencing and dry landscaping at request of original owner and to keep water usage by Idaho Power as low as possible. Per the Hawk Substation site plan, gate entrances and parking within the station fence will be for operational needs only.

Applicant Signature: _____ Date: 7/28/2022

By signing, you're 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.

Special Use Application

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

A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

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

- X • Complete Planning & Zoning Application Coversheet.
- X • Complete Special Use Permit Application.
- 1 • Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- 2 • Legal Description of Property: 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.
- 3 • 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.
- 4 • Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- 5 • 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 <u>each</u> party involved. Originals must be submitted to the Planning & Zoning Department.)*
- 6 • Neighborhood Meeting Certification.
- 7 • 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.

<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)*.

Applicant Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.20 14:12:07 -06'00' Date: 7/28/2022

By signing, you are confirming you have provided all required items listed on this application.

Detailed Narrative

Special Use Application, Hawk Substation Project

Idaho Power is pleased to file this narrative for a Special Use Permit (SUP) from Kuna to construct, maintain, and operate an electrical substation on an undeveloped parcel of land, as described in the Planning and Zoning Application cover sheet. The new Hawk Substation (Substation) would connect to the existing electrical grid and provide increased capacity and reliability to existing and new customers in east Kuna.

The purpose of this Project is to provide reliable and resilient electrical service to customers in Kuna. Per the image below, existing customers in this area are currently served by the Kuna (KUNA) Substation and Mora Substation, north of East Kuna Road along South Cloverdale Road. As the area grows south and east, existing facilities will experience capacity strain. This is especially true with incoming industrial customers to the area.

Idaho Power originally identified this substation being needed by 2026, but due to unprecedented growth and strain to the electrical system, Idaho Power has moved this substation up three (3) years in its plans and budget. This substation is being modeled to handle up to 80 megawatts, which is the equivalent of 8,000 homes or a handful of large industrial uses. Initially, only one (1) transformer will be installed. Since this substation is intended to serve the area indefinitely. and will utilize up to two (2) transformers over time, and as the system requires the additional transformer inside this station. The station site plan is in attachment 6.

Below are example photos of a similar sized substation in Middleton (Figure 1). As required through Design Review, Idaho Power will "screen" the substation from Cloverdale Road and adjacent properties.

Figure 1. Example photos of a substation similar to the proposed project.

P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

The Hawk Substation (Figure 2, location shown by yellow star) will connect to the existing 138-kV transmission line along Cloverdale Road. Separately, Idaho Power plans upgrades to this transmission line and will submit a separate application in the near future. Idaho Power submitted a lot split application to Kuna on May 13, 2022, to own the property for the new substation site. The application was approved by Kuna on June 21, 2022.

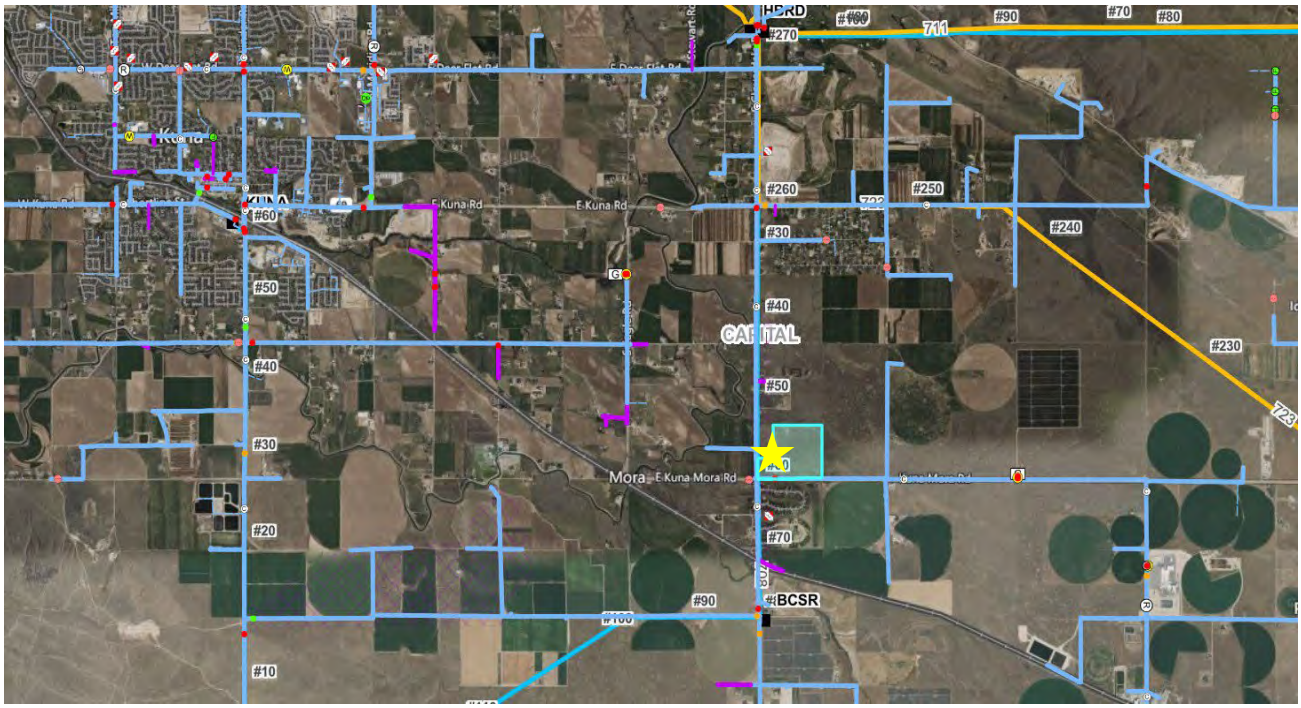


Figure 2. Regional area map with site location

The proposed special use is in accordance with the objectives and goals found the Kuna City Code. Utility facilities are part of the landscape like other types of infrastructure that provide vital services for our communities. Based on recent growth and development, the new substation is required to meet the anticipated customer demand for electricity. This location puts the substation at an ideal location close that need with no impacts to local essential and public services.

The proposed Substation site is located on the split lot property that is currently used for irrigated agricultural production. Idaho Power has worked closely with the former Substation site property owner (and adjacent landowner) during acquisition of the split lot parcel to minimize impacts to their operation and maximize the ability to continue agricultural production in the area. In the aerial image (Figure 3), the yellow box is the approximate three (3) acre area that Idaho Power has purchased which will allow the center pivot irrigation to still operate on three-quarters of the original circle. If Idaho Power had purchased a minimum of five (5) acres, then a smaller portion of that area could have continued in agricultural production.

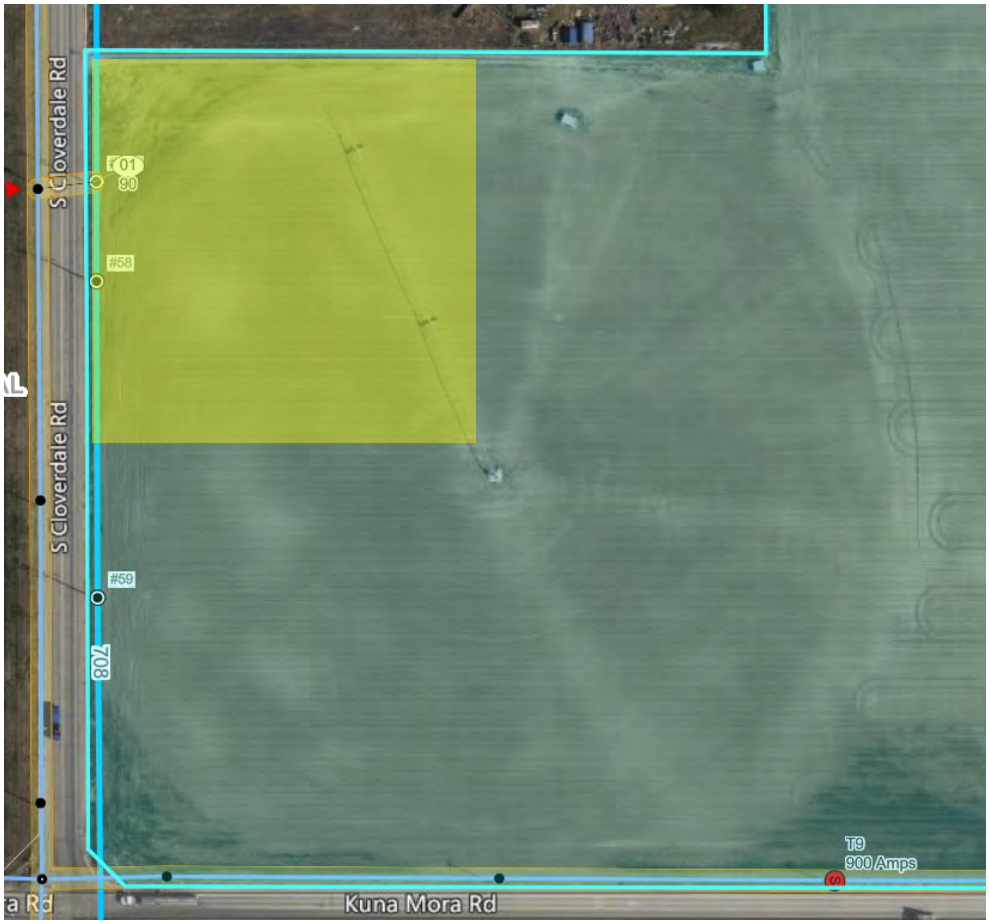


Figure 3. Aerial Photo of Hawk Substation parcel and center pivot irrigation

No significant impacts to natural, scenic, or historic features in the area are anticipated. To alleviate viewshed concerns of adjacent property owners, site-obscuring fencing will be installed during construction of the Substation. The Substation will be completely enclosed from the public and only accessible by Idaho Power employees that are trained and employed to operate on, or in, an electrical substation yard.

Idaho Power will construct, operate, and maintain the Hawk Substation to all Federal, State, and local regulations and requirements. The proposed Substation will not create any undesirable effects such as odors, fumes, or vibrations. Any operational noises will not exceed 65 dB (decibels) per the Code of Federal Registry Section 24. An analogy of 65 dba sound level would be normal conversation at a 3-foot distance.

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

April 24, 2022
Idaho Power Co.
Hawk substation Lot Split
Parcel B Description
Project No. 317-2264-014

PARCEL B

A parcel of land situated in a portion of the Southwest One Quarter of Section 34, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 34, thence following the westerly line of said Section 34, North 0°19'24" East a distance of 428.00 feet to the POINT OF BEGINNING.

Thence following said westerly line, North 0°19'24" East a distance of 340.87 feet;

Thence leaving said westerly line, South 89°23'28" East a distance of 397.09 feet;

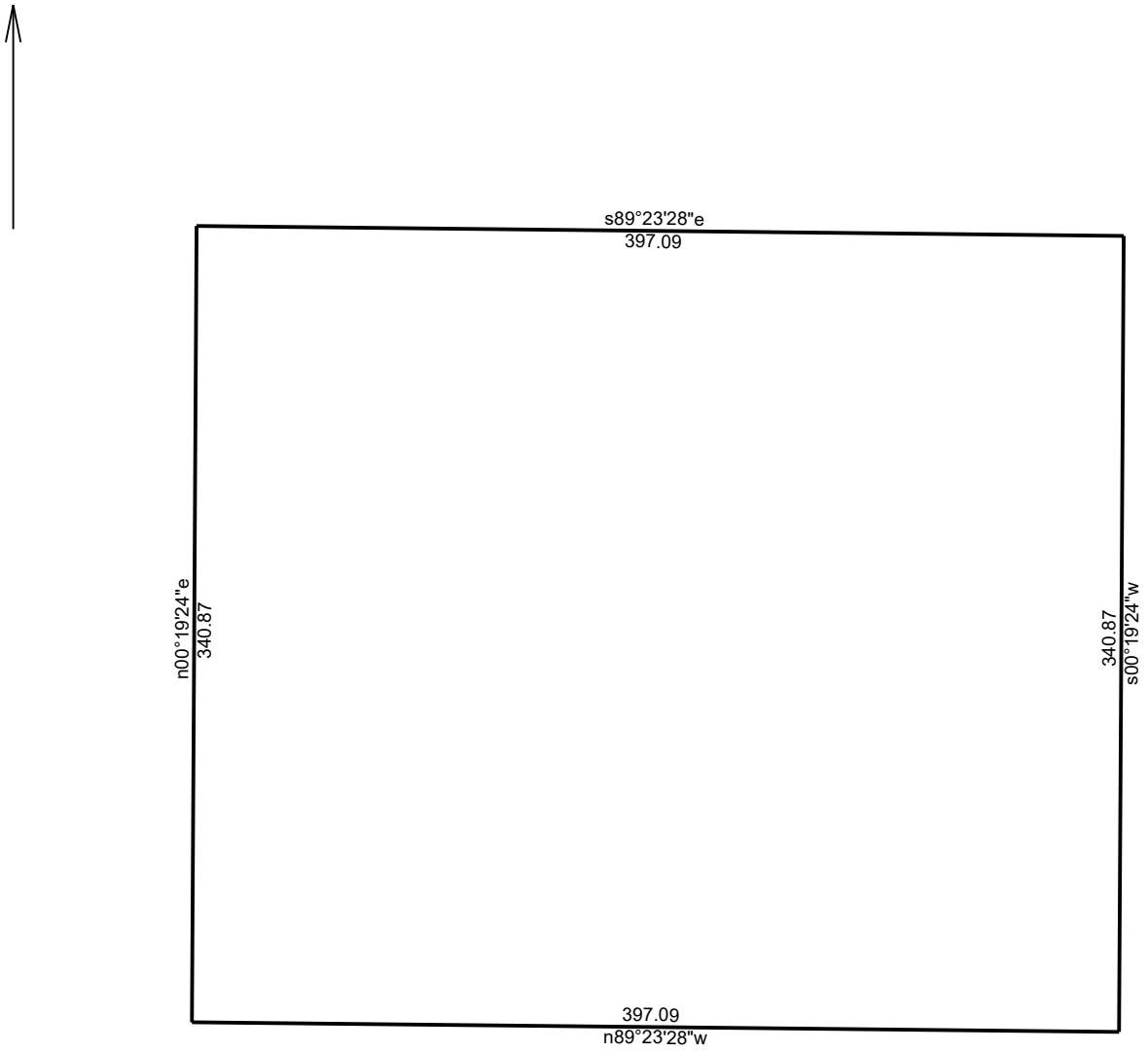
Thence South 0°19'24" West a distance of 340.87 feet;

Thence North 89°23'28" West a distance of 397.09 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 3.11 acres, more or less.

2.91 acres, more or less, falls outside the prescriptive right-of-way for South Cloverdale Road and 0.20 acres, more or less, falls within the prescriptive right-of-way for South Cloverdale Road.

4/24/2022



Parcel B

4/24/2022

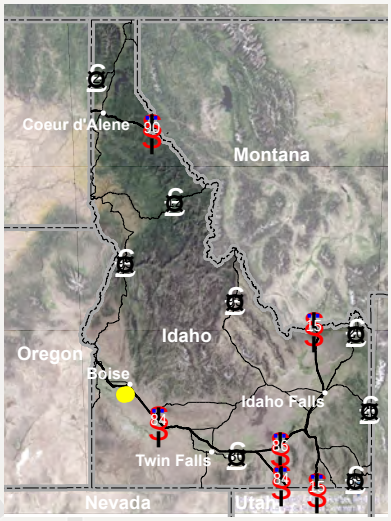
Scale: 1 inch= 80 feet

File:

Tract 1: 3.1073 Acres (135354 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1476 ft.

01 n00.1924e 340.87
02 s89.2328e 397.09
03 s00.1924w 340.87
04 n89.2328w 397.09

Proposed Substation



2785 ft

2785 ft

S Cloverdale Rd

Hawk

S Cloverdale Rd

Rd

W Kuna Mora Rd

2792 ft

2790 ft

S Cloverdale Rd

Arrowrock Ranch

Dynamite Ln

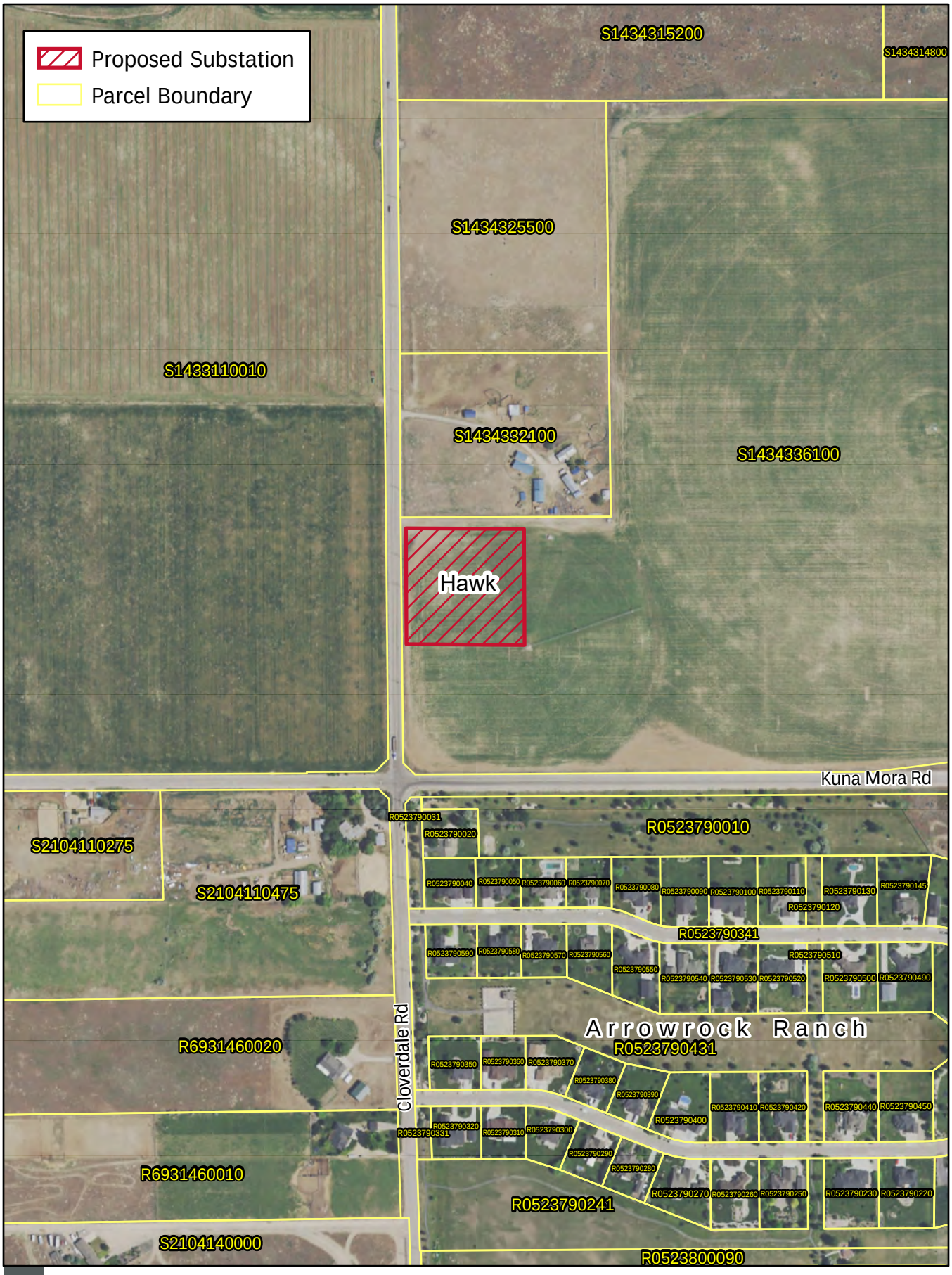
S Cloverdale

0 75 150 300 Feet

HAWK SUBSTATION

VICINITY MAP

Q:\IDAHOPOWER\IPCO2022_SOW27_META PERMITTING_10342494\7.2_WORKING\MAP_DOCS\IPCO2022_SOW27_META PERMITTING.APRX DATE: 7/20/2022



0 75 150 300 Feet

HAWK SUBSTATION

AERIAL MAP

Q:\IDAHOPOWER\IPCO2022_SOW27_META PERMITTING_10342494\7.2_WORKING\MAP_DOCS\IPCO2022_SOW27_META PERMITTING.APRX DATE: 7/20/2022

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, Layne Thornton and Lori Thornton,

3224 Swan Falls Rd, Kuna, ID 83634

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 Idaho Power Company

1221 W Idaho St, Boise, ID 83702

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 13 day of May, 2022

X _____ X _____
Signature

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

Chris Jacky

Residing at: Boise, Id

My Commission expires: 7-23-24

_____
Signature

CHRIS JACKY
Notary Public - State of Idaho
Commission Number 41055
My Commission Expires Jul 23, 2024

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: The Hawk Substation will be located near the northeast corner of Cloverdale and Kuna-Mora roads and will serve existing and new customers in the Kuna area. The 138.34.5 he 138-34.5 kilovolt (kV) substation

Date of Meeting: June 28, 2022 Time: 6 p.m. - 6:30 p.m.

Meeting Location: Kuna Public Library

Site Information

Location: Section SW 1/4 34 Township 2 North Range 1 East Total Acres 3.11

Subdivision Name: _____ Lot _____ Block _____

Address: _____

Parcel No(s).: Parcel B

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Layne and Lori Thornton

Address: 3224 Swan Falls Road, Kuna, Idaho 83634

Contact Person

Name: Makary Hutson

Business Name (if applicable): HDR

Address: 412 E. Parkcenter Blvd. Suite 100, Boise, ID 83706

Phone: 208-387-7000 / 509-981-7542 Email: makary.hutson@hdrinc.com

Applicant

Name: Idaho Power Company, Attn: Jeff Maffaccio

Address: P.O. Box 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

I, Jeff Maffuccio *, 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: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.20 18:33:45 -06'00' Date: 7/20/2022

SIGN-IN SHEET

Project Name: Hawk

	Name	Address	Phone
1	Julio Pineda	12028 W. Dynamite Lane	208-841-1742
2	Joy Owens	11710 W. Dynamite Lane	208-724-0821
3	Lavor Thornton	2800 Forrey Road	N/A
4			
5			
6			
7			
8			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: June 28, 2022 Number of Attendees: 3

Location: Kuna Public Library

Project Description: The Hawk Substation will initially have two distribution feeders constructed to serve customers for many years. The station is designed to have two additional feeders for future growth.

Attendee Comments or Concerns: Neighbors on Dynamite asked Idaho Power to move the substation so as not to affect the view of the field. Idaho Power explained that the land was purchased and quite some time ago and it was unlikely the plans would change.

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

Applicant Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.21 14:53:45 -06'00' Date: 7/20/2022

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: Jeff Maffuccio, Idaho Power

Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.20 14:06:41 -06'00' Date: 07/20/2022

Doug Hanson

From: Doug Hanson
Sent: Tuesday, August 9, 2022 1:12 PM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; Bobby Withrow; 'Boise Kuna Irrigation District'; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; 'Central District Health Department '; 'Chief Fratusco'; 'COMAPSS (Lila Klopfenstein)'; 'Danielle Horras'; 'Dennis Chan (USPS)'; 'DEQ'; 'Eric Adolfson'; 'Erika Olvera (NMID)'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; 'Joe Bongiorno (Meridian Fire) '; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (West Ada School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; 'Public Works'; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'; Paul Stevens; Catherine Feistner; Brady Barroso
Subject: Case No. 22-09-SUP Idaho Power Hawk Substation City of Kuna Agency Transmittal
Attachments: 22-09-SUP Idaho Power Hawk Substation Agency Transmittal Packet.pdf

August 9, 2022

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

FILE NUMBER:	22-09-SUP (Special Use Permit) Idaho Power Hawk Substation
PROJECT DESCRIPTION	Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located near the NEC of W Kuna Mora Road and S Cloverdale Road. (APN: S1434336100); Section 34, Township 2 North, Range 1 East.
SITE LOCATION	W Kuna Mora Road, Kuna, ID 83634
REPRESENTATIVE	Idaho Power, Jeff Maffucio PO Box 70 Boise, ID 83707 208.388.2402 jmaffucio@idahopower.com
SCHEDULED HEARING DATE	Tuesday, **October 11, 2022,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
Please provide comments within 15 days of receipt if at all possible. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

Doug Hanson

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, August 11, 2022 9:43 AM
To: Doug Hanson
Subject: 22-09-SUP Idaho Power Hawk Substation

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,
ITD has received application 22-09-SUP for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, August 9, 2022 1:12 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMAPSS (Lila Klopfenstein) <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Marci Horner (West Ada School District) <Horner.Marci@westada.org>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>
Subject: [EXTERNAL] Case No. 22-09-SUP Idaho Power Hawk Substation City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
August 9, 2022

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

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REPRESENTATIVE	Idaho Power, Jeff Maffucio PO Box 70 Boise, ID 83707 208.388.2402 jmaffucio@idahopower.com
SCHEDULED HEARING DATE	Tuesday, **October 11, 2022,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
Please provide comments within 15 days of receipt if at all possible. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # 22-09-SUP

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section Sect 34

☒ 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. 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 _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 6. 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

☐ 7. 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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

_____

_____

Reviewed By: _____ Date: 8/11/22

RECEIVED
AUG 19 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

August 10, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-09-SUP/ Idaho Power Hawk Substation; SEC 34 2N 1E

To Whom It May Concern:

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/ eol

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

August 30, 2022

To: Jeff Maffuccio
Idaho Power Company
PO Box 70
Boise, ID 83707

Subject: KUNA22-0019/22-09-SUP
15800 Cloverdale Road
Special Use Permit

The applicant is requesting a special use permit to construct the Hawk electrical substation on 3.11 acres.

A. Findings of Fact

1. Cloverdale Road

a. Existing Conditions: Cloverdale Road is improved with 2-travel lanes, 27-feet of pavement, and no curb gutter or sidewalk abutting the site. There is 45-feet of right-of-way for Cloverdale Road abutting the site (20-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased

safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Cloverdale Road is designated in the MSM as a Rural Arterial with 3-lanes within 100-feet of right-of-way.

c. **Applicant's Proposal:** The applicant is not proposing any improvemens to Cloverdale Road abutting the site.

d. **Staff Comments/Recommendations:** ACHD does not require frontage improvements for this type of development application.

If the City of Kuna requires roadway improvements as part of this application, consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 50-feet from the centerline of Cloverdale Road abutting the site. The applicant should submit engineered drawings to ACHD for review and approval prior to construction.

If the City of Kuna does not require the additional right-of-way dedication as part of this application, the applicant should be restrictred from constructing any permanent structures within 50-feet of the centerline of Cloverdale Road abutting the site.

2. Driveways – Cloverdale Road

a. **Existing Conditions:** There is an existing unimproved driveway located 806-feet north of Cloverdale Road abutting the site.

b. **Policy:**

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located

a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. Applicant's Proposal: The applicant is proposing (2) 20-foot wide driveways from the site onto Cloverdale Road located as follows:

- 24-feet north of the site's south property line.
- 64-feet south of the site's north property line.

d. Staff Comments/Recommendations: The applicant's proposal does not meet District successive driveways policy which requires driveways located on minor arterials with a speed limit of 50mph to align or offset a minimum of 425-feet, however, due to the driveways serving an electrical substation with minimal traffic volumes, staff recommends the driveways be approved as proposed.

The applicant should be required to pave the driveways their full width and at-least 30-feet into the site.

B. Site Specific Conditions of Approval

1. If the City of Kuna requires roadway improvements as part of this application, the application should be required to dedicate additional right-of-way to total 50-feet from centerline of Cloverdale Road abutting the site.
2. If the City of Kuna does not require roadway improvements, the applicant should be restricted from constructing any permanent structures within 50-feet of the centerline of Cloverdale Road abutting the site.
3. Construct (2) 20-foot wide paved driveways located 24-feet north of the site's south property line and 64-feet south of the site's north property line. Pave the driveways their full width and at-least 30-feet into the site.

4. 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.
5. 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.
6. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

The Institute of Transportation Engineers Trip Generation Manual, 11th edition does not have trip generation rates for the average daily and PM peak hour for this type of development, and staff estimate this site to generate less than 10 trips a day.

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
Kuna Mora Road	0-feet	Expressway	319	Better than "E"
Cloverdale Road	220-feet	Minor Arterial	N/A	N/A

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
* Acceptable level of service for a seven-lane principal arterial is "E" (2,720 VPH).
* Acceptable level of service for a two-lane minor arterial is "E" (575 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 Kuna Mora Road east of Cloverdale Road was 3
- There are no traffic counts for this section of Cloverdale Road.

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) 387-294.

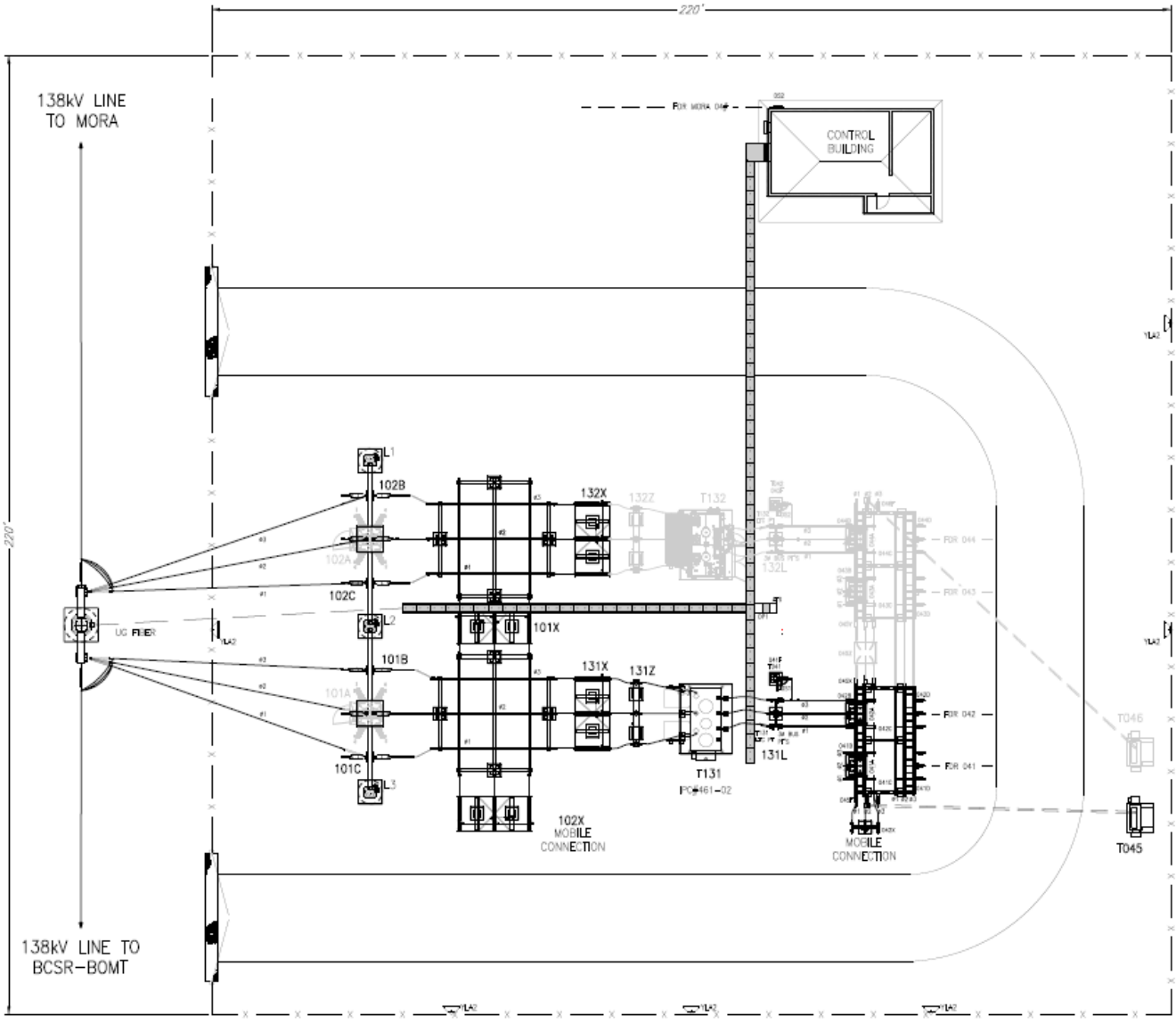
Sincerely,

Margaret Szeles
Planner
Development Services

cc: City of Kuna (Doug Hanson), via email

VICINITY MAP

SITE PLAN


220'
270'
138kV LINE
TO MORA
CONTROL
BUILDING
102B
102A
102C
101B
101A
101C
101X
132X
132Z
T132
132L
131X
131Z
131L
T131
102X
MOBILE
CONNECTION
MOBILE
CONNECTION
T045
T046
138kV LINE TO
BCSR–BOMT

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:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**28 September 2022**	
RE:	**Public Works Comments**	
	Idaho Power Hawk Substation – 22-09-SUP (Special Use Permit)	

The Idaho Power Hawk Substation property, 22-09-SUP, special use permit request dated 9 August 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 by PWoffice@kunaid.gov.

Public Works staff can support approval for this special use permit. The applicant does not propose construction or connection of any public works infrastructure.

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

ADVERTISING PROOF

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PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

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09/15/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
283208	PH 10/11/2022 IDAHO	09/21/22	09/21/22	1	

LEGAL NOTICE

Case No. 22-09-SUP (Special Use Permit) for Idaho Power Hawk Substation

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, October 11, 2022, at 6:00 PM,** or as soon as can be heard; in connection with a Special Use Permit (SUP) request for approval to construct and operate a substation. The subject site is located near the NEC of W Kuna Mora Road and S Cloverdale Road (APN: S1434336150); Section 34, Township 2 North, Range 1 East.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 21, 2022
283208

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

We Appreciate Your Business!

AD# 283208

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
9/21/2022
FIRST-CLASS MAIL
US POSTAGE $000.00º
ZIP 83634
041M11460992

JR 9.21.22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **October 11, 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:

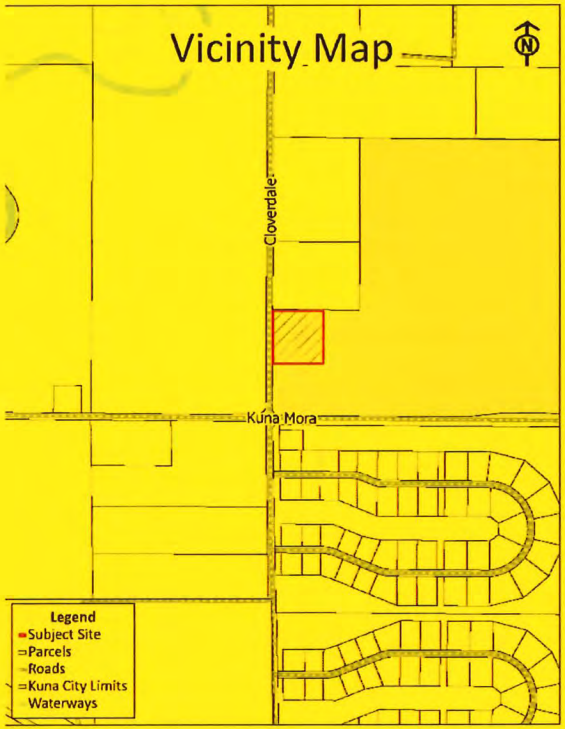
Case No. 22-09-SUP (Special Use Permit) for Idaho Power Hawk Substation

Applicant requests approval to construct and operate a substation. The subject site is located near the NEC of W Kuna Mora Road and S Cloverdale Road (APN: S1434336150); Section 34, Township 2 North, Range 1 East.

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 5, 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 09.21.2022



Proof of Property Posting

KUNA Planning & Zoning

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 Kuna22-0019/22-09-SUP (Case #) Hawk Substation (Subject Name) was posted, as required per Kuna City Code 5-1A-8, on October 1, 2022 (Date). This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

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

DATED this 3 day of October, 2022.

Signature: Jeffrey Maffuccio (Owner/Developer) Digitally signed by Jeffrey Maffuccio Date: 2022.10.03 08:06:34 -06'00'

State of Idaho)
) ss
County of Ada)

On this 3 day of October, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

Chris Jacky (Print Name)

Residing at: Base (Address)

City State ZIP

My Commission expires: 7-23-24 (Date)

Signature

CHRIS JACKY
Notary Public - State of Idaho
Commission Number 41055
My Commission Expires Jul 23, 2024

Affix Seal Here

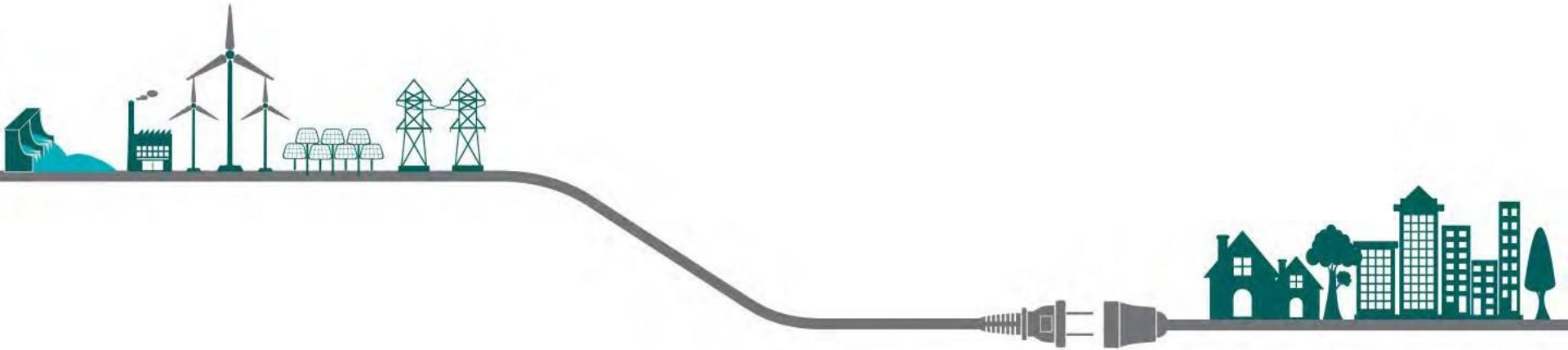
Hawk Substation Sign Location and Photos.
October 1, 2022

Sign facing north

Sign facing south

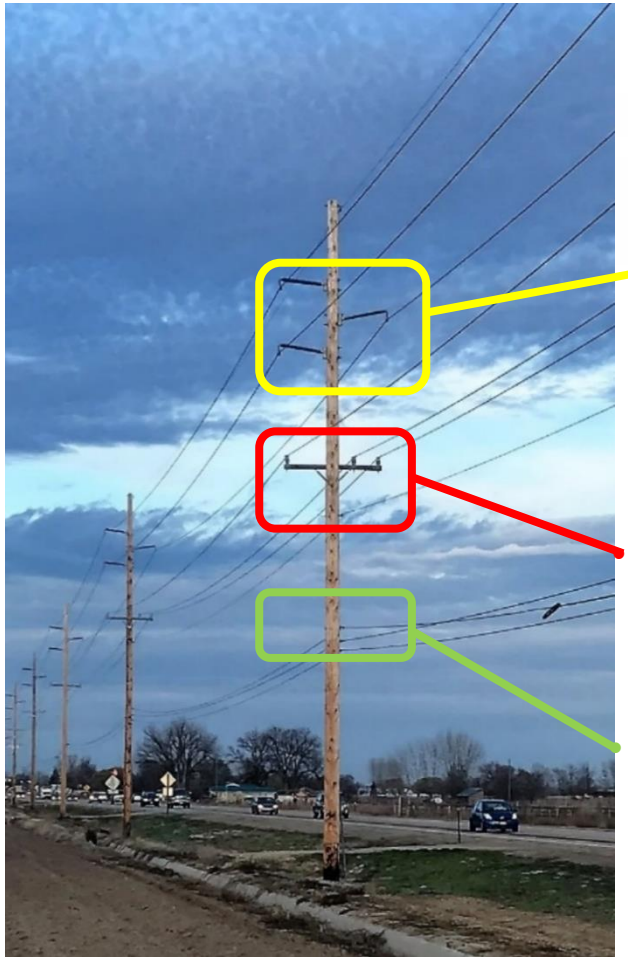
Public Hearing

22-0019 SUP
Hawk Substation



October 11, 2022

Jeff Maffuccio, Idaho Power



How the Electrical Grid Works

Transmission (Interstate Highway)

- Moving electricity over the grid between substations or from generation sources

Substation as connection point (off-ramp)

Distribution (Local Roads)

- Delivering electricity to customers from the substation

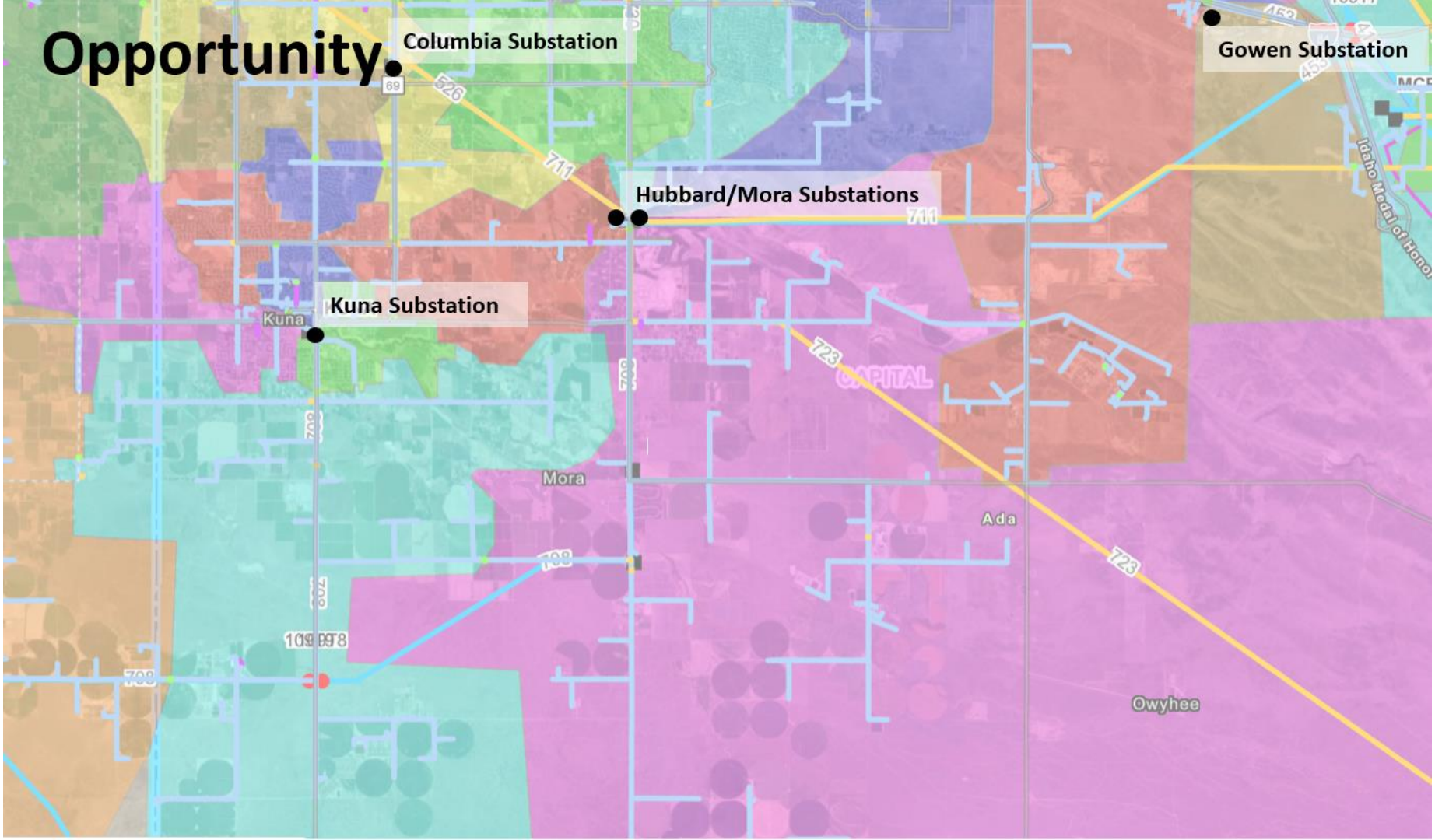
Other Utilities

- We share our poles with other utility providers (cable, phone, fiber)

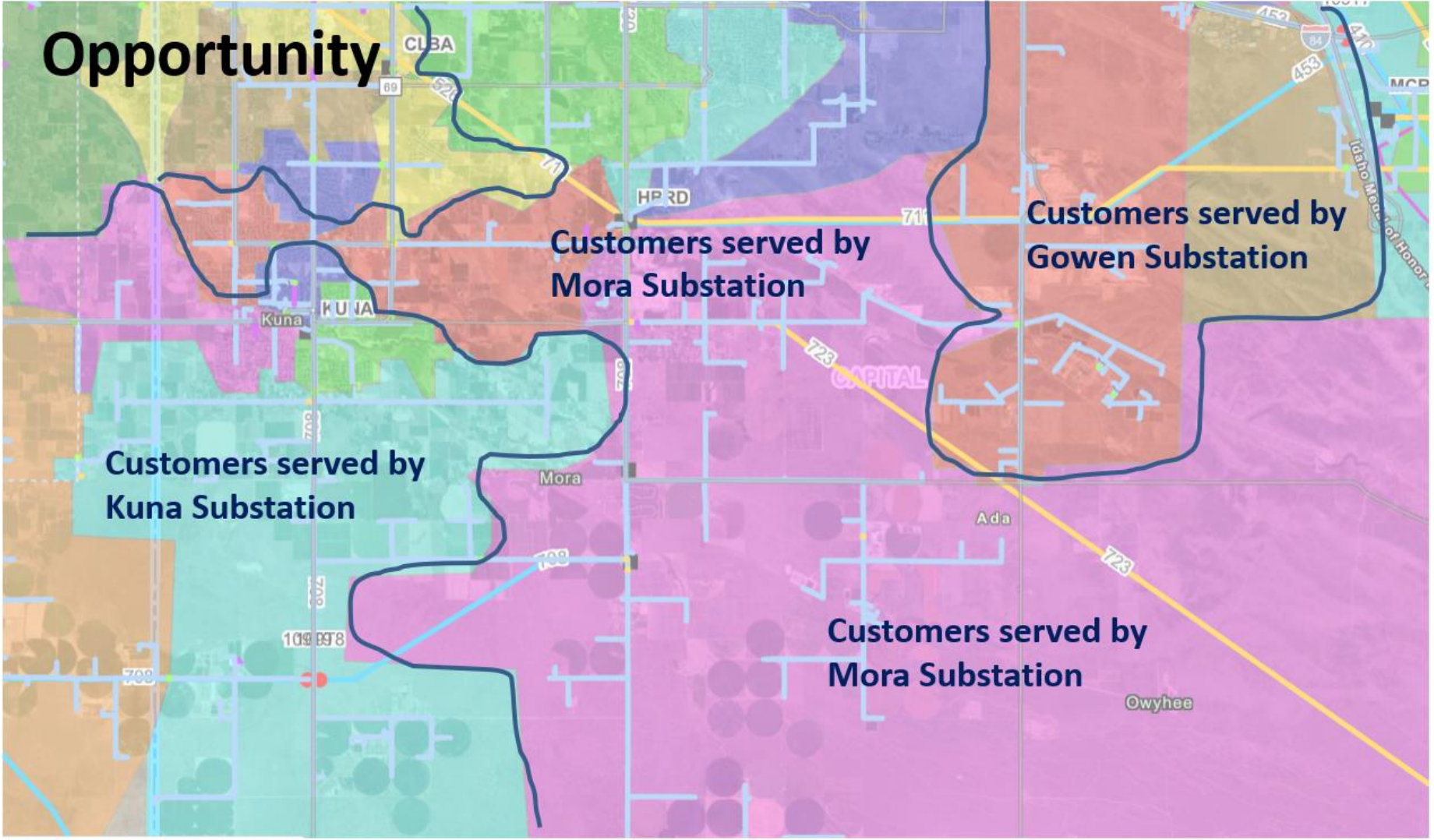
Objective

- ✓ Meet electrical growth demands with a new substation
  - *Identified in 2012 and planned to be constructed in 2026.*
- ✓ Minimize impacts to surrounding properties and neighborhoods
- ✓ Improve energy reliability and resiliency to area customers
- ✓ Provide for increasing electrical needs in east Kuna (SW Ada Co)

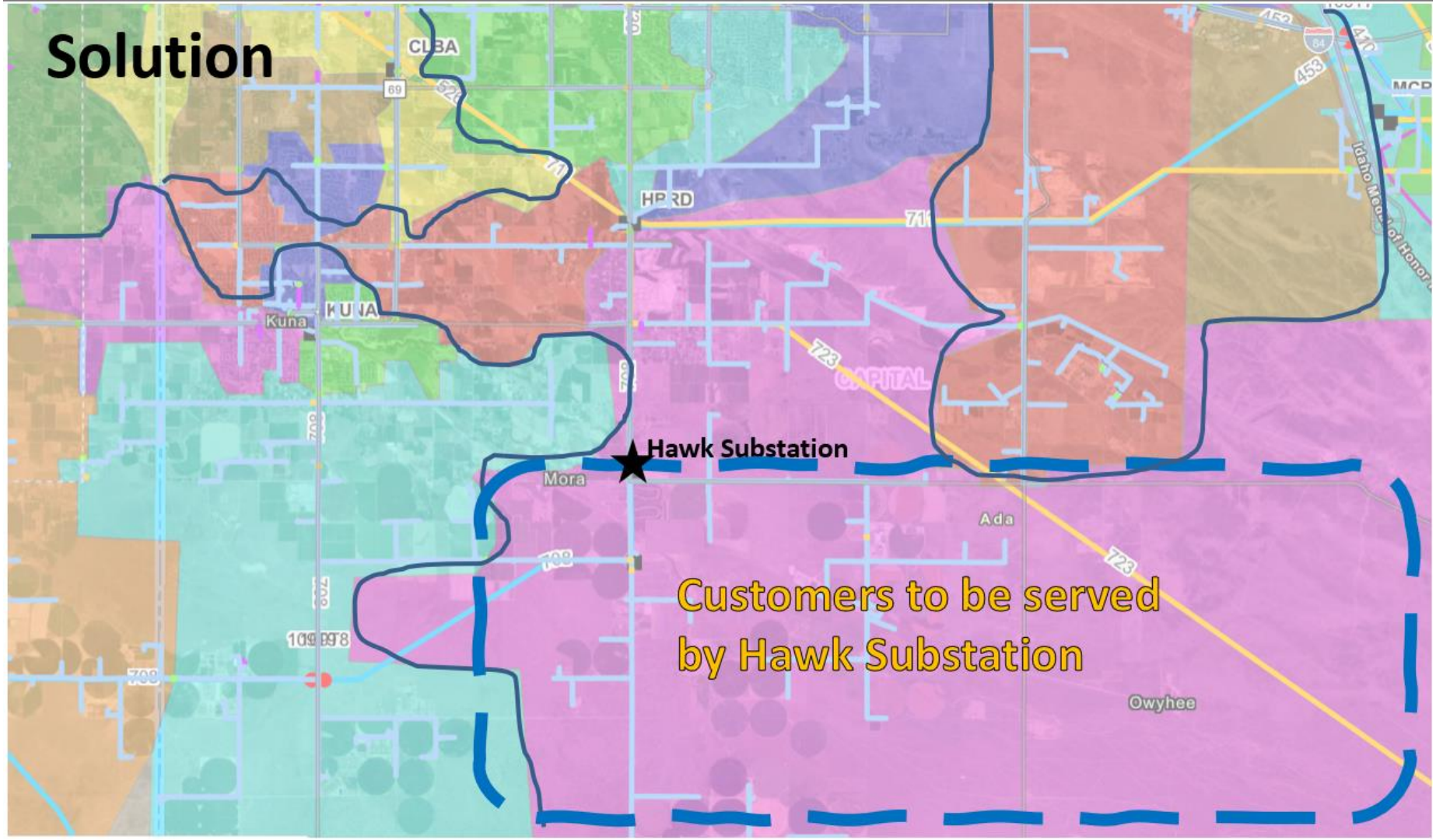
Opportunity.



Opportunity

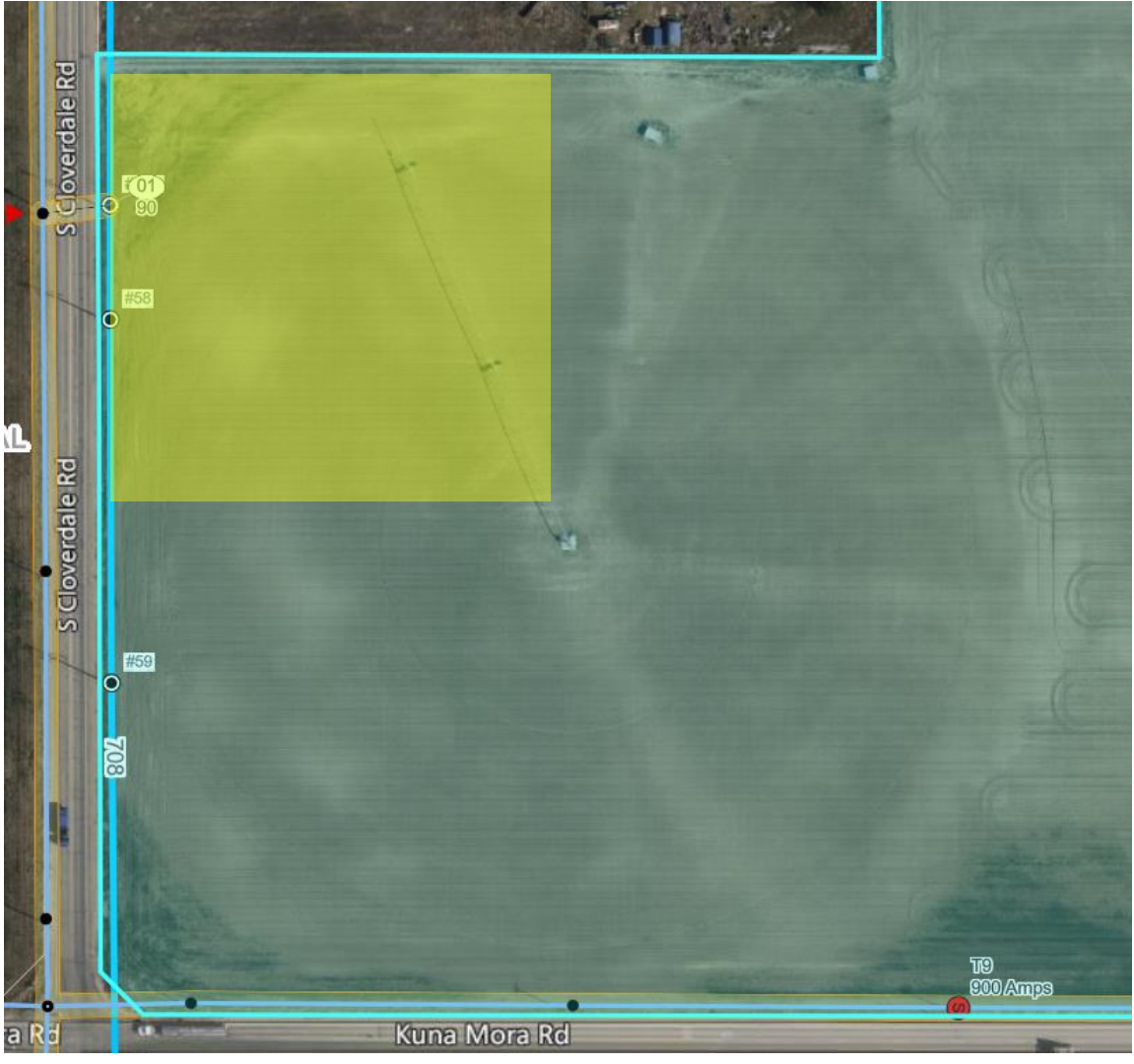


Solution

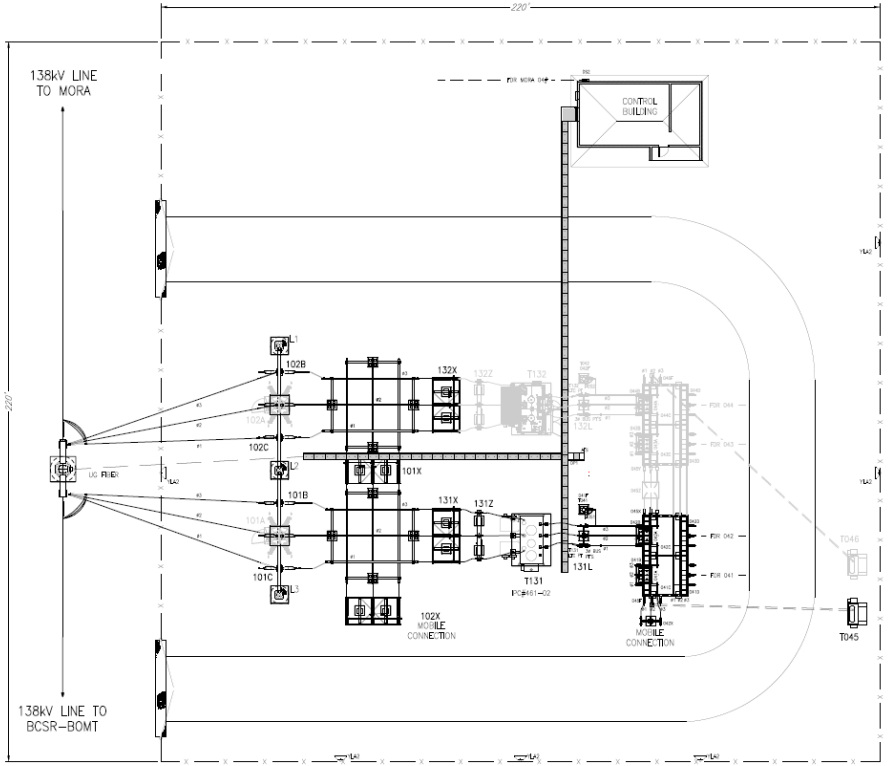

CLBA
HPRD
Kuna
KUNA
Hawk Substation
Mora
Ada
Owyhee
Customers to be served
by Hawk Substation

Project Location

- ✓ Least impactful solution to nearby residences
- ✓ Along existing utility corridor
- ✓ Connects with existing lines
- ✓ Proximity to customer needs
- ✓ Considers future growth
- ✓ Minimizes construction/traffic



Project Features

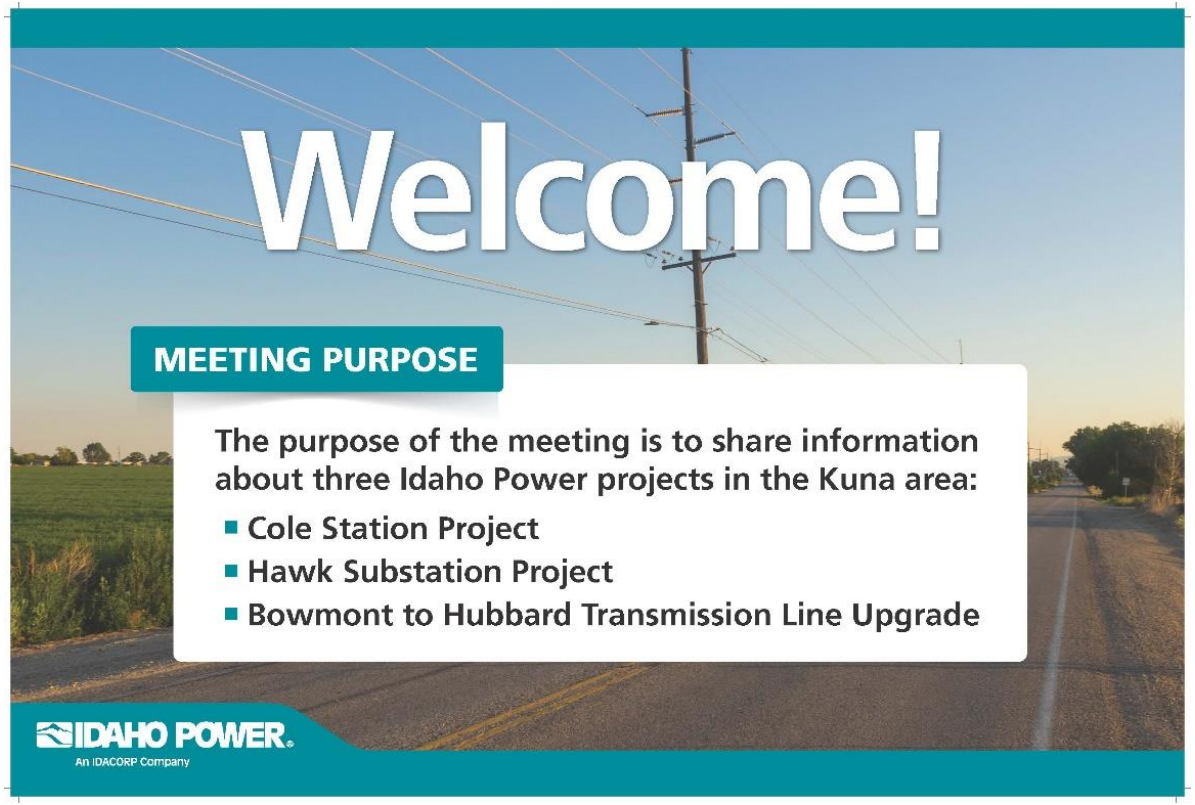


- 2.5-acre site, purchased and split in 2022
- Designed to provide 80MW at build-out
- Substation yard will be gravel surface
- Slatted fencing and native vegetation landscaping
- Tallest structure will be approx. 45 feet, connecting into adjacent transmission line
- Secure site, Idaho Power access only

Hawk Public Meeting

Kuna Public Library

- ✓ June 28, 2022
- ✓ 6 p.m. – 6:30 p.m.
- ✓ Three attendees
- ✓ No comments received



Meeting Materials

Hawk Substation

Generation

Electricity is created from nearby generation facilities, including **clean energy sources such as solar, wind and Idaho Power's own hydropower dams.**

Transmission

Hawk Substation will **connect to a 138 kilovolt (kV) transmission line** along Cloverdale Road.

Substation

The new substation will occupy **3-acres** and contain all the equipment necessary to provide up to **80 megawatts of power** to area customers. **Transformers will stepdown the 138-kV electricity** to a voltage for distribution lines to customers.

End Use

The new Hawk substation will provide power to existing and future customers in the east Kuna area.

Location

This new substation will be located near the northeast corner of Cloverdale and Kuna-Mora Roads.

Look & Feel

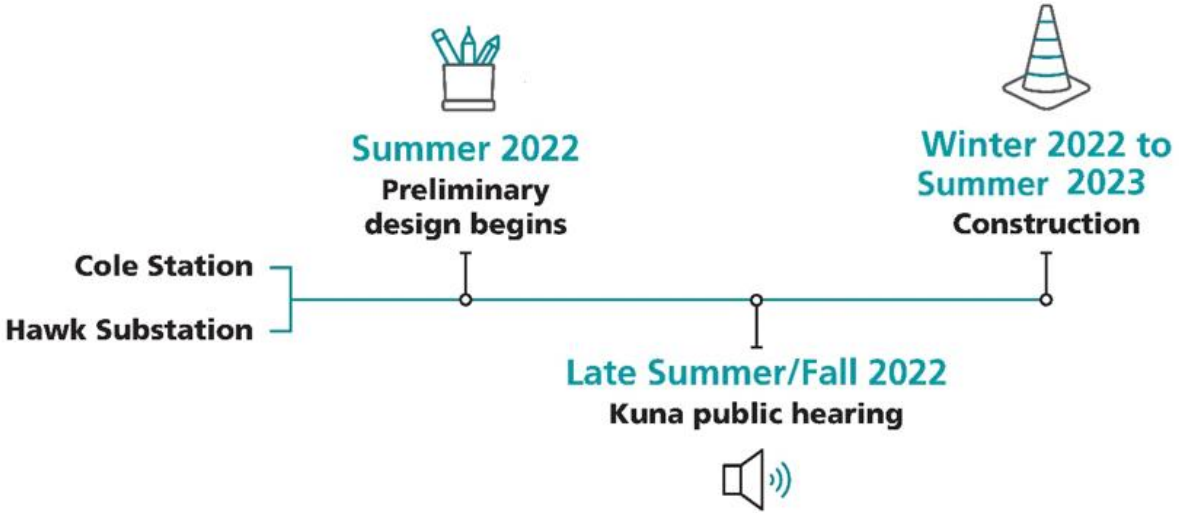
The Hawk Substation will look similar to the Willis Substation at Willis Road and Hartley Lane in Middleton.

IDAHO POWER
An IDACORP Company

Kuna area improvements

Project Timeline

Project Schedule



IDAHO POWER
An IDACORP Company

Kuna area improvements

Project Rendering (placeholder)

Landscaping will include:

- Rock and gravel berms
- Native grass species along berms
- Native trees along Cloverdale Rd

Fencing will include:

- Tan-colored slatted chain-link

Similar substation near Middleton, Idaho

Standards Evaluation

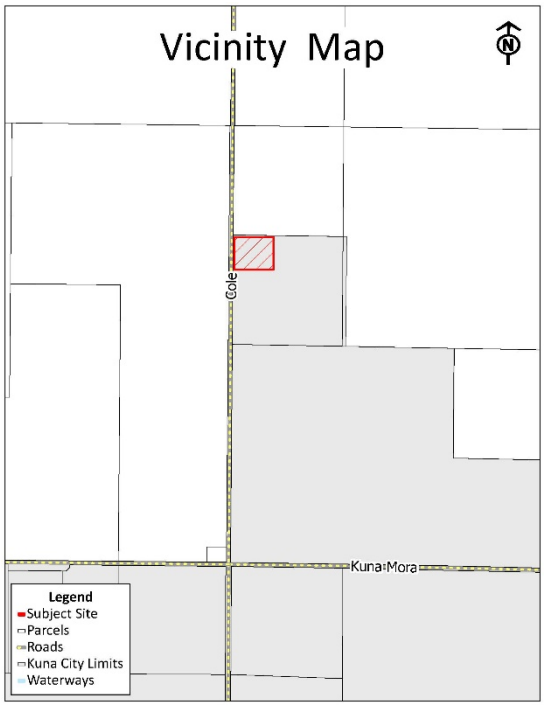
- Growth in the area is driving the need for a new substation to serve existing and future customers across Kuna and southwest Ada County.
- The location has become the most viable option in terms of property acquisition, electrical system planning, and minimizing overhead lines.
- There will be no additional public cost for this substation to Kuna or Ada County.
- The substation has been designed to be compatible with zoning development and setback standards. And site-obscuring methods have been taken to reduce visual impacts.
- No undesirable effects such as odors, fumes, vibrations, or noise. The only noise source are transformers, which will be under 40dB from Cloverdale Road.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case Nos. 22-11-SUP (Special Use Permit)**
	)	
BRISBIE, LLC	)	
	)	
	)	**STAFF REPORT FOR THE COLE**
For a Special Use Permit for S Cole Road.	)	**SUBSTATION SPECIAL USE**
	)	**PERMIT 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. Comprehensive Plan Analysis
8. Proposed Findings of Fact and Conclusions of Law
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*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X

2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Aerial Map			X
2.6	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	Agency Transmittal			X
2.11	Idaho Transportation Department			X
2.12	Central District Health Department			X
2.13	Department of Environmental Quality			X
2.14	Nampa & Meridian Irrigation District			X
2.15	Ada County Highway District			X
2.18	Public Works			X
2.16	P&Z Commission KMN			X
2.17	P&Z Commission Mailer			X
2.19	P&Z Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 1-14-3: Decision Making Authority, Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. The land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: June 28, 2022 (Two Attendees)
2.1.1.2 Agency Comments Request: August 9, 2022
2.1.1.3 300 FT Property Owners Notice: September 21, 2022
2.1.1.4 Kuna Melba News Newspaper: September 21, 2022
2.1.1.5 Site Posted: October 1, 2022

III
APPLICANTS REQUEST

3.1 Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 14550 S Cole Road. (APN: S1531233600); Section 31, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property has historically been used for agricultural purposes, it was annexed into Kuna City Limits M-1 (Light Industrial) on November 3, 2021.

4.2 Surrounding Land Uses

North	M-1	Light Industrial – Kuna City
South	M-1	Light Industrial – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1531233600
4.3.2 Brisbie, LLC
4.3.3 Approximately 42.92-acres (10.29-acre substation)
4.3.4 M-1 (Light Industrial)

4.4 Services

Sanitary Sewer – Private System
Potable Water – Private 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 subject site contains has no structures. The site has an estimated average slope of 0% to 4%, and 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 other environmental issues, health or safety conflicts.

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 of the city and indicates land use designations generally speaking. The FLUM identifies the approximately 10.29-acre site as Agriculture.

V
TRANSPORTATION AND CONNECTIVITY

5.1 Per exhibit 2.15, it has been determined that Ada County Highway District has no site-specific Conditions of Approval for this application. Frontage improvements and driveway access for this site were approved as part of KUNA22-0006, Project Peregrine, on August 17, 2022.

Per Exhibit 2.11, Idaho transportation Department does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

VI
STAFF ANALYSIS

6.1 Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at 14550 S Cole Road. The 10.29-acre site was created via lot line adjustment approved by the Kuna City Council on September 20, 2022.

The Applicant has submitted a complete application in accordance with KCC 5-6-2. The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on June 28, 2022, there were two (2) attendees; the meeting minutes have been included as a part of this application.

Per City Engineer's comments (Exhibit 2.18), Public Works can support this Special Use Permit request.

Landscaping and site improvements were approved by the Planning and Zoning Commission as a part of Case No. 22-05-DR (Design Review) Project Peregrine.

Staff has determined the Applicant's Special Use Permit request is in compliance with Kuna City Code Title 5, Comprehensive Plan and Idaho Code. Staff recommends the Commission approve the Special Use Permit, with the Applicant be subject to the Conditions of Approval listed in section "VIII" (8) of this report, as well as any additional Conditions designated 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 Comprehensive Plan.
6.2.3 Idaho Code §65-65 Local Land Use Planning Act.

VII
COMPREHENSIVE PLAN ANALYSIS

7.1 The Kuna Planning and Zoning Commission may *Accept/Reject* the Comprehensive Plan components, and has determined the requested Special Use Permit for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

7.1.1 Goal Area 3: Kuna's Land Uses will support Desirable, Distinctive and Well-Designed Community.

- Objective 3.G: Respect and protect private property rights.
    - Policy 3.G.1: Ensure Land Use policies, restrictions, and fees 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.

VIII

PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-11-SUP (Special Use Permit), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby (*Approves/Conditionally Approves/Denies*) Case No. 22-11-SUP, a request from Idaho Power to construct and operate a substation.

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.

8.1 Based on the evidence contained in Case No. 22-11-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 Kuna City Code Title 5.*

8.2 Based on the evidence contained in Case No. 22-11-SUP, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: *The current zone for the subject site is M-1 (Light Industrial), the Comprehensive Plan Future Land Use Map designates the subject site as Agriculture. The Comprehensive Plan Future Land Use Map approved in July of 2019, is currently going through the Public Hearing process; should it be approved, the future land use designation of the site will be Industrial.*

8.3 The public notice requirements *have/have not* 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 28, 2022, there were two attendees. Legal Notices were mailed out to landowners within 300-feet of the subject site on September 21, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 21, 2022. The Applicant posted a sign on the property on October 1, 2022. Upon staff review, this meets all noticing requirements to hold a Public Hearing.*

VIII
COMMISSION'S RECCOMENDATION

Note: These Motions are for Approval, Conditional Approval or Denial of the Special Use Permit application. 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 (*Approves/Conditionally Approves/Denies*) Case No. 22-11-SUP, a request from Idaho power to construct and operate a substation, subject to the following Conditions of Approval:

9.1 No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.

9.2 Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.

9.3 When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform

to all corresponding Master Plans.

9.4 Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.

9.5 Applicant shall adhere to all agencies and staff requirements and recommendations.

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

DATED this 11th day of October, 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): 22-11-SUP

Project Name: Idaho Power Cole Substation

Date Received: August 1, 2022

Date Accepted as Complete: August 9, 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
X	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Idaho Power Company

Address: PO BOX 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

Applicant (Developer) Information

Name: Idaho Power Company, attn: Jeff Maffuccio

Address: PO BOX 70, Boise, Idaho 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

Engineer/Representative Information

Name: HDR, Attn: Makary Hutson

Address: 412 E. Parkcenter Blvd, Suite 100, Boise, ID 83706

Phone: 208-387-7000, m. 509-981-7542 Email: makary.hutson@hdrinc.com

Subject Property Information

Site Address: approx. 14375 South Cole Road, Kuna, Idaho 83634

Nearest Major Cross Streets: South Cole Road and Kuna Mora Road

Parcel No.(s): Parcel A is S1531233600

Section, Township, Range: {ŜŎtƛƨƴo1, ¢ƨøƴsƘƛLJ н bƨℕtƘΣ wl·yƎŜ 2 9l·ăúΣ Bƨ≀ăŜ a ŜℕƛŘƛl·ƴ

Property Size: Parcel A 10.24 acres

Current Land Use: !ƎℕƛÖdzfűdzℕl·f Proposed Land Use: tdzōfƛÖ {ŜℕØƛÖŜ Cl·Öƛfƛúè

Current Zoning: !ƎℕƛÖdzfűdzℕl·f Proposed Zoning: !ƎℕƛÖdzfűdzℕl·f

Project Description

Project Name: Idaho Power Cole Station

General Description of Project: ŁŘl·Kƨ tƨøŜℕ ƛă ℕŜljdzŜsting to construct the Cole Station.

The Cole Station would allow Idaho Power to serve, as required by the Idaho Public Utility Commission (PUC), the new Meta facility in Kuna.

☐ 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: tdzōfƛÖ {ŜℕØƛÖŜ Cl·Öƛfƛúè

Type(s) of amenities provided with development: site-obscuring fencing and xeriscaping (dry landscaping) to minimize water usage

Residential Project Summary (If Applicable) - *Not Applicable*

Are there existing buildings? YES NOX

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: no building lots Other lots: Public Service Facility and existing Ag

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 - no parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

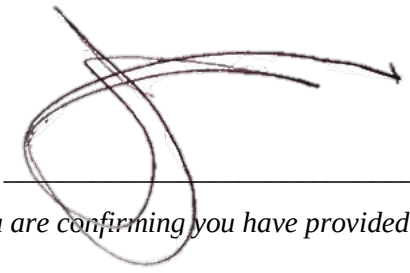
Proposed lighting: downward facing security lighting, triggered by motion detection, may be considered.

Is lighting "Dark Sky" compliant? YES NO

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

Site obscuring fencing and dry landscaping to minimize water use.

gate entrances and parking within the station fence will be for operational needs only.

Applicant Signature:  Date: 7/29/2022

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.

Special Use Application

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

A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 22-11-SUP

Project Name: Idaho Power Cole Substation

Date Received: August 1, 2022

Date Accepted as Complete: August 9, 2022

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

X • Complete Planning & Zoning Application Coversheet.
X • Complete Special Use Permit Application.
1 • Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
2 • Legal Description of Property: 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.
3 • 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.
4 • Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
5 • 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 <u>each</u> party involved. Originals must be submitted to the Planning & Zoning Department.)*
6 • Neighborhood Meeting Certification.
7 • 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.

<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)*.

Applicant Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.20 14:12:07 -06'00' Date: 7/28/2022

By signing, you are confirming you have provided all required items listed on this application.

Detailed Narrative

Special Use Application, Cole Station Project

Idaho Power is pleased to file this narrative for a Special Use Permit (SUP) from Kuna to construct, maintain, and operate an electrical "transmission switching" station on an undeveloped parcel of land, as described in the Planning and Zoning Application cover sheet. This station will be located within the bounds of Meta's campus but on a separated parcel deeded to Idaho Power. The Cole Station would allow Idaho Power to serve, as required by the Idaho Public Utility Commission (PUC), the new Meta facility in Kuna. Meta is required to fully fund this facility so that the existing Idaho Power customers are not burdened with these costs.

The station will occupy approximately 10 acres of land (Figure 1) and will contain the operational and control equipment necessary to provide 220MW of power to Meta while protecting the integrity and reliability of our existing system. A transmission switching station is different from a substation because there are no transformers that bring electricity back out to customers via distribution lines. In this type of station, electricity is brought in from the transmission line(s) and moved through breakers and switches before connecting into the customer's substation. The customer, in this case Meta, has its own transformers and distribution lines to serve its facilities. Idaho Power operates these stations for certain large industrial and commercial customers.

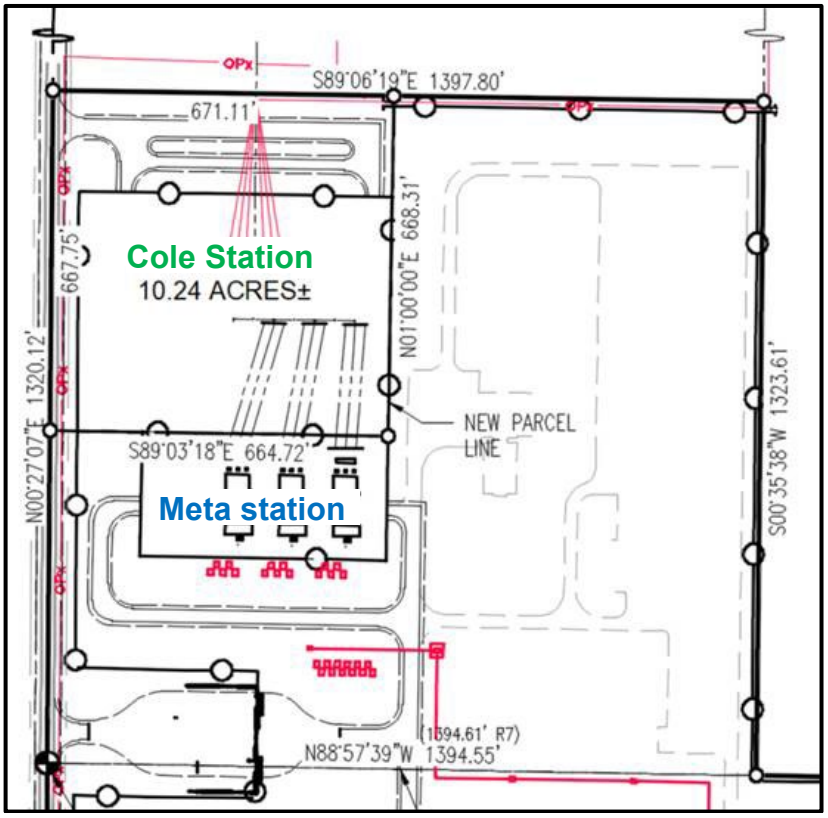


Figure 1. Snippet of the Site Layout for Meta's facility, including Idaho Power Cole Station facility

P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

As a part of this project, Idaho Power will be required to construct transmission tap lines from an existing, nearby transmission line corridor into the Cole Station. Application(s) for the transmission line component will come at a later date once the property north of Cole Station has been annexed into the City of Kuna. Ten transmission tower structures would be constructed to bring two circuits (five structures per circuit) of 230-kilovolt (kV) power to the Cole Station.

The Cole Station (Figure 2, yellow star) will connect to the existing 230-kV transmission line that runs from CJ Strike to an existing substation (Hubbard Substation) along Cloverdale Road (Line 723).

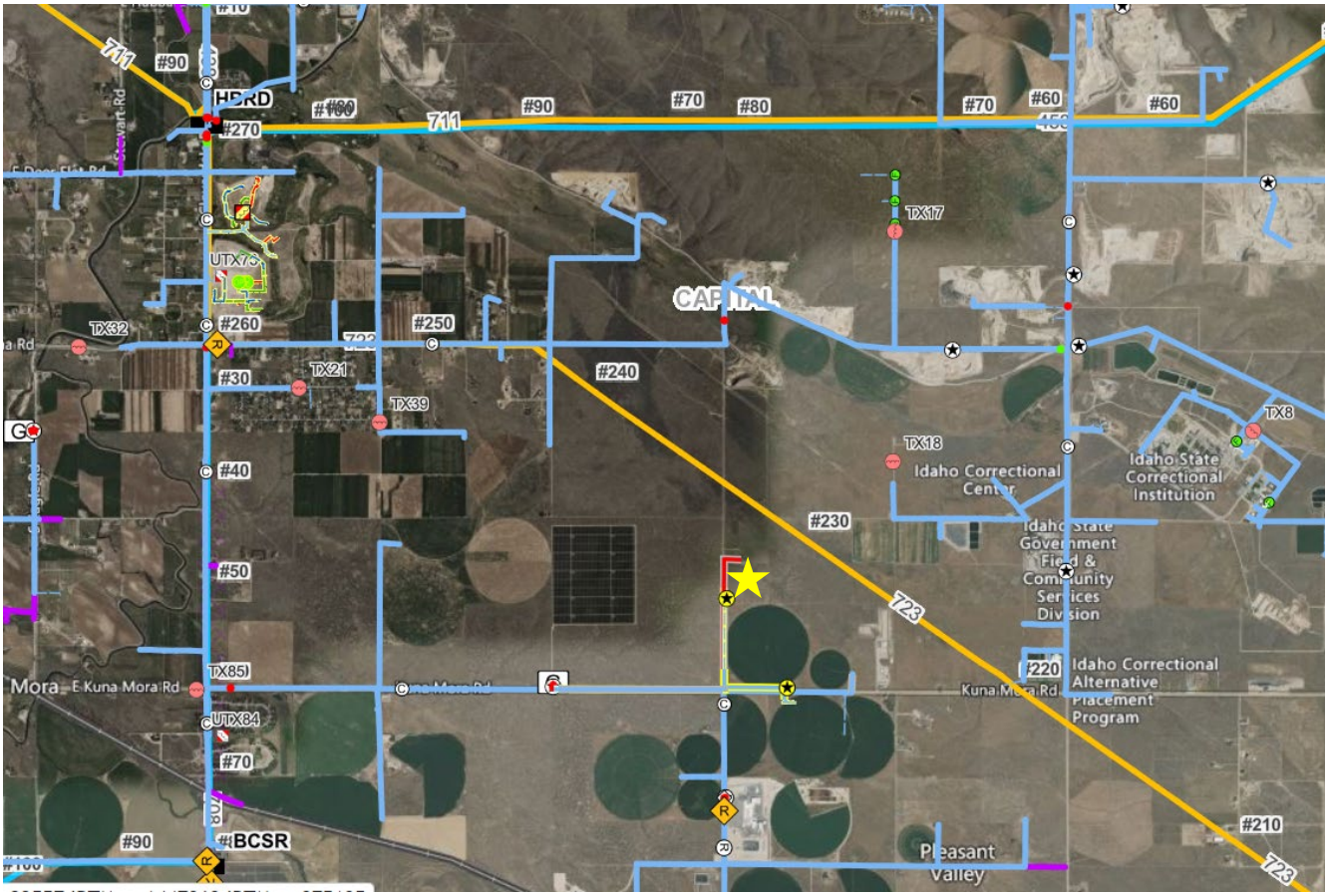


Figure 2. Regional area map with site location

The proposed special use is in accordance with the objectives and goals found the Kuna City Code. Utility facilities are part of the landscape like other types of infrastructure that provide vital services for our communities. Based on regulatory compliance from the PUC, Idaho Power is obligated to serve the customer (Meta) needs and electrical requirements to operate their facility. This project is the most effective way to reliably meet those requirements.

This location has been negotiated with the customer to provide secure access by Idaho Power and to fit within the Meta facility campus. Meta will landscape and fence around the Station and are no anticipated additional impacts to local essential and public services.

The Station site is located on property that Meta, or its representative, has deeded to Idaho Power. The property was previously used for irrigated and non-irrigated agricultural production. As depicted in the map image below (Figure 3), the yellow box is the approximate ten (10) acre area that Idaho Power has been provided with a dashed yellow line to indicate where the future transmission line would connect into the

existing transmission system. A copy of the draft Record of Survey, for the lot line adjustment, is included with this application.

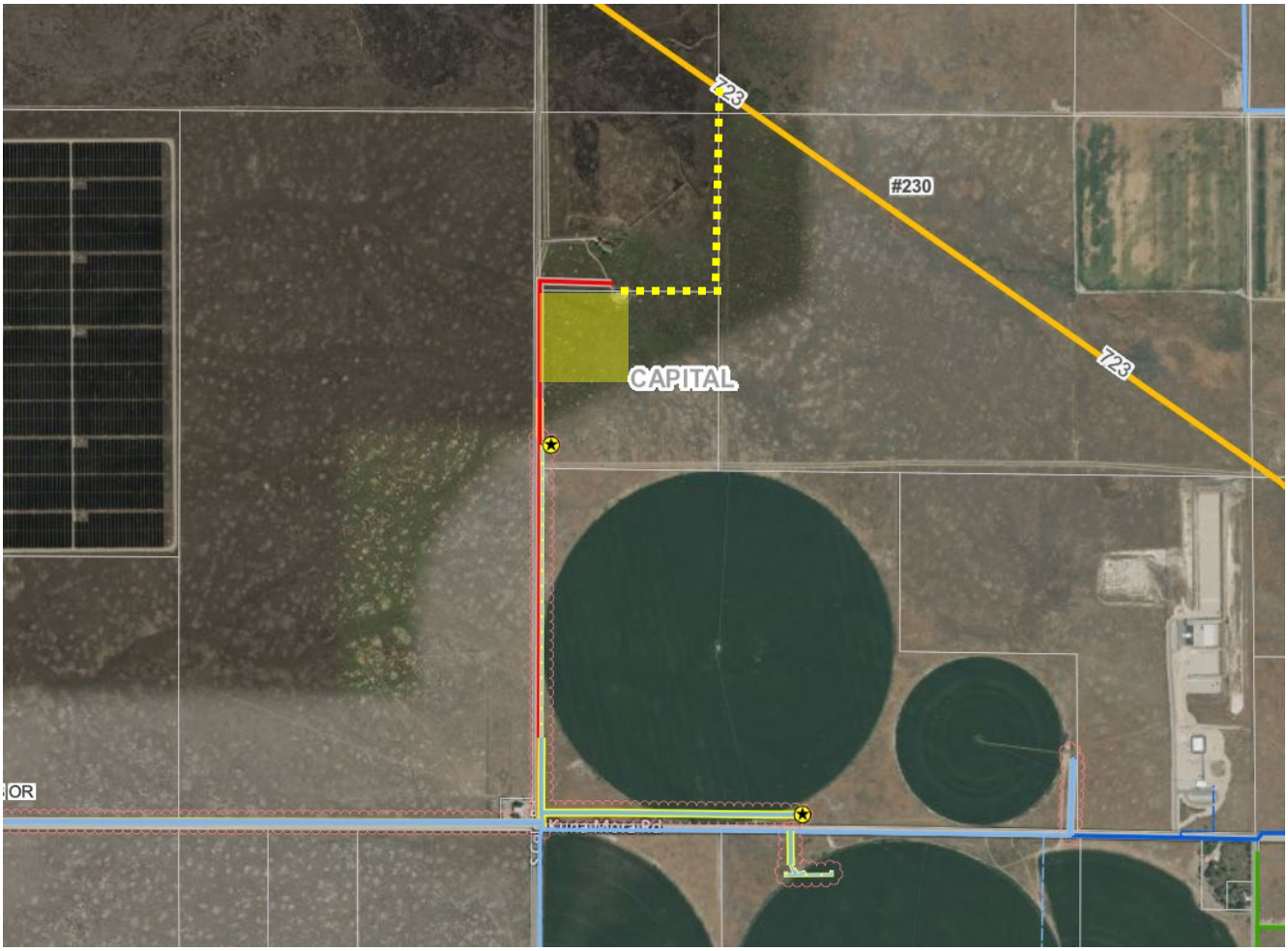
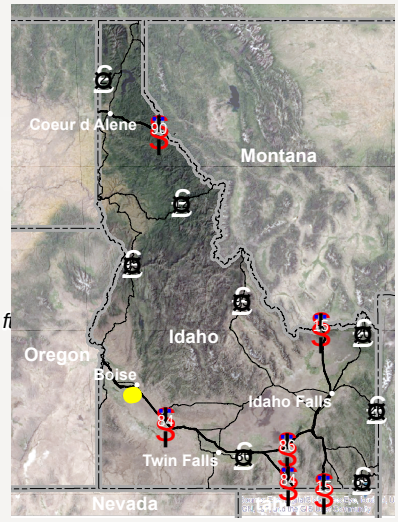


Figure 3. Aerial Photo of Cole Station parcel and location

No significant impacts to natural, scenic, or historic features in the area are anticipated. To alleviate viewshed concerns of adjacent property owners, site-obscuring fencing will be installed during construction of the Station. The Station will be completely enclosed from the public and only accessible by Idaho Power employees that are trained and employed to operate on, or in, an electrical substation yard.

Idaho Power will construct, operate, and maintain the Cole Station to all Federal, State, and local regulations and requirements. The proposed Station will not create any undesirable effects such as odors, fumes, or vibrations. Any operational noises will not exceed 65 dB (decibels) per the Code of Federal Registry Section 24. An analogy of 65 dba sound level would be normal conversation at a 3-foot distance.

Proposed Substation



2924 ft

S C Rd

C

2912 ft

S C Rd

IDAHO POWER
An IDACORP Company

COLE S BSTATION

ICINIT MAP

IDA OPO ER IPCO SO META PERMITTING OR ING MAP DOCS IPCO SO META PERMITTING APR DATE

COLE S BSTATION

AERIAL MAP

IDA OPO ER IPCO SO META PERMITTING OR ING MAP DOCS IPCO SO META PERMITTING APR DATE

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

February 23, 2022
Peregrine - East Kuna
Lot Line Adjustment
Parcel A Description
Project No. 297-7875-012

PARCEL A

A parcel of land situated in a portion of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North 0°27'07" East a distance of 652.37 feet;

Thence leaving said westerly line, South 89°03'18" East a distance of 664.72 feet;

Thence North 1°00'00" East a distance of 668.31 feet to a point on the northerly line of Government Lot 2 of said Section 31;

Thence following said northerly line, South 89°06'19" East a distance of 726.69 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line and following the easterly line of said Government Lot 2, South 0°35'38" West a distance of 1,323.61 feet to the Southeast Corner of said Government Lot 2;

Thence leaving said easterly line and following the northerly line of the Southwest One Quarter of said Section 31, South 88°57'43" East a distance of 1,307.04 feet to the Center One Quarter Corner of said Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of Section 31, South 0°24'46" West a distance of 1,325.87 feet to the Northwest Corner of the Southwest One Quarter of the Southeast One Quarter of said Section 31;

Thence leaving said easterly line and following the northerly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 88°47'54" East a distance of 1,318.72 feet to the Northeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

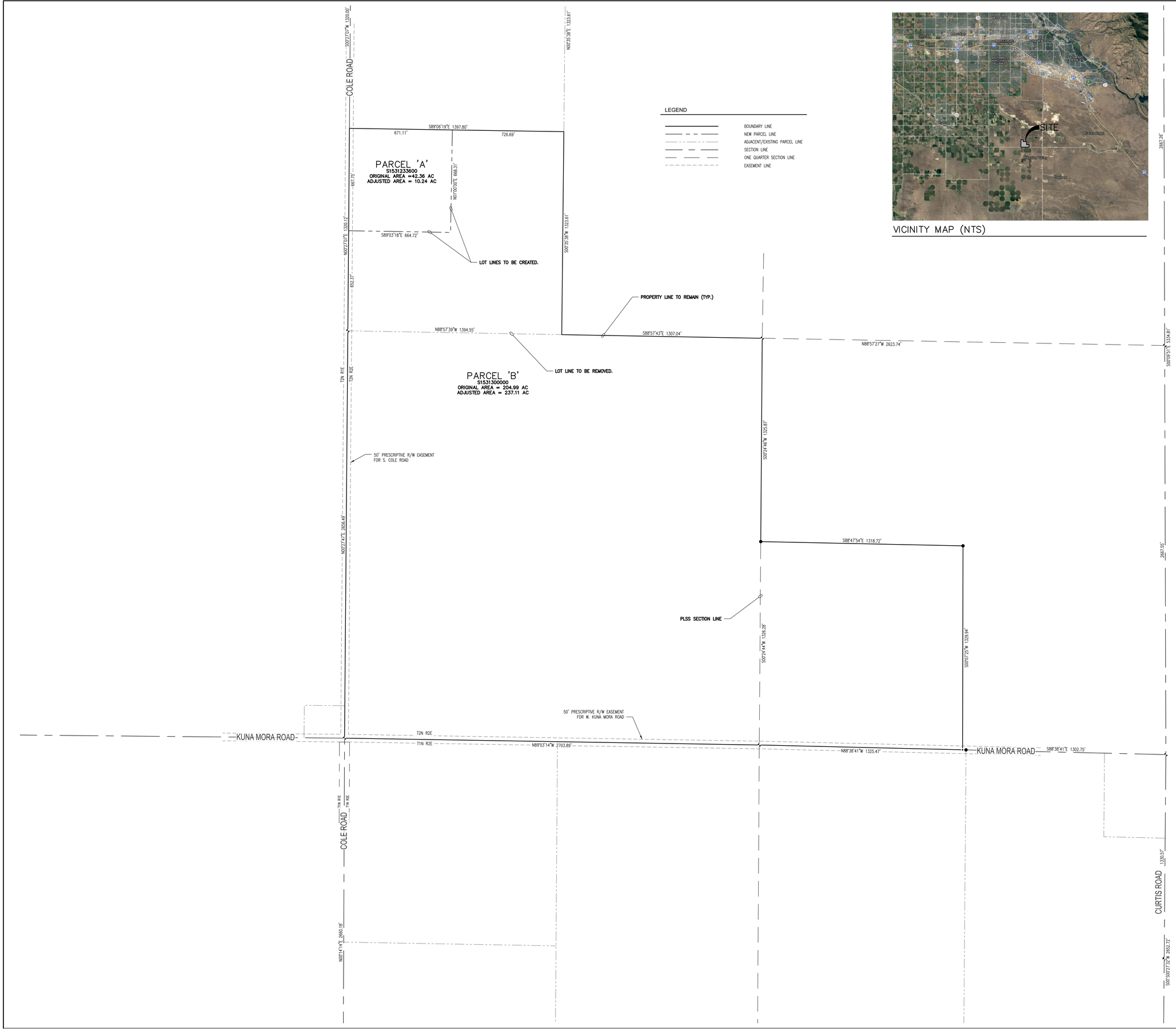
Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 0°07'25" West a distance of 1,329.94 feet to the Southeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said easterly line and following the southerly line of said Section 31, North 88°38'41" West a distance of 1,325.47 feet to the South One Quarter Corner of said Section 31;

Thence following the southerly line of said Section 31, North 89°03'14" West a distance of 2,703.89 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 237.11 acres, more or less.

2/23/2022



PROJECT ADDRESS

6990 KUNA MORA RD.
KUNA, ID 83634

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROJECT:

PEREGRINE

DWG. TITLE

LLA Site Plan

PROJECT NO: 10310396
DATE: FEBRUARY 04, 2022
SCALE:
0' 200' 400'

DWG. NO:

LLA-1

SHEET SIZE: E (36"x48")

RECORD OF SURVEY LOT LINE ADJUSTMENT

FOR

PROJECT PEREGRINE

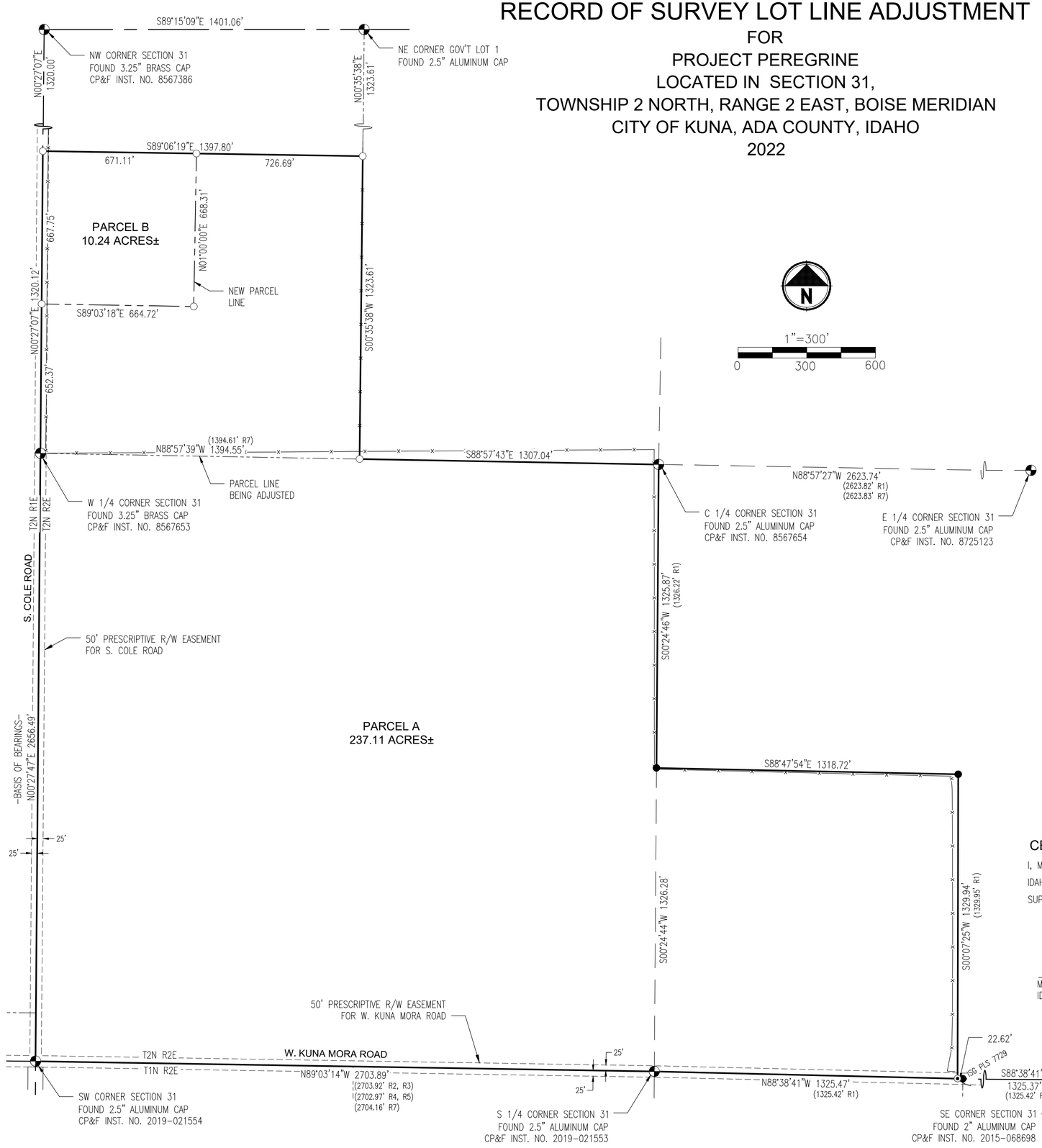
LOCATED IN SECTION 31,

TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN

CITY OF KUNA, ADA COUNTY, IDAHO

2022

ROS NO. _____



SURVEY NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF PROJECT PEREGRINE TO COMPLETE A LOT LINE ADJUSTMENT, IN ACCORDANCE WITH THE CITY OF KUNA. THE INTENT OF THIS SURVEY IS TO RETRACE THE EXISTING BOUNDARIES, EVALUATE FOUND MONUMENTS AND SET NEW BOUNDARY MONUMENTS PER IDAHO CODE.

THE SURVEY IS BASED ON RECORD OF SURVEYS IN THE PROJECT VICINITY, AND PARCEL DEEDS, TIED TO FOUND MONUMENTS AND VISIBLE OCCUPATION ON THE GROUND. THE PROJECT BASIS OF BEARINGS IS BETWEEN THE SECTION MONUMENTS, SHOWN HEREON, WHICH IS TIED TO IDAHO STATE PLANE COORDINATED, WEST ZONE, FROM GPS STATIC OBSERVATIONS, POST PROCESSED WITH NGS OPUS.

SURVEY REFERENCES

R1: RECORD OF SURVEY NO. 10190, RECORDS OF ADA COUNTY, IDAHO

R2: RECORD OF SURVEY NO. 11796, RECORDS OF ADA COUNTY, IDAHO

R3: RECORD OF SURVEY NO. 11735, RECORDS OF ADA COUNTY, IDAHO

R4: RECORD OF SURVEY NO. 10795, RECORDS OF ADA COUNTY, IDAHO

R5: RECORD OF SURVEY NO. 10148, RECORDS OF ADA COUNTY, IDAHO

R6: RECORD OF SURVEY NO. 10594, RECORDS OF ADA COUNTY, IDAHO

R7: RECORD OF SURVEY NO. 833, RECORDS OF ADA COUNTY, IDAHO

LEGEND

- FOUND BRASS OR ALUMINUM CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP "MHC PLS 14216"
- BOUNDARY LINE
- NEW PARCEL LINE
- ADJACENT/EXISTING PARCEL LINE
- SECTION LINE
- ONE QUARTER SECTION LINE
- EASEMENT LINE
- FENCE LINE

SURVEY NOTES

1. THE RECORDING OF THIS SURVEY DOES NOT ENABLE PARCEL CONVEYANCE. A WRITTEN CONVEYANCE MUST BE PREPARED AND RECORDED FOR TRANSFER OF OWNERSHIP TITLE.

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PARAMETRIX, INC. AT _____ MINUTES PAST ___ O'CLOCK __.M., ON THIS _____DAY OF _____, ____, AS RECORD OF SURVEY NUMBER _____.

_____ _____

EX-OFFICIO RECORDER

INSTRUMENT NO._____ FEE:_____

CERTIFICATE OF SURVEYOR

I, MICHAEL H. CELT, DO HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF AN SAID SURVEY.

_____ _____

MICHAEL H. CELT
IDAHO PLS NO. 14216

DATE

PROFESSIONAL LAND SURVEYOR LICENSED 14216 STATE OF IDAHO MICHAEL H. CELT

PRELIMINARY

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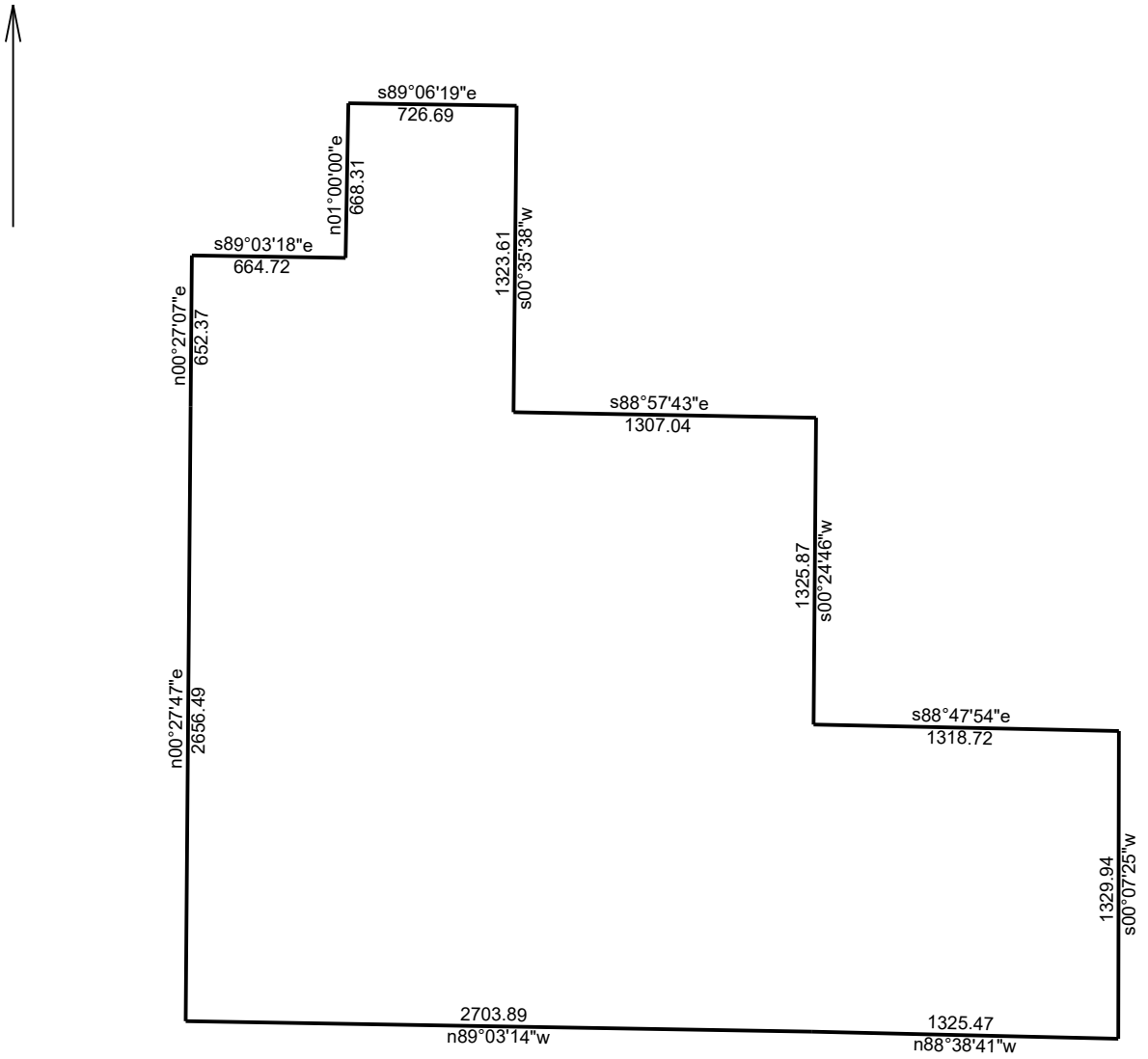
7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

INDEX NO. 221-31-0-0-00-00



Parcel A

2/23/2022

Scale: 1 inch= 800 feet | File:

Tract 1: 237.1094 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=16003 ft.

01 n00.2747e 2656.49
02 n00.2707e 652.37
03 s89.0318e 664.72
04 n01.0000e 668.31
05 s89.0619e 726.69
06 s00.3538w 1323.61
07 s88.5743e 1307.04
08 s00.2446w 1325.87
09 s88.4754e 1318.72
10 s00.0725w 1329.94
11 n88.3841w 1325.47
12 n89.0314w 2703.89

STATEMENT OF LEGAL INTEREST AND AGREEMENT

THIS STATEMENT OF LEGAL INTEREST AND AGREEMENT is executed as of August 2, 2022 by and between BRISBIE, LLC, a Delaware limited liability company ("**Seller**") and IDAHO POWER COMPANY, an Idaho corporation ("**Buyer**").

RECITALS:

A. Seller and Buyer intend to enter into an agreement for the purchase and sale of an approximately 10 acre portion of Seller's property located in Ada County, Idaho, legally described in Exhibit A (the "**Real Property**").

B. Seller intends to submit a Lot Line Adjustment application to the City of Kuna, Idaho (the "**LLA Application**") to adjust boundary of Seller's property and create a new legal parcel that will comprise the Real Property.

C. Buyer intends to acquire the Real Property on or before November 1, 2022. Prior to the closing, Buyer desires to submit a Special Use Permit application to the City of Kuna, Idaho to use the Real Property for a power substation (the "**SUP Application**"). City of Kuna requires that Buyer provide a Statement of Legal Interest from Seller authorizing Buyer to submit the SUP Application.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, and intending to be legally bound hereby, Seller and Buyer agree as follows:

1. Seller hereby grants Buyer permission to submit the SUP Application. Buyer shall not submit any other land use or entitlement application to the City of Kuna without Seller's additional written consent, which may be provided in its sole discretion.

2. Prior to closing, Buyer shall not have any authority in fact (or implied) to act on behalf of Seller in any capacity with respect to the Real Property or to take any action or enter into any agreement with the City of Kuna or any other entity that may have a binding effect on the Real Property or Seller's rights therein, including without limitation, execute or record a development agreement against the Real Property, advance an annexation or zoning ordinance, file an application for a conditional use, special use, or any other permit, other than the above referenced SUP Application, sign any plat, or other agreements with the City of Kuna pertaining to the Real Property.

3. Buyer agrees to indemnify, defend and hold the 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 SUP Application.

4. This Statement of Legal Interest and Agreement shall terminate on the earlier of the following (a) written notice from Seller to the City of Kuna and Buyer, or (b) the date title to the Real Property is transferred to Buyer.

[*signature page follows*]

IN WITNESS WHEREOF, the parties have executed this Statement of Legal Interest and Agreement to be effective as of the date first written above.

SELLER:

BRISBIE, LLC, a Delaware limited liability company

By: Brad Davis
Name: Brad Davis
Its: Authorized Representative

BUYER:

IDAHO POWER COMPANY, an Idaho corporation

By:
Name: JEFF MAFFUCCIO
Its: FACILITY SITING COORDINATOR

Exhibit A
Legal Description of Real Property

A parcel of land situated in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31,

North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North 0°27'07" East a distance of 652.98 feet to the POINT OF BEGINNING;

Thence following said westerly line, North 0°27'07" East a distance of 667.10 feet to the Northwest Corner of Government Lot 2 of said Section 31;

Thence leaving said westerly line and following the northerly line of said Government Lot 2, South 89°06'35" East a distance of 671.02 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line, South 0°27'07" West a distance of 668.27 feet;

Thence North 89°00'34" West a distance of 671.03 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 10.29 acres, more or less.

Neighborhood Meeting Certification

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

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: Idaho Power will build a new station to provide direct transmission to Meta. The Cole Station will be built on a 10-acre parcel, along the west side of South Cole Road and just north of East Kuna-Mora Rd. It will contain the operational and control equipment needed to provide power to Meta.

Date of Meeting: June 28, 2022 Time: 6:30 p.m. - 7 p.m.

Meeting Location: Kuna Public Library

Site Information

Location: Section 31 Township 2 North Range 2 East Total Acres 10

Subdivision Name: _____ Lot _____ Block _____

Address: _____

Parcel No(s).: S1531233600

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Brisbie LLC

Address: 601 W. Bannock Street, Boise, ID 83702

Contact Person

Name: Makary Hutson

Business Name (if applicable): HDR

Address: 412 E. Parkcenter Blvd. Suite 100, Boise, ID 83706

Phone: 208-387-7000 /509-981-7542 Email: makary.hutson@hdrinc.com

Applicant

Name: Idaho Power Company, Attn: Jeff Maffuccio

Address: P.O. Box 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

I, Jeff Maffuccio *, 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: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.26 14:28:59 -06'00' Date: 07/26/2022

SIGN-IN SHEET

Project Name: Cole

	Name	Address	Phone
1	Steve Beus	1605 Poen Rd., Kuna	
2	Becky Beus	1605 Poen Rd., Kuna	
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: June 28, 2022 Number of Attendees: 2

Location: Kuna Public Library

Project Description: Idaho Power will build a new station to provide a direct connection to Meta.

The Cole Station will be built on a 10-acre parcel, along the west side of South Cole Road and just north of East Kuna Mora Road.

Attendee Comments or Concerns:

The Bues' were mostly interested in the Bowmont to Hubbard area line and had been approached be a developer who wanted to purchase their lane. They were curious about the neighborhood process.

I, Jeff Maffuccio *, 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: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.26 14:29:32 -06'00' Date: 7/26/2022

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: Jeff Maffuccio, Idaho Power

Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.07.20 14:06:41 -06'00'

Date: 07/20/2022

Doug Hanson

From: Doug Hanson
Sent: Tuesday, August 9, 2022 1:12 PM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; Bobby Withrow; 'Boise Kuna Irrigation District'; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; 'Central District Health Department '; 'Chief Fratusco'; 'COMAPSS (Lila Klopfenstein)'; 'Danielle Horras'; 'Dennis Chan (USPS)'; 'DEQ'; 'Eric Adolfson'; 'Erika Olvera (NMID)'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; 'Joe Bongiorno (Meridian Fire) '; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (West Ada School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; 'Public Works'; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'; Paul Stevens; Catherine Feistner; Brady Barroso
Subject: Case No. 22-11-SUP Idaho Power Cole Substation City of Kuna Agency Transmittal
Attachments: 22-11-SUP Idaho Power Cole Substation Agency Transmittal Packet.pdf

August 9, 2022

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

FILE NUMBER:	22-11-SUP (Special Use Permit) Idaho Power Cole Substation
PROJECT DESCRIPTION	Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at S Cole Road. (APN: S1531233600); Section 31, Township 2 North, Range 1 East.
SITE LOCATION	S Cole Road, Kuna, ID 83634
REPRESENTATIVE	Idaho Power, Jeff Maffucio PO Box 70 Boise, ID 83707 208.388.2402 jmaffucio@idahopower.com
SCHEDULED HEARING DATE	Tuesday, **October 11, 2022,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
Please provide comments within 15 days of receipt if at all possible. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

Doug Hanson

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, August 11, 2022 9:44 AM
To: Doug Hanson
Subject: 22-11-SUP Idaho Power Cole Substation

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,
ITD has received application 22-11-SUP for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, August 9, 2022 1:12 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMAPSS (Lila Klopfenstein) <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Marci Horner (West Ada School District) <Horner.Marci@westada.org>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>
Subject: [EXTERNAL] Case No. 22-11-SUP Idaho Power Cole Substation City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
August 9, 2022

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

FILE NUMBER:	22-11-SUP (Special Use Permit) Idaho Power Cole Substation
PROJECT DESCRIPTION	Idaho Power Company requests Special Use Permit approval to operate a substation. The subject site is located at S Cole Road. (APN: S1531233600); Section 31, Township 2 North, Range 1 East.
SITE LOCATION	S Cole Road, Kuna, ID 83634
REPRESENTATIVE	Idaho Power, Jeff Maffucio PO Box 70 Boise, ID 83707 208.388.2402 jmaffucio@idahopower.com
SCHEDULED HEARING DATE	Tuesday, **October 11, 2022,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
Please provide comments within 15 days of receipt if at all possible. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # 22-11-SUP

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section Sect 31

☒ 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. 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 _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 6. 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

☐ 7. 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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 8 / 11 / 22

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

August 19, 2022

By e-mail: *dhanson@kunaid.gov*

Doug Hanson
City of Kuna
751 W. 4th St.
Kuna ID 83634

Subject: City of Kuna
22-11-SUP Idaho Power Substation

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).

  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 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

Aaron Scheff
Regional Administrator

EDMS#: 2021AEK

RECEIVED
AUG 19 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

August 10, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-11-SUP/ Idaho Power Cole Substation; S. Cole Road

To Whom It May Concern:

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/ eol

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

08/24/2022

To: Jeff Maffuccio
Idaho Power Company
PO Box 70
Boise, ID 83707

Subject: KUNA22-0021/22-11-SUP/Idaho Power Cole Substation
14375 S Cole Road, S1531233600
Special Use Permit for Cole Substation

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application. Frontage improvements and driveway access for this site were approved as part of KUNA22-0006, Project Peregrine, on 08/17/2022.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6294.

Sincerely,

Margaret Szeles

Margaret Szeles
Planner
Development Services

cc: City of Kuna (Doug Hanson), via email
HDR (Makary Hutson), via email

Traffic Information

This development is not estimated to generate additional vehicle trips per day or additional vehicle trips per hour in the PM peak hour, 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
Kuna Mora Road	1,322-feet	Expressway	272	Better than "E"
Cole Road	0-feet	Principal Arterial	19	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
* Acceptable level of service for a seven-lane principal arterial is "E" (2,720 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 Kuna-Mora Road west of Pleasant Valley Road was 2,844 on 04/13/2022.
- The average daily traffic count for Cole Road north of Kuna-Mora Road was 203 on 03/01/2022.

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:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**28 September 2022**	
RE:	**Public Works Comments**	
	Idaho Power Cole Substation – 22-11-SUP (Special Use Permit)	

The Idaho Power Cole Substation property, 22-11-SUP, special use permit request dated 9 August 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 by PWoffice@kunaid.gov.

The applicant plans to construct a water service and septic system. Public Works will need to review civil construction drawings and approval from Central District Health. Public Works staff can support approval for this special use permit.

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

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:
09/15/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
283210	ph 10/11/22 - IDAHO	09/21/22	09/21/22	1	

LEGAL NOTICE

Case No. 22-11-SUP (Special Use Permit) for Idaho Power Cole Substation

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, October 11, 2022, at 6:00 PM,** or as soon as can be heard; in connection with a Special Use Permit (SUP) request for approval to construct and operate a substation. The subject site is located at S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 1 East.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 21, 2022
283210

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

We Appreciate Your Business!

AD# 283210

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
09/21/2022
US POSTAGE $000.00º

FIRST-CLASS MAIL

ZIP 83634
041M11460992

JR 9.21.22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **October 11, 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:

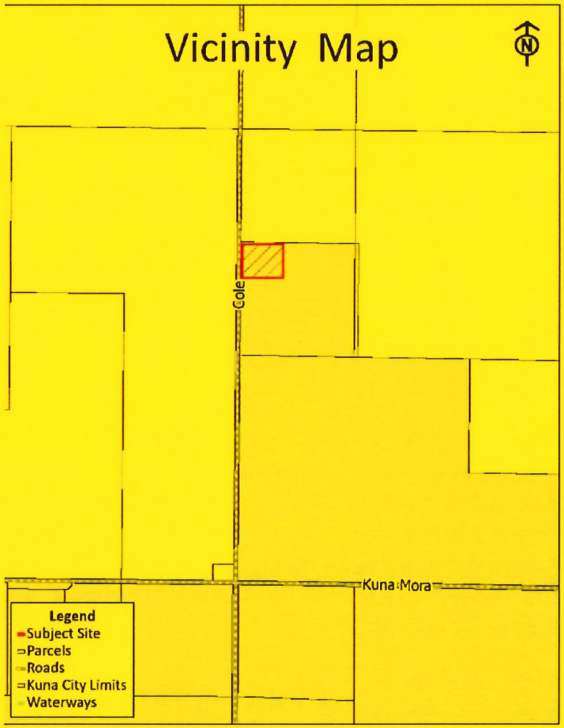
Case No. 22-11-SUP (Special Use Permit) for Idaho Power Cole Substation

Applicant requests approval to construct and operate a substation. The subject site is located at S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 1 East.

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 5, 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 09.21.2022



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 Kuna22-0021/22-11-SUP
Case No.
Cole Station was posted, as required per Kuna City Code
Project Name
5-1A-8, on October 1, 2022. This form and associated photos shall be returned
Date
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 3 day of October, 2022.

Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.10.03 08:06:34 -06'00'
Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 3 day of October, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

Chris Jacky
Print Name

Residing at: Boise ID
Address
City State ZIP

CHRIS JACKY
Notary Public - State of Idaho
Commission Number 41055
My Commission Expires Jul 23, 2024

My Commission expires: 7-23-24
Date

Signature

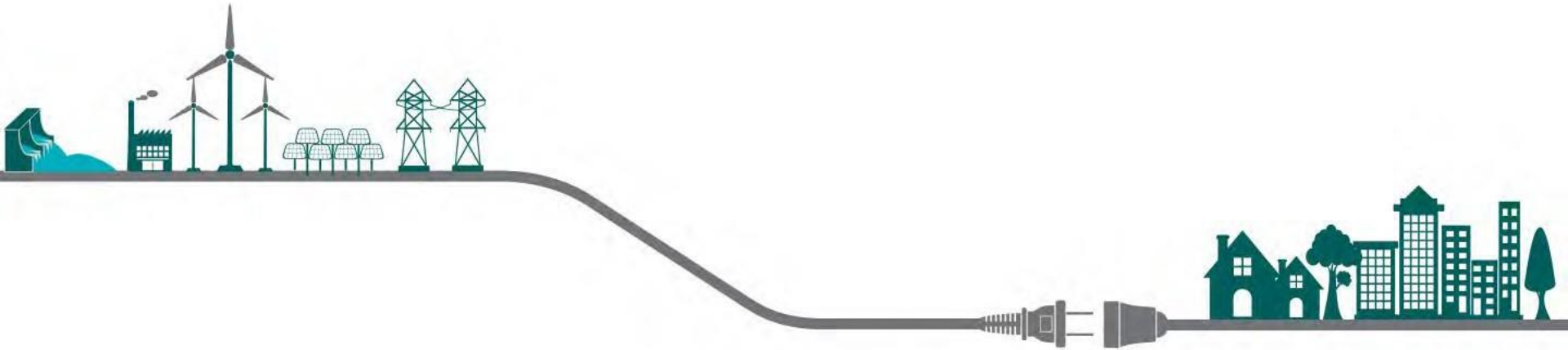
Cole Station Sign Location and Photos.
October 1, 2022

Sign facing north

Sign facing south

Public Hearing

22-0021 SUP
Cole Station



October 11, 2022

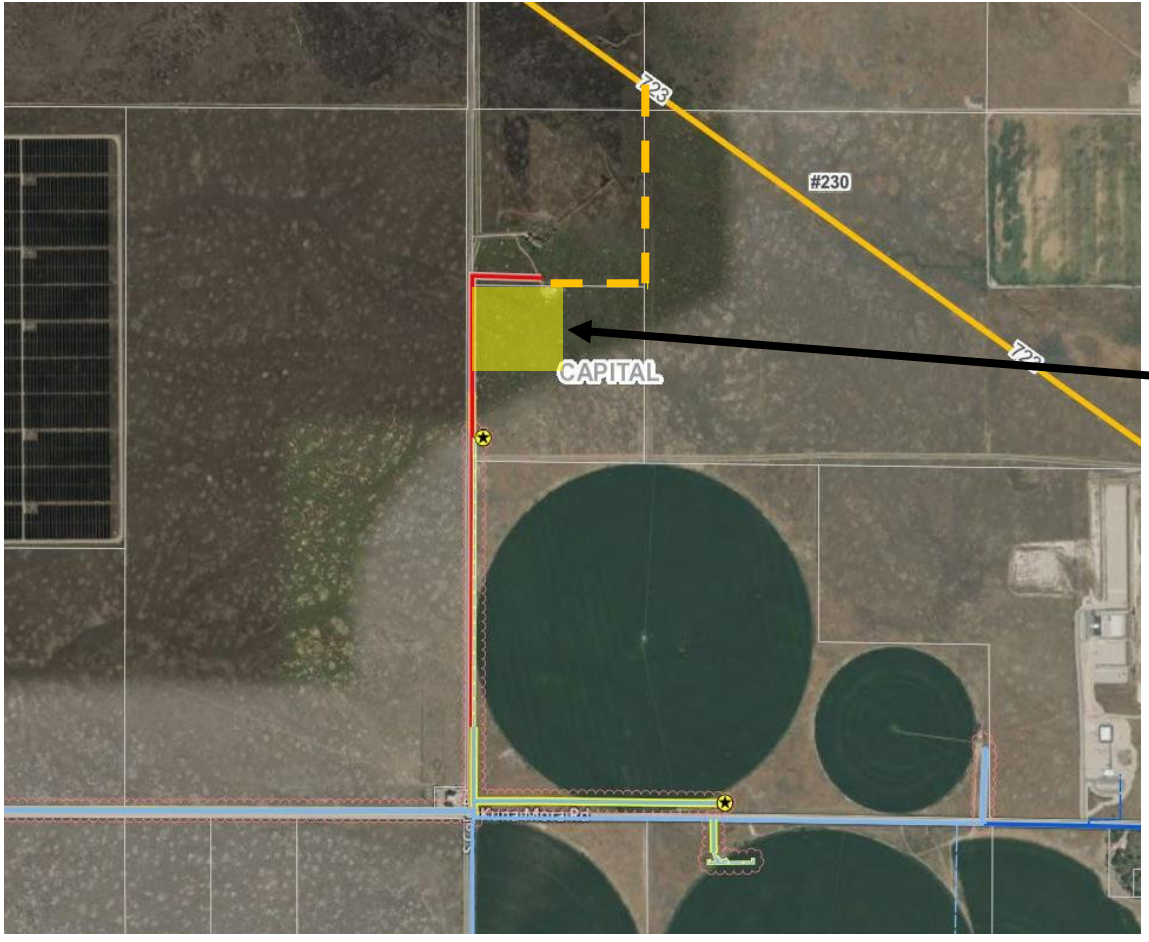
Jeff Maffuccio, Idaho Power

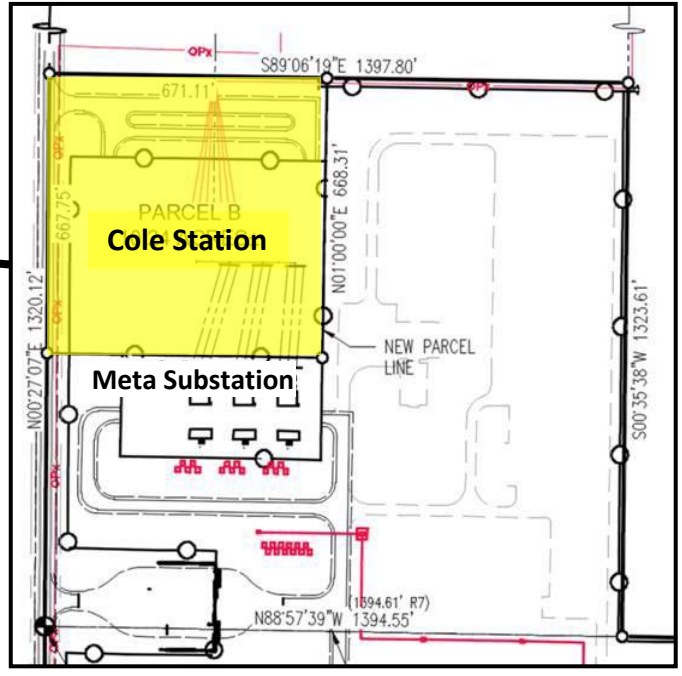
Objective

- ✓ Connect nearby transmission lines, through electrical switching, and provide 220 megawatts to Meta's data center substation
- ✓ Meet regulatory obligations to provide electrical service to all customers within Idaho Power's service area
- ✓ Minimize impacts to surrounding properties by constructing within Meta's data center campus

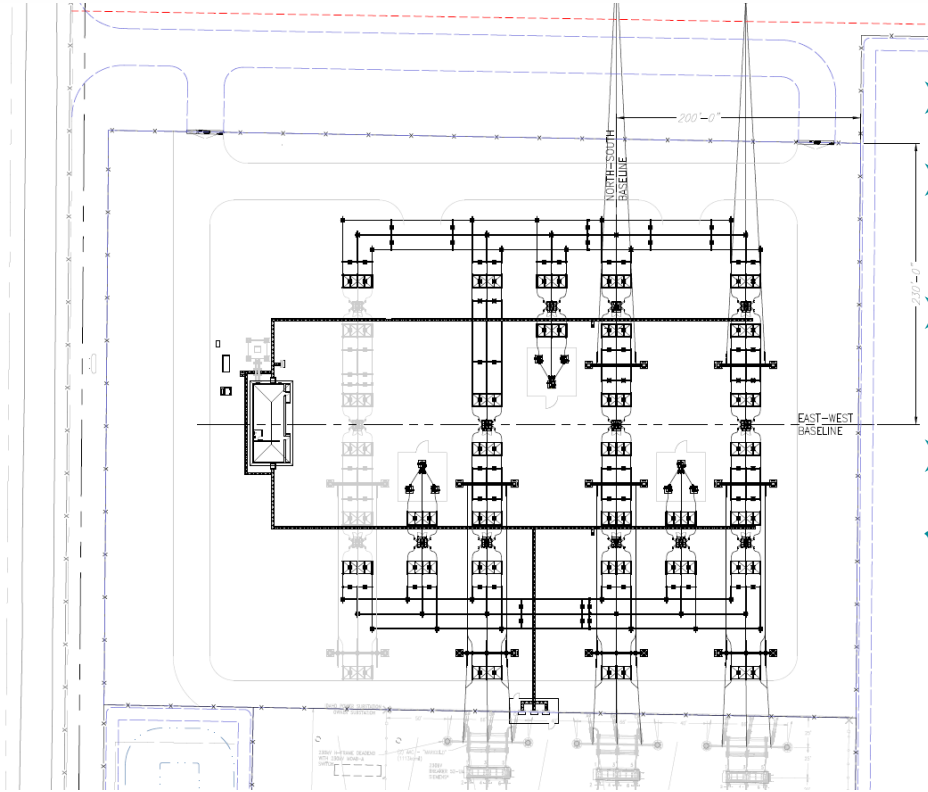
Project Location

Project Location





Project Features



- 10.24-acre site, deeded by Meta in 2022
- Station yard will be gravel surface with electrical switching and breakers, no transformers
- Utilize Meta's campus security fencing and landscaping, along with main access points
- Accessible only by Idaho Power personnel
- ✓ ***Transmission*** *tap will be permitted separately, once parcel to the north is annexed into Kuna*

Public Meeting

Kuna Public Library

- June 28, 2022
- 6:30 – 7:30 p.m.
- Two attendees
- No comments received

Meeting Materials

Cole Station

Generation

Electricity is created from nearby generation facilities, including **clean energy sources such as solar, wind and Idaho Power's own hydropower dams.**

Transmission

12 new transmission structures will carry two 230 kilovolt (kV) circuits into the Cole Station from an existing 230-kV transmission line just north of the new station.

This transmission line segment will be permitted in early 2023.

Station

The new station will occupy **10-acres** and contain all the equipment necessary to provide **220 megawatts of power** to the customer, Meta.

Customer will construct their own distribution lines to interconnect at the new station.

End Use

Meta will use the power to operate a **960,000 square foot data center**

Location

This new station will be located along the east side of South Cole Road and just north of East Kuna Mora Road.

Look & Feel

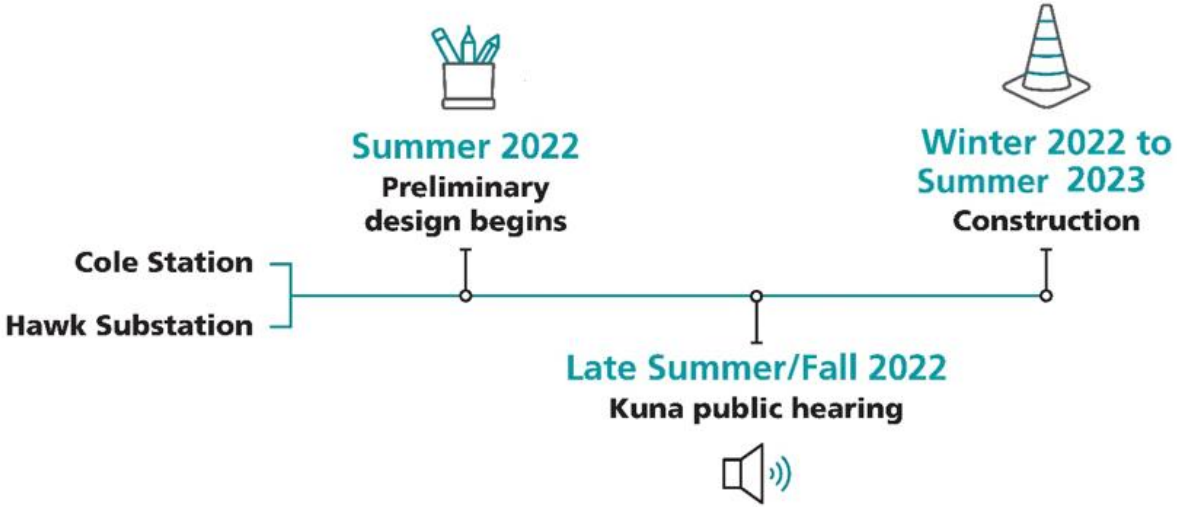
The Cole Station will look similar to the Cloverdale Station at the corner of Franklin and Cloverdale Roads in Boise.

IDAHO POWER
An IDACORP Company

Kuna area improvements

Project Timeline

Project Schedule



IDAHO POWER
An IDACORP Company

Kuna area improvements

Project Rendering

Similar switching station and line near Rogerson, Idaho

Project Example

Landscaping, fencing and other site improvements have been approved under 2205-DR.

Similar switching station near Rogerson, Idaho

Standards Evaluation

- This facility is necessary for Idaho Power to meet its obligation of providing electrical service to the Meta data center campus.
- The location is the most viable option in terms of customer needs, property acquisition, electrical system planning, and minimizing overhead lines.
- The station will effectively utilize Meta campus fencing and landscaping to reduce aesthetic and operational impacts to adjacent properties.
- There will be no additional public cost for this facility to Kuna or Ada County, Meta funds this project and its costs are reviewed by the Public Utility Commission.
- No undesirable effects such as odors, fumes, vibrations, or noise. There are no transformers within this Idaho Power station.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-06-S (Preliminary Plat) and 22-26-DR (Design Review).**
SH69 NORTH, LLC	)	
For a Preliminary Plat and Design Review Request for Beltzarock Subdivision.	)	**STAFF REPORT FOR SUBDIVISION AND DESIGN REVIEWAPPLICATION.**

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1. Exhibit List
2. Process and Noticing
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6. Staff Analysis
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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*
1.1	Staff Report			X

2.1	PnZ Application Coversheet			X
2.2	Preliminary Plat Application			X
2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map – 1/2 mile radius			X
2.6	Legal Description(s) Overall – R-20 and C-2 zones			X
2.7	Warranty Deed			X
2.8	Commitment to Post Site			X
2.9	Affidavit of Legal Interest			X
2.10	Neighborhood Meeting Certification			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat			X
2.13	Landscape Plan COLOR RENDERING			X
2.14	Landscape Plan			X
2.15	Common Lots Maintenance Agreement (CC&R's)			X
2.16	TIS Executive Summary			X
2.17	Agency Transmittal Letter			X
2.18	City Engineer			X
2.19	ACHD (Ada County Highway District)			X
2.20	Boise Project Board of Control			X
2.21	CDHD (Central District Health Department)			X
2.22	COMPASS			X
2.23	KPD (Kuna Police Dept.)			X
2.24	KRFD (Kuna Rural Fire District)			X
2.25	Nampa Meridian Irr. Dist.			X
2.26	PnZ Kuna Melba News			X
2.27	PnZ 300 Ft. Legal Mailer			X
2.28	PnZ Website Notice			X
2.29	PnZ Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Design Reviews are designated as Public Meetings with the Planning and Zoning Commission (acting as Design Review Commission), as the decision-making body, while Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and

followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: March 24, 2022 (13 Attendees)

2.1.1.2 Agency Comments Request: July 7, 2022

2.1.1.3 300 FT Legal Mailer Notice: September 21, 2022

2.1.1.4 Kuna Melba News Newspaper: September 14, 2022

2.1.1.5 Site Posted: September 30, 2022

III
APPLICANTS REQUEST

3.1 SH69 North, LLC, requests Preliminary Plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The Subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The site was annexed into Kuna Limits August 20, 2019. Historically the subject site has been used for residential and agricultural purposes.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	C-1	Neighborhood Commercial - Kuna City
East	C-1	Neighborhood Commercial - Kuna City
	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1313449905

4.3.1.1 SH69 North, LLC

4.3.1.2 Approximately 24.67 acres

4.3.1.3 R-20 (High Density Residential)
C- 2 (Area Commercial)

4.4 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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site currently has vegetation consistent with that of an agricultural field and crop fields. The site has an estimated average slope of 1.0% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is *estimated* to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts and the subject site is well outside the boundary of the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has recommendations for surface and groundwater protection practices and requirements for development of all sites.

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 proposed project site as Mixed-Uses.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map indicates a future trail or pathway along the Kuna Canal which runs through the south boundary of the site. Internal pathways and other connections within, provide pedestrian and biking connectivity and lead to adjacent regional greenspaces and pathways.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer's Memo	2.18
ACHD – Ada County Highway District	2.19
Boise Project Board of Control	2.20
Central Dist. Health Dept.	2.21
COMPASS	2.22
Kuna Police Dept.	2.23
Kuna Rural Fire District	2.24
Nampa Meridian Irrigation District	2.25
Kuna School District No. 3	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 According to the ACHD report (*Exhibit 2.19*) Deer Flat Road is listed in the Capital Improvement Plan (CIP)/Integrated five-year work plan (IFYWP) to be widened to 5-lanes from Linder Road to Meridian Road between 2031 and 2035.

The intersection of Deer Flat Road and Meridian Road is scheduled in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south leg, 7-lances on the east leg and 6-lanes on the west leg, and reconstructed between 2031 and 2035

The Bikeways Master Plan (BMP) identifies Deer Flat as a level 3 facility. The BMP also identified level facilities on Ardell Road, the northern collector roadway.

The intersection of Deer Flat and Meridian Road is programmed and funded as part of the Cip, therefore no mitigation is required.

ACHD recommends the Applicant follow one of two scenarios for the Ardell / Meridian Road intersection, starting at the bottom of page 4 of their report. This will require waiting for ITD to make a decision about a new traffic pattern.

ACHD recommends the applicant be conditioned to terminate Sun Hallow Avenue with an ACHD approved Cul-de-sac south of Imlay Street, with a minimum 50 foot radius.

ACHD staff has concerns about the length of the straight alignment for Butterfly Street. If there is sufficient space on Butterfly, the applicant should be required to construct landscape island as traffic calming measures.

ACHD recommends the applicant be required to install ACHD approved traffic calming measures on Sun Hallow Avenue.

Staff notes sidewalks along classified roads (collector and Arterials) are required to be a minimum of eight (8) feet wide. Staff recommends sidewalks on classified roads be detached and to be located within the ROW.

Staff highlights that *KCC 6-3-3-C* requires developers to provide and connect to stub streets. According to the ACHD report, benefits of interconnectivity through use of stub streets includes, but is not limited to, reduction in miles traveled, increases pedestrian and bicycle connectivity, increases access for EMS, reduces need for additional access points to arterial systems, promotes efficient delivery of daily services/deliveries, promotes intra-neighborhood traffic circulation to schools, parks, etc., and promotes orderly development.

VI
STAFF ANALYSIS

6.1 A Pre-Application Meeting was held between the Applicant and the City January 27, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on March 24 2022, there were 13 attendees. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application.

SH69 North, LLC, the Applicant, requests approval to subdivide approx. 24.56 acres into 74 total lots (53 single family, 11 common, and 10 Commercial Lots.

The Gross Density of the project is proposed to be 10.6 Dwelling Units per Acre (DUA), with a Net Density is proposed to be 18.60 DUA.

The Applicant proposes 0.45 acres, or 9.0% of the residential project as open space. Staff views the proposal to be compliant with 5-17-12-D.

According to Exhibit 2.18, Public Works staff states this project is located within the Danskin Lift Station basin which currently doe not have capacity to provide sewer service for Beltzarock Subdivision. Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity (equivalent dwelling units [EDU's]) that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase. The location of the private lift station will be finalized during the civil construction drawing review process. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

The Applicant proposes attached townhomes within the project, and according to KCC 5-3-3*, the director may, in the name of creativity in design, *allow for the reduction of the street frontages and minimum lot size recommendations, after reviewing the overall layout of streets and lots*. Staff has discussed the recommended widths for lots in an R-20 with the Planning director and it was determined the intent of KCC 5-3-3-3* has been satisfied. Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots.

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 notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

A Design Review application for common areas was included with this application. Staff notes the Applicant shall comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines abutting pathways and greenbelts unless otherwise approved. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. Additionally, staff notes if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape compliance inspection. Any elements that must be moved to another spot, may not simply be removed. Staff notes the landscape plan shall have a note for trees stating "Burlap, wire basket and twine to be removed at least 1/2 way down the root ball. Developer shall correct the note *and re-submit* the Landscape Plan for approval.

The Developer/Owner, 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 requesting signature on the Final Plat.

Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and the Design Review for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District and any other applicable agencies to ensure conformance to each agency's requirements where the stricter rule shall be followed. If the Planning and Zoning Commission recommends Approval of Case No. 22-06-S, and Approves Case No. 22-26-DR the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, and any additional conditions recommended 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 FLUM.

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. 22-06-S, and 22-26-DR, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby (***recommends Approval/Conditional Approval/Denial)*** of Case No. 22-07-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-16-DR, a request from SH 69 North, LLC, for preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots.

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

7.1 Based on the evidence contained in Case Nos. 22-06-S and 22-26-DR this proposal ***does/does not*** generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6. According to Exhibit 2.18, Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.*

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: *Applicant held a Neighborhood Meeting March 24, 2022; 13 residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on September 21, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 14, 2022. The Applicant posted a sign on the property on September30, 2022.*

7.3 Based on the evidence on file for Case Nos. 22-06-S and 22-26-DR, this proposal ***does/does not*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The existing zone district is R-20, and the Comp Plan Map designates the property as Mixed-Uses.*

7.4 The contents of the proposed Preliminary Plat, and Design Review applications ***do/do not*** contain the necessary requirements as listed in KCC 5-13-9, KCC 5-7, KCC 6-2-3, KCC 5-13, KCC 5-6, and KCC 5-4.:

Staff Finding: *Review by Staff of the proposed Preliminary Plat and Design Review confirms all applicable technical requirements listed in KCC and Development Agreement were provided.*

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

Staff Finding: *According to Exhibit 2.18 Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.*

7.6 The proposed development ***is/is not*** in compliance with the City of Kuna, 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: *A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.*

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 Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Preliminary Plat, and Design Review requests for the site ***are/are not*** consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A: Ensure Land Use in Kuna will support economic development.
- Goal 1.C: Attract and Encourage new and existing businesses.
  - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 2.A: Maintain and expand parks and public gathering spaces.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
    - Policy 2.A.2.d: Work with private developers and land Owners to direct expansion of the trails and pathways system throughout Kuna.
- 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.

8.3 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.

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

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

- Objective 4.C.1: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
  - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.

- Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.

- Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.

  - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

8.6 Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.

- Objective 4.D.2: Ensure the continued expansion/development of a classified roads system throughout the community.
  - Policy 4.D.2a: Extend and expand Mid-Mile Roads as growth occurs.

  - Policy 4.D.2b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

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 Preliminary Plat 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 upon the record contained in Case Nos. 22-06-S, and 22-26-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Planning and Zoning Commission hereby recommends ***Approval / Conditional Approval / Denial)*** of Case No. 22-07-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-16-DR, a request from SH 69 North, LLC, for preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots, subject to the following conditions:

9.1 The Developer/Owner/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 all 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 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 Connection to City Services (Sewer and Domestic Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

9.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

9.6 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

9.7 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 may 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.

9.8 Landscape 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.

9.9 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.

9.10 It is the responsibility of the Developer or their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

9.11 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

9.13 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 in public Rights-of-Way shall be with approval from ACHD.

9.14 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.

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

9.16 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

9.17 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

9.18 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

9.19 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

9.20 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered home products with private driveway and private road as proposed.

9.21 Developer shall ensure any anticipated residential buildings fit any given buildable lot.

9.22 In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD/ITD in order to place an irrigation source and sod within the Rights-Of-Way between the edge of sidewalk and the bottom of the swale for weed control.

9.23 Developer/Owner/Applicant/Contractors are 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.

9.24 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.

9.25 Develop/Owner/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 requesting signature on the Final Plat.

9.26 The Landscape Plan (dated 9.9.21) and Preliminary Plat (dated 3.10.22) will be considered binding site plans as amended and/or approved.

9.27 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

9.28 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

9.29 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this _____, day of October, 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): 22-06-S & 22-26-DR

Project Name: Beltzarock Subdivision

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

Type of review requested (check all that apply):

	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
X	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Phone: (208) 861-6665 Email: gronbeck@kggdev.com

Applicant (Developer) Information

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Phone: (208) 861-6665 Email: gronbeck@kggdev.com

Engineer/Representative Information

Name: Civil Innovations, PLLC

Address: 1043 E. Park Blvd. Ste. 101, Boise, ID, 83712

Phone: (208) 884-8181 Email: ben@civil-innovations.com

Subject Property Information

Site Address: 1925 N. Meridian Road

Nearest Major Cross Streets: Deer Flat Road

Parcel No.(s): S1313449905

Section, Township, Range: Sec. 13, T.2N, R.1W

Property Size: 24.56 Acres

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

Current Zoning: R-20, C-2 Proposed Zoning: _____

Project Description

Project Name: Beltzarock Subdivision

General Description of Project: 53 single family residential lots and 10 commercial lots on approximately 24.56 acres at the NW corner of Meridian and Deer Flat Roads.

62 Total Residential Lots (53 build-able, 9 Common), & 12 Commercial Lots (10 Build-able, 2 Common)

Type of proposed use (check all that apply and provide specific density/zoning):

☒ Residential: (R-2) R-4 R-6 R-8 R-12 R-20 ☒ Commercial: C-1 (C-2) C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: Existing home and outbuildings

Will any existing buildings remain? YES (NO)

No. of Residential Units: 53 No. of Building Lots: 53

No. of Common Lots: 7 No. of Other Lots: 1

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

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

☐ Other: _____

Minimum square footage of structure(s): 1,200 SF

Gross Density (Dwelling Units ÷ Total Acreage): 10.6

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 18.6

Percentage of Open Space provided: 9.0 Acreage of Open Space: 0.45

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

Non-Residential Project Summary (If Applicable)

Number of building lots: 10 Other lots: 3

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: _____ Date: 3-10-22

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

Preliminary Plat Application

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

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

****Office Use Only****

Case No(s).: 22-06-S & 22-26-DR

Project Name: Beltzarock Subdivision

Date of Pre-Application Meeting: Jan. 27, 2022 - Re-Pre App Valid for three (3) months, unless otherwise determined by staff

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

Application shall contain one (1) copy of the following (digital documents 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.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots
    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,

A TRAFFIC IMPACT STUDY IS REQUIRED.

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

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

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

Applicant Signature: _____ Date: 3-10-22

By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

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).: 22-26-DR & 22-06-S

Project Name: Beltzarock Subdivision

Date of Pre-Application Meeting: Jan. 27, 2022 - Re-Pre App Valid for three (3) months unless otherwise determined by Staff

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

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
- Institutional
- Multifamily Residential
- Proposed Conversions
- Exterior Remodel//Restoration
- Industrial
- Office
- Common Areas/Landscaping
- Proposed Changes in Land and/or building use
- 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.)*
- Elevations for each structure & color rendering with material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Site, Lighting, Landscape & Drainage Plans
- Construction Drawings/Civil Plans

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, if applicable
- 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: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Phone: (208) 861-6665 Email: gronbeck@kggdev.com

Applicant Information

Name: Same as Owner

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: Civil Innovations, PLLC

Address: 1043 E. Park Blvd. Ste., 100, Boise, ID 83712

Phone: (208) 884-8181 Email: ben@civil-innovations.com

Property Information

Address: 1925 N. Meridian Rd.

Parcel No(s).: S1313449905

Closest Major Cross Streets: Meridian & Deer Flat

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: Common area landscaping for residential and commercial subdivision.

2. Dimension of property: 24.56 Acres

3. Current land use(s): Vacant/Ag.

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

   North: Ag. South: Ag.

   East: Residential West: Commercial

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

   Commercial and residential areas will be platted in separate phases. Most likely at the same time.

6. Number and use(s) of all structures: 53 single family and 10 commercial lots.

7. Building Height: As allowed by code.

8. Number of Stories: As allowed by code.

   (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:

   Unknown at this time.

Exterior Building Materials and Colors

	Material	Color
Roof:		
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:		
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:		
Soffits and Fascia:		
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

_____

Proposed screening method? _____

_____

Trash Enclosures

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

_____

Irrigation Ditches/Canals

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

If Yes, what is the name of the irrigation/drainage provider? Boise-Kuna

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

Fencing

Is there any existing fencing that will remain? ☑ ☐

If Yes, what is the fencing material, size and location? Existing 6' vinyl fencing along the west boundary will remain.

What is the fencing material for all new fencing? _____

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

Building Coverage

% of site devoted to building coverage?	
% of site devoted to landscaping? (Include landscaped rights-of-way)	Square Footage:
% of site that is hard surface? (paving, driveways, walkways)	Square Footage:
% of site devoted to other uses:	Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

See landscape plans.

_____

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

_____

_____

Dock Loading Facilities

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

No. of dock loading facilities and their location: _____

_____

What is the proposed method of screening? _____

Pedestrian Amenities

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

If Yes, please indicate type, number of each type: _____

_____

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

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

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

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

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

Applicant Signature: _____ Date: 09/26/22

Additional Information

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

_____

_____

_____

_____

_____

_____

Beltzarock Subdivision – Preliminary Plat Application Narrative

SH69 North, LLC submits its subdivision application in conformity with the previously submitted and approved annexation and rezone request. The parcel was annexed in conformity with the Kuna Comprehensive plan for a mixed-use zone. Approximately 5 acres of the 24-acre site were zoned R-20. The remaining 19 acres were zoned C2.

SH69 North intends to develop a 53-unit townhome project on the R-20 site. While this use is approximately 50% of the allowed density in an R-20 zone, after consulting with the neighbors and the planning staff we have determined that such density is a good compromise as a buffer between the adjacent residential uses and the commercial uses planned on the C-2 site.

SH69 North intends to develop the 19-acre commercial site with 10 commercial pads fronting Meridian Rd. These pads will be home to uses ranging from medical and dental services and financial service firms to multi-tenant retail buildings having food, retail, and service tenants. While we cannot announce tenants until this subdivision has been heard by council and approved, interest has been strong, and a quick lease up is expected. The remainder of the site will be used for transportation and a self-storage center.

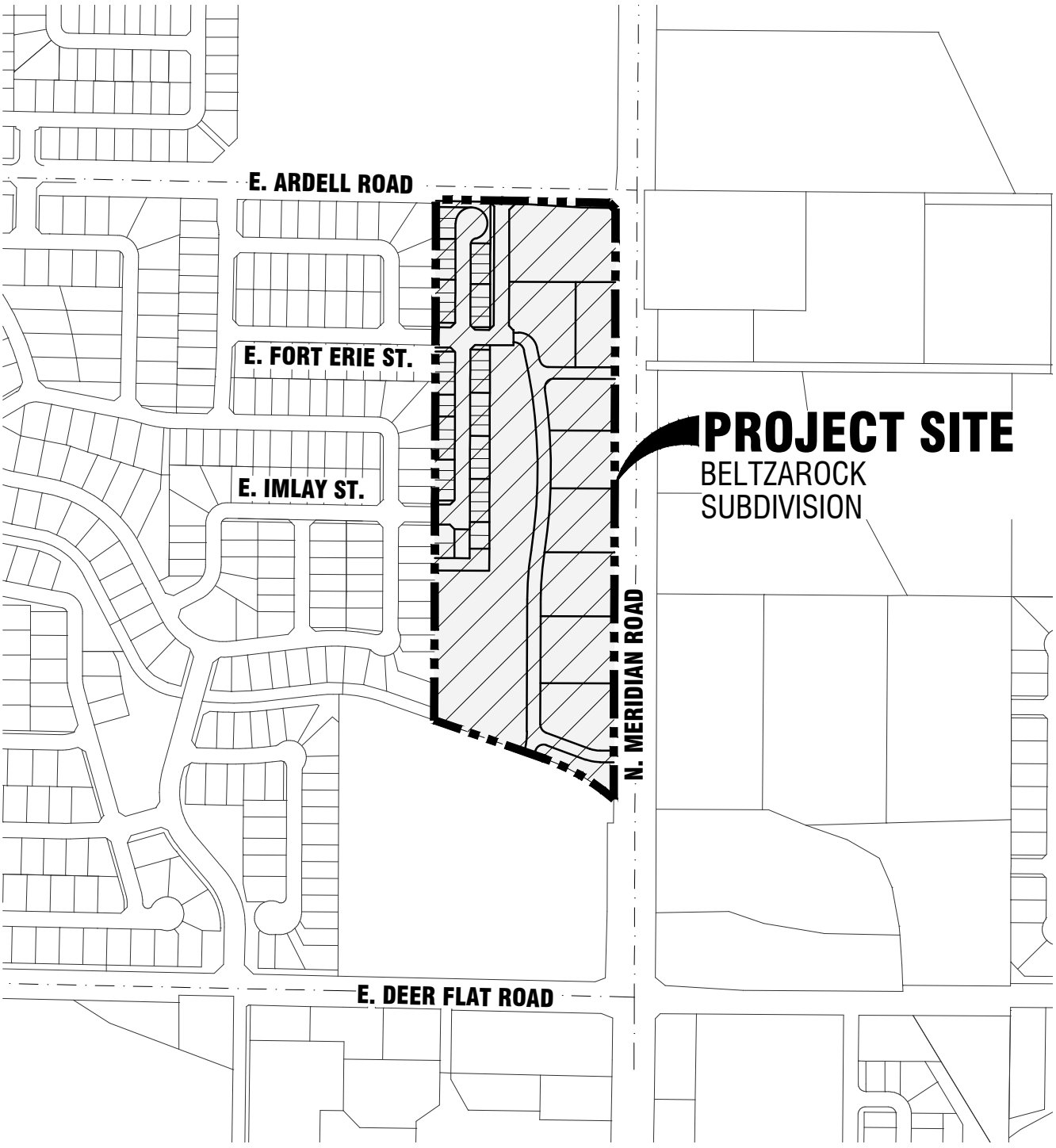
The combined site will make use of and expand the existing greenbelt along the Kuna Canal which will make the existing and future residential units more walkable and enable safe transit into the commercial areas. The subdivision will be landscaped consistent with its name that means “Black Rock” in Basque. Landscape islands will use black rocks and boulders that are attractive and locally sourced.

Adequate services are nearby or adjacent to the site such that sewer and water can be supplied to the development. Due to the elevation in adjacent property, SH69 will provide a lift station for sewer.

BELTZAROCK SUBDIVISION

KUNA, IDAHO - 2022

NORTH



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HORIZONTAL SCALE IN FEET

PROJECT NO.	21-0309-BR
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	BT
CHECKED BY	BT
ISSUE DATE	03/10/2022
SCALE	AS SHOWN
SHEET	1 OF 1

BELTZAROCK SUBDIVISION

KUNA, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD STE 101

BOISE, ID 83712

PHONE: (208) 884-8181

www.civil-innovations.com

Vicinity Map
Beltzarock Sub.
N
Destiny
Shady Ridge
Hose Gulch
Elk Creek
Firestone
Celtic
Jack Creek
Hose Gulch
Brush Creek
Hose Gulch
Elk Creek
Ardell
Sweet Pearl
Sweet Pearl
Hose Gulch
Thorndale
Malvern
Fort Erie
Thorndale
Destiny
Whig
Rodeo
Hose Gulch
Imlay
Thorndale
Windmill
Snowfield
Meridian
Bay Owl
Timber Trail
Timber Trail
Trophy
Trophy
Trophy
Silkstone
Lazy Db
Buck
Sailer
Snowfield
Manly
Ryde
Whitetail
Deer Flat
Abstein
Antelope Flat
Steens
Linmar
Linmar
Beltzarock Sub.
KUNA_ROADS
KUNA_WATERBODIES
HIGHWAY_69
0 0.020.04 0.09 0.14 0.18
Miles
Maxar, Microsoft

DESCRIPTION FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet to the **REAL POINT OF BEGINNING;**

thence North 00°11'35" East, 1710.45 feet to a point on the South right-of-way line of E. Ardell Road;

thence along said South right-of-way line the following 2 courses and distances:

thence South 88°51'58" East, 570.07 feet;

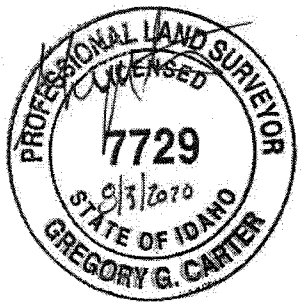
thence South 44°20'11" East, 28.54 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

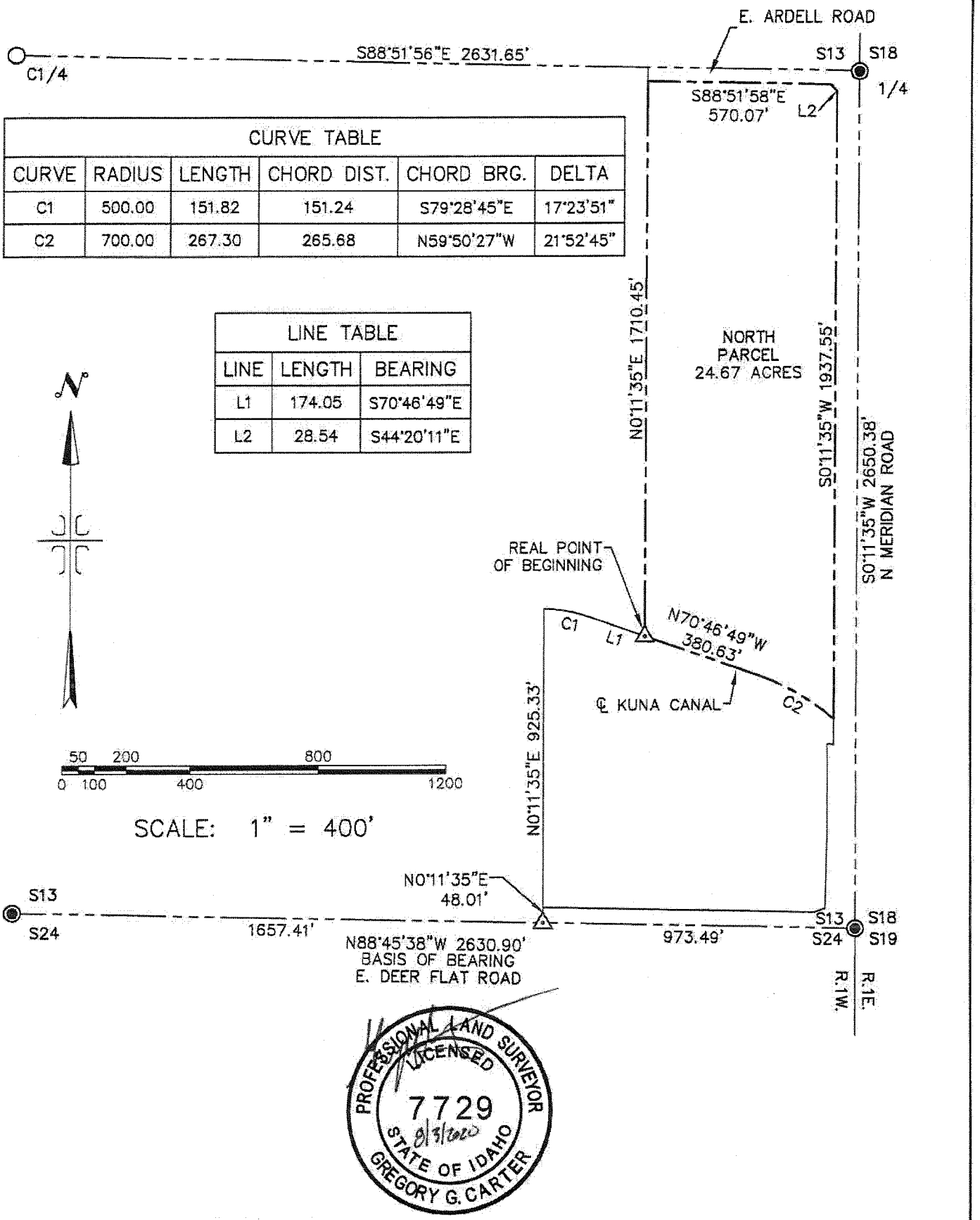
thence along said East right-of-way line South 00°11'35" West, 1937.55 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 24.67 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"
C2	700.00	267.30	265.68	N59°50'27"W	21°52'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49"E
L2	28.54	S44°20'11"E

J:\Kuna Marketplace Tasks 18-129\dwg\North Parcel desc exhibit.dwg 8/3/2020 2:38:53 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/3/2020

DESCRIPTION FOR
R-20 ZONE
BELTZAROCK MARKET PLACE

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet;

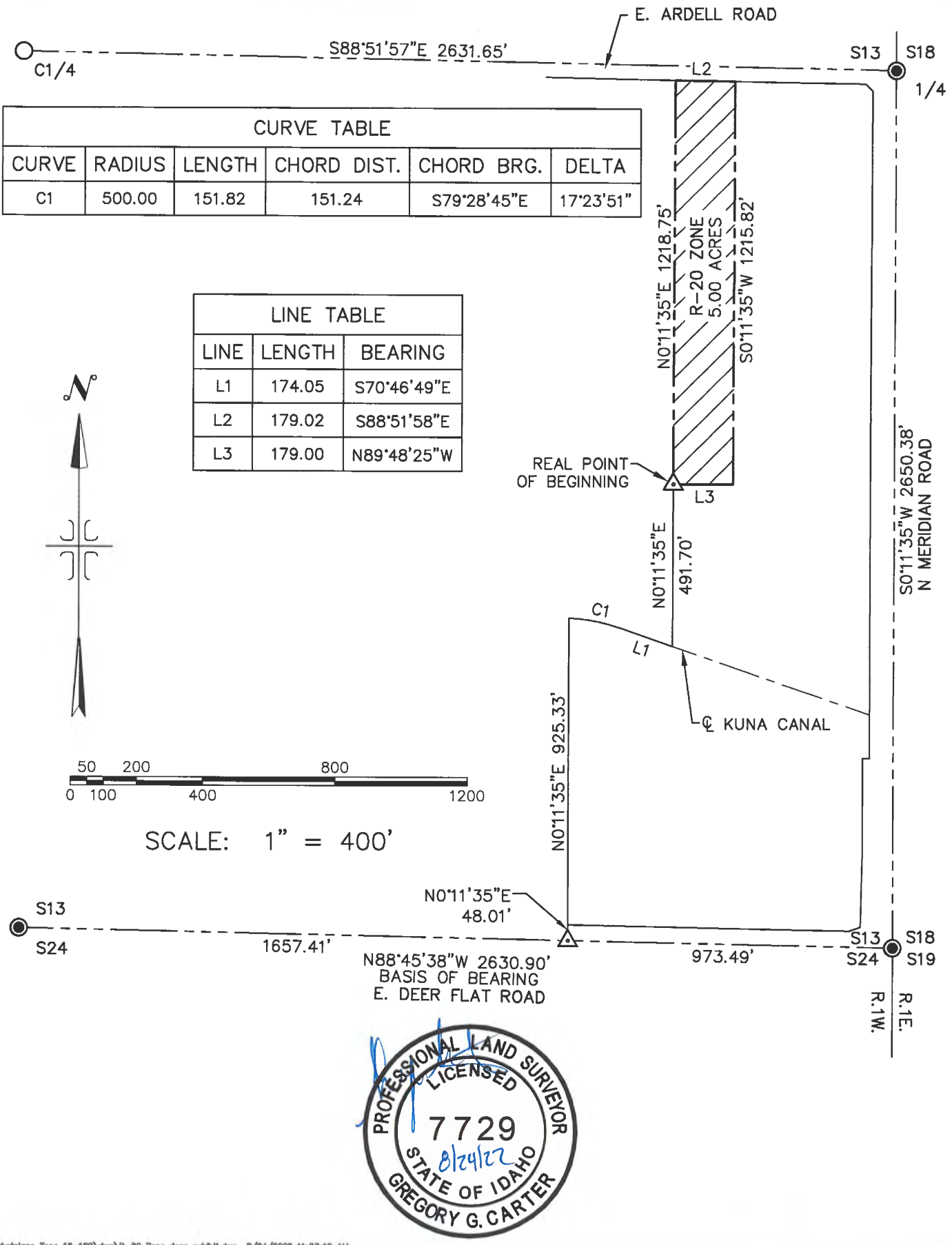
thence leaving said centerline North 00°11'35" East, 491.70 feet to the **REAL POINT OF BEGINNING;**

thence continuing North 00°11'35" East, 1218.75 feet to a point on the South right-of-way line of E Ardell Road;

thence along said South right-of-way line South 88°51'58" East, 179.02 feet;

thence leaving said South right-of-way line South 00°11'35" West, 1215.82 feet;

thence North 89°48'25" West, 179.00 feet to the **REAL POINT OF BEGINNING**. Containing 5.00 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49"E
L2	179.02	S88°51'58"E
L3	179.00	N89°48'25"W

PROFESSIONAL LAND SURVEYOR LICENSED 7729 8/24/22 STATE OF IDAHO GREGORY G. CARTER

P:\Kuna Marketplace Topo 18-128\dwg\R-20 Zone dwg exhibit.dwg 8/24/2022 11:03:18 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
R-20 ZONE
BELTZAROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/24/2022

DESCRIPTION FOR
NORTH C-2 ZONE
BELTZAROCK MARKET PLACE

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 973.34 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet to the **REAL POINT OF BEGINNING**;

thence leaving said centerline North 00°11'35" East, 491.70 feet;

thence South 89°48'25" East, 179.00 feet;

thence North 00°11'35" East, 1215.82 feet to a point on the to a point on the South right-of-way line of E Ardell Road;

thence along said South right-of-way line the following 2 courses and distances:

thence South 88°51'58" East, 391.04 feet;

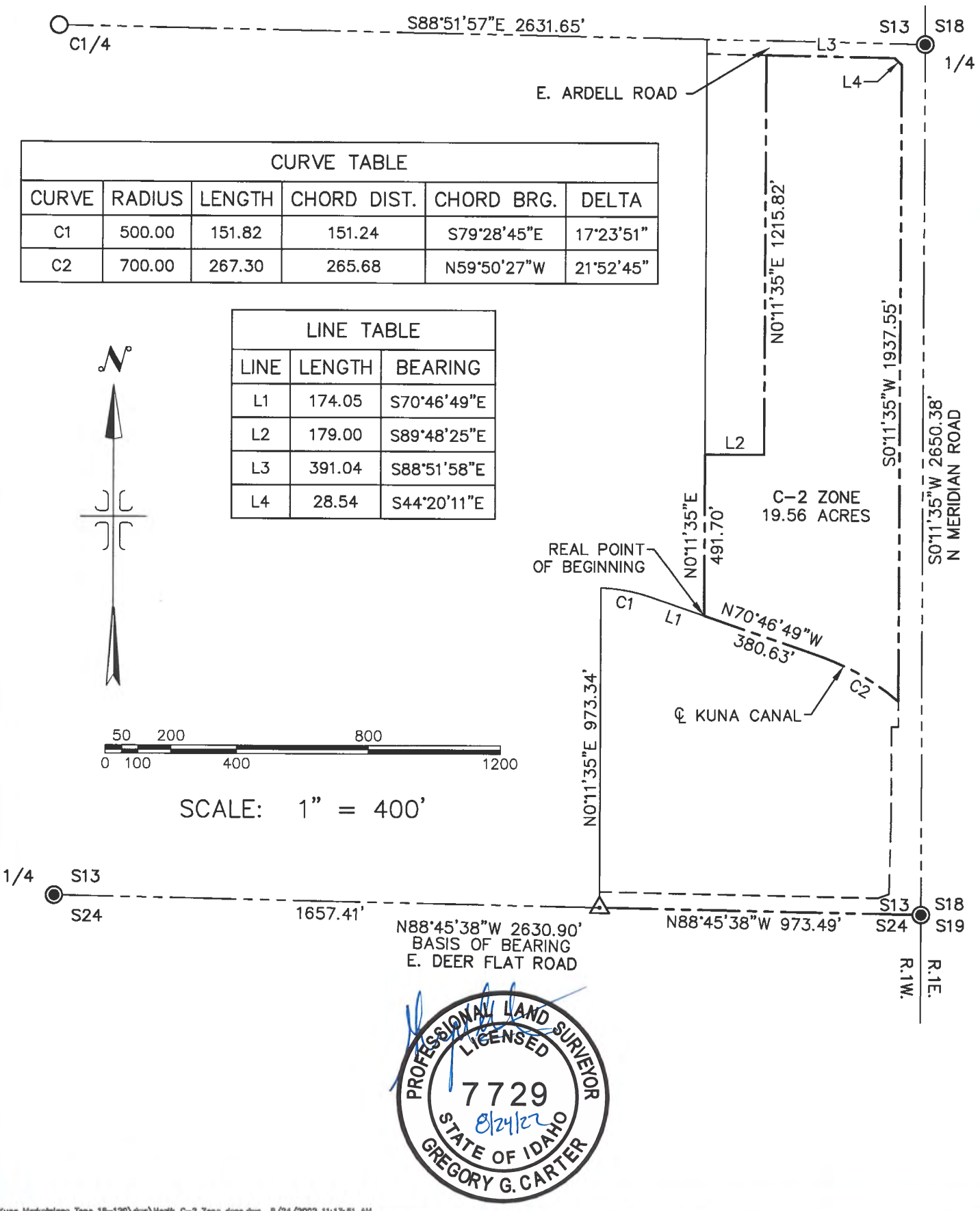
thence South 44°20'11" East, 28.54 feet to a point on the easterly right-of-way line of N. Meridian Road (SH 69);

thence along the easterly right-of-way South 00°11'35" West, 1,937.55 feet; to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 267.30 feet along the arc of a curve to the left, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**.
Containing 19.56 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"
C2	700.00	267.30	265.68	N59°50'27"W	21°52'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49"E
L2	179.00	S89°48'25"E
L3	391.04	S88°51'58"E
L4	28.54	S44°20'11"E

PROFESSIONAL LAND SURVEYOR LICENSED 7729 8/24/22 STATE OF IDAHO GREGORY G. CARTER

P:\Kuna Marketplace Topo 18-129\dwg\North C-2 Zone desc.dwg 8/24/2022 11:13:51 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
C-2 ZONE
BELTZAROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/24/2022

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
FIDELITY NATIONAL TITLE - BOISE

2020-124762
09/23/2020 10:06 AM
$15.00

THIS INSTRUMENT FILED FOR RECORD BY FIDELITY NATIONAL TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

QUITCLAIM DEED

FOR VALUE RECEIVED

SH69 Holdings, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release and forever quitclaim unto: **SH69 North, LLC, an Idaho limited liability company**

whose current address is **199 N. Capital Blvd, Suite 200, Boise, ID 83702**, the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: September 21, 2020

SH69 Holdings, LLC

BY: _____
David Gronbeck
Managing Principal

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 21 day of Sept, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared David Gronbeck, known or identified to me to be the person whose name is subscribed to the within instrument, as the Managing Principal of SH69 Holdings, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Managing Principal.

Signature: Danna Douglas
Name: _____
Residing at: _____
My Commission Expires: _____

DANNA DOUGLAS
COMMISSION #20200193
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/04/2026

Exhibit A

DESCRIPTION FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet to the **REAL POINT OF BEGINNING;**

thence North 00°11'35" East, 1710.45 feet to a point on the South right-of-way line of E. Ardell Road;

thence along said South right-of-way line the following 2 courses and distances:

thence South 88°51'58" East, 570.07 feet;

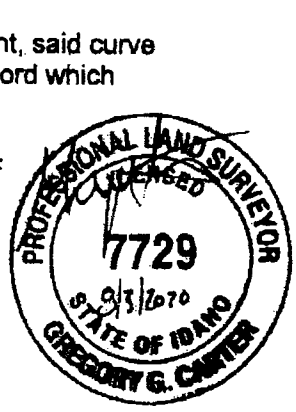
thence South 44°20'11" East, 28.54 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

thence along said East right-of-way line South 00°11'35" West, 1937.55 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 24.67 acres, more or less.



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: David Gronbeck

Signature: _____ Date: 3-10-22

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, David Gronbeck / SH69 North, LLC (Full Name),

1400 E. Kokanee Ln. (Address) Kuna (City) ID (State) 86364 (ZIP)

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

(Full Name)

(Address) Kuna (City) ID (State) 86364 (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 2 (Date) day of August (Month), 20 22 (Year)

Signature

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

Kara Medrano (Print Name)

Residing at: 2972 W Margi Ct (Address)
Kuna (City) ID (State) 83634

My Commission expires: 9-3-2027 (Date)

Signature

KARA MEDRANO
NOTARY PUBLIC
Comm No. 55018
STATE OF IDAHO
(Affix Seal Here)

KUNA
Planning & Zoning

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: Preliminary plat consisting of 53 single family residential lots and 21 commercial lots on approximately 24.56 acres at the NW corner of Meridian and Deer Flat Roads.

Date of Meeting: 2/24/22 Time: 6:00 PM

Meeting Location: Kuna Fire Department, 150 W. Boise Street

Site Information

Location: Section 13 Township 2N Range 1W Total Acres 24.56

Subdivision Name: Beltzarock Lot _____ Block _____

Address: 1925 N. Meridian Rd.

Parcel No(s).: S1313449905

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Contact Person

Name: David Gronbeck

Business Name (if applicable): SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Phone: (208) 861-6665 Email: gronbeck@kggdev.com

Applicant

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Phone: (208) 861-6665 Email: gronbeck@kggdev.com

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

Applicant Signature: _____ Date: 3-10-22

SIGN-IN SHEET

2-24-22
6:00-7:00PM
KUNA FIRE

Project: BeltzaRock Subdivison

	NAME	ADDRESS	PHONE
1	Susan Peterson	1320 Sweet Pearl	
2	Karen + Jack Culver	2080 N Thorndale Ave	1-971-400-8193
✓3	Mike & Gloria Wolf	1886 N. Siltstone Way	805-368-1521
4	Aaron Lowe	2164 N Thorndale	208 871-0134
5	Jdub Wallatine	2036 N Thorndale Ave	417-766-8282
6	Kathy Heberger	1301 E Timber Trail	909)957-4257
✓7	Jim Peterson	2021 Destiny	661-972-6767
✓8	Tammy Peterson	"	661-972-0961
9	[illegible]	1249 E Sweet Pearl Kuna	208-431-4134
10	Laurie Heyliz	987 E Buck Dr Kuna	
11	Susan Johnson	916 813-9649	
12			
13			
14			
15			
16			
17			
18			
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20			
21			
22			
23			

BaltzaRock Neighborhood Meeting
February 24, 2022
6:00PM – Kuna Fire Station

- Several neighbors appeared for the meeting. Not all were willing to sign the sign-in sheet.
- The meeting commenced promptly at 6 PM.
- Developers David Gronbeck and TJ Angstman were present and began the presentation by acknowledging that nothing much had changed since the last meeting. One notable change was discussed, the exclusion of the 16-acre corner from the project.

Attendee Comments or Concerns:

1. Several neighbors were concerned about the plan to limit left hand turns on Ardell, Meridian Rd, and Deer Flat.
2. Many neighbors expressed interest in having a nice steak house nearby.
3. Traffic was referenced several times. Questions about cut through traffic were raised.
4. Some neighbors discussed plans for nearby parcels, and concerns over noise and traffic related to higher density being developed in Kuna were raised. Several neighbors commented positively that having stores where you can ride a bicycle from an adjacent residential development will increase convenience and values.
5. Mostly neighbors were satisfied with the density and design of the townhouse project, knowing that it was zoned for 20 units per acre and designed at almost 50% of that zoning. Some had question about amenities such as playground equipment. It was discussed that children in one development may make friends with children in the other developments and visit the amenities of the other project.
6. Some neighbors were pleased that there would be a convenient self-storage option.

Ben Thomas

From: Sub Name Mail <subnamemail@adacounty.id.gov> on behalf of Sub Name Mail
Sent: Thursday, May 27, 2021 6:55 AM
To: Ben Thomas
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: RE: Beltzarock Subdivision Name Reservation

May 27, 2021

Greg Carter, Idaho Survey Group
Ben Thomas, Civil-Innovations

RE: Subdivision Name Reservation: **BELTZAROCK SUBDIVISION**

At your request, I will reserve the name **Beltzarock 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: Ben Thomas <ben@civil-innovations.com>
Sent: Wednesday, May 26, 2021 9:19 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: RE: [EXTERNAL] Subdivision Name Request

Glen,

Please find requested information below.

Owner/Developer:
SH69 Holdings , LLC
199 N. Capitol Blvd. Ste. 200
Boise, ID 83702
T.J. Angstman
208-384-8588
tj@angstman.com

BELTZAROCK SUBDIVISION - PRELIMINARY PLAT

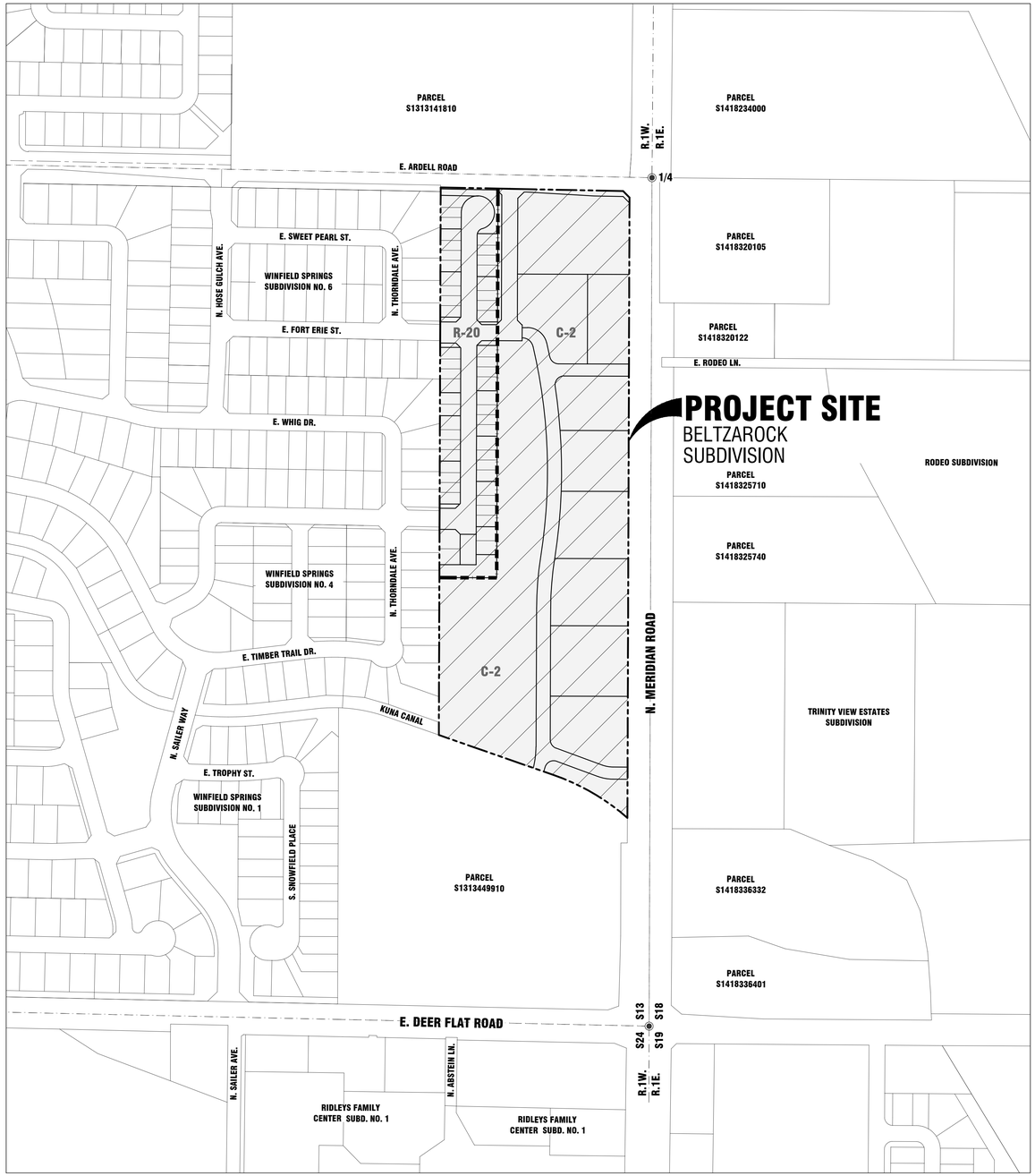
KUNA, IDAHO - 2022

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- ZERO PROPERTY LOT LINE
- ZONE BOUNDARY
- R-20/C-2 — ZONE DESIGNATION
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
- PROPOSED STREET LIGHT
- DIRECTION OF SURFACE FLOW
- PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED DROP INLET
- SD — PROPOSED STORM DRAIN LINE AND MANHOLE
- GIRR — PROPOSED GRAVITY IRRIGATION LINE AND BOX
- PIRR — PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- W — PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

- EXISTING PROPERTY LOT LINE
- EG — EXISTING EDGE OF GRAVEL
- TOB — EXISTING TOP OF BANK
- TOE — EXISTING TOE OF BANK
- EXISTING DITCH FLOW LINE
- OHP — EXISTING OVERHEAD POWER W/ POLE
- GAS — EXISTING UNDERGROUND GAS
- UGT — EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- 2750 — EXISTING 5' CONTOUR
- 2749 — EXISTING 1' CONTOUR
- EXISTING DROP INLET
- SD — EXISTING STORM DRAIN LINE AND MANHOLE
- GIRR — EXISTING GRAVITY IRRIGATION LINE
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND VALVE
- W — EXISTING WATER LINE AND VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING SEWER LINE AND MANHOLE
- EXISTING STREET LIGHT
- EXISTING ROAD SIGN
- EXISTING SPRINKLER BOX
- EXISTING POWER JUNCTION BOX
- EXISTING TELEPHONE RISER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING GAS MARKER
- EXISTING GAS VALVE



1 VICINITY MAP
SCALE: 1" = 200'

NORTH

300 200 100 0 200 400
HORIZONTAL SCALE IN FEET

2 SHEET INDEX

1 OF 6	C.100	TITLE SHEET
2 OF 6	C.200	PRELIMINARY PLAT
3 OF 6	C.201	PRELIMINARY PLAT
4 OF 6	C.300	PRELIMINARY SITE PLAN
5 OF 6	C.301	PRELIMINARY SITE PLAN
6 OF 6	C.400	PRELIMINARY STREET SECTIONS

3 SITE DATA

TOTAL ACRES	24.56 AC

R-20 AREA	5.00 AC
BUILDABLE LOTS	53
COMMON LOTS	7
PRIVATE ROAD LOT	1
TOTAL LOTS	61
LOT AREA	2.84 AC
COMMON AREA	0.45 AC
RIGHT-OF-WAY AREA	1.60 AC
PRIVATE ROAD LOT AREA	0.11 AC
GROSS DENSITY	10.60

C-2 AREA	19.56 AC
BUILDABLE LOTS	10
COMMON LOTS	2
PRIVATE ROAD LOTS	1
TOTAL LOTS	13
LOT AREA	16.53 AC
COMMON AREA	0.48 AC
RIGHT-OF-WAY AREA	0.70 AC
PRIVATE ROAD LOT AREA	1.85 AC
GROSS DENSITY	0.51

4 CONSTRUCTION CONTACT INFORMATION

ENGINEER
CIVIL INNOVATIONS, PLLC
CONTACT: BEN THOMAS
1043 E. PARK BLVD. STE 101
BOISE, IDAHO 83712
PHONE: (208) 884-8181

DEVELOPER
SH69 NORTH, LLC
CONTACT: DAVID GRONBECK
1400 E. KOKANEE LN.
KUNA, ID 83634
PHONE: (208) 861-6665

SURVEYOR
IDAHO SURVEY GROUP
CONTACT: GREG CARTER, PLS
9955 W. EMERALD ST.
BOISE, ID 83704
PHONE: (208) 846-8570

5 BENCH MARK AND DATUM DATA

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

6 PRELIMINARY PLAT NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
4. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. LOTS 1, 13 AND 22, BLOCK 1, LOTS 1 AND 16, BLOCK 2, LOTS 1, 4, AND 23, BLOCK 3, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BELTZAROCK VILLAGE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
7. LOT 23, BLOCK 1 AND LOT 35, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BELTZAROCK BUSINESS ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
8. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 14.00 FOOT WIDE EASEMENT, UNLESS OTHERWISE DIMENSIONED, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
9. UNLESS OTHERWISE DIMENSIONED, ALL RESIDENTIAL INTERIOR LOT LINES CONTAIN A 5.00 FOOT EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE EXCEPT WHERE ZERO LOT LINES ARE SHOWN.
10. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
12. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
13. A PORTION OF LOTS 24, 25, 35, 36, 42 AND 43, BLOCK 3 AS SHOWN HEREON ARE SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
14. THE HOMEOWNER'S ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BE THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
15. NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM N. MERIDIAN ROAD OR E. ARDELL ROAD.

GENERAL INFORMATION
IRRIGATION DISTRICT: BOISE KUNA IRRIGATION DISTRICT, NEW YORK IRRIGATION DISTRICT
SCHOOL DISTRICT: KUNA
FIRE DISTRICT: KUNA
SEWER PROVIDER: CITY OF KUNA
WATER PROVIDER: CITY OF KUNA

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER REGISTERED 19062 STATE OF IDAHO BENJAMIN P. THOMAS 03/10/22

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTZAROCK SUBDIVISION
KUNA, IDAHO

TITLE SHEET

PROJECT NO.	21-0309-BR
DWG FILE	C.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.100
SHEET 1 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY COVER SHEET.dwg

BELTZAROCK SUBDIVISION - PRELIMINARY PLAT

KUNA, IDAHO - 2022

NORTH

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

R.1E. R.1W. 1/4 S18 S13

N. MERIDIAN RD.

S0°11'35"W 2650.38'

S44°20'11"E 28.54'

S0°11'35"W 1937.55'

E. ARDELL RD.

S88°51'56"E 2631.65'

S88°51'58"E 570.07'

E. CURRENCY DR. (PRIVATE)

N. JACKSON WAY (PRIVATE)

660.80'

MATCH LINE - SEE SHEET C.201

20' WIDE CITY OF KUNA SEWER, WATER, PRESSURIZED IRRIGATION AND GRAVITY IRRIGATION EASEMENT

30' WIDE CITY OF KUNA SEWER, WATER, PRESSURIZED IRRIGATION AND GRAVITY IRRIGATION EASEMENT

IRRIGATION EASEMENT INST. NO. 96076228 INST. NO. 96076230 PER ROS NO. 10672

POWER LINE EASEMENT INST. NO. 895212 PER ROS NO. 10672

BLOCK 3 **27** 86,480 SF

BLOCK 3 **28** 36,400 SF

BLOCK 3 **28** 50,900 SF

BLOCK 3 **29** 37,781 SF

BLOCK 3 **30** 40,014 SF

BLOCK 3 **31** 45,772 SF

BLOCK 3 **32** 50,198 SF

BLOCK 3 **25** 80,602 SF

N. SUN ROCK AVE. (PUBLIC)

S0°11'35"W 449.51'

23 4,830 SF

N. SUN HALLOW PL. (PUBLIC)

S0°11'35"W 374.65'

13 6,605 SF

N89°48'25"W 27.00'

N. SUN HALLOW AVE. (PUBLIC)

S0°11'35"W 615.08'

582.08'

BLOCK 1 **18** 2,812 SF

BLOCK 3 **18** 2,812 SF

BLOCK 3 **24** 271,909 SF

E. FORT ERIE ST. (PUBLIC)

BLOCK 1 **5** 2,812 SF

BLOCK 2 **8** 2,812 SF

E. IMLAY ST. (PUBLIC)

S89°48'25"E 89.50'

BLOCK 3 **1** 4,753 SF

BLOCK 3 **2** 3,790 SF

BLOCK 3 **3** 3,197 SF

N0°11'35"E 1710.45'

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

N. THORNDALE AVE.

N. THORNDALE AVE.

E. SWEET PEARL ST.

E. FORT ERIE ST.

E. WHIG DR.

E. IMLAY ST.

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PROFESSIONAL ENGINEER REGISTERED 10062 03/10/22 STATE OF IDAHO BENJAMIN P. THOMAS

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BELTZAROCK SUBDIVISION
KUNA, IDAHO

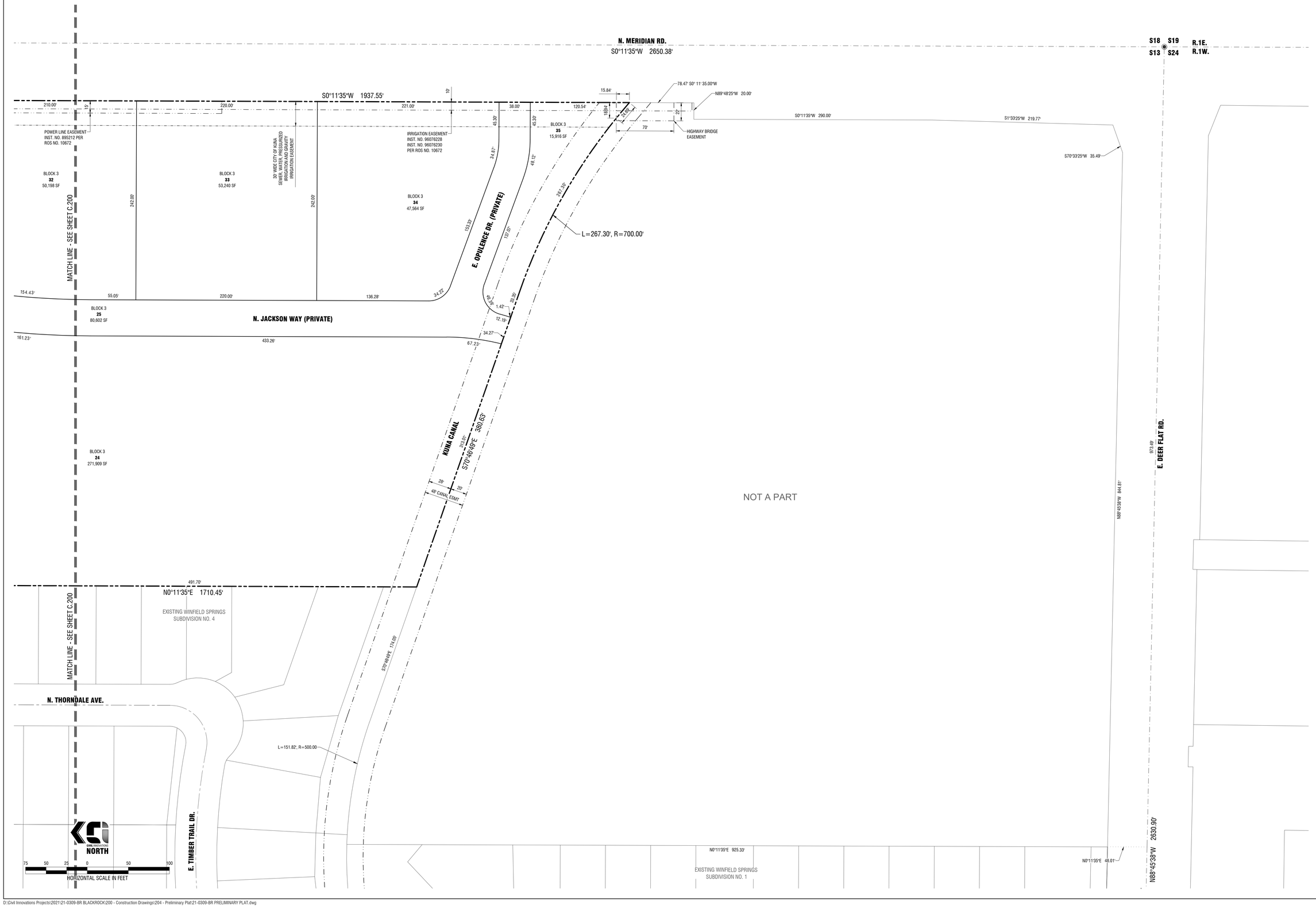
PRELIMINARY PLAT

PROJECT NO.	21-0309-BR
DWG FILE	C.200
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.200

SHEET 2 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY PLAT.dwg



D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY PLAT.dwg

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REVISIONS			

BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY PLAT

PROJECT NO.	21-0309-BR
DWG FILE	C.201
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.201
SHEET 3 OF 6

BELTAZROCK SUBDIVISION - PRELIMINARY PLAT

KUNA, IDAHO - 2022

R.1E. R.1W. 1/4 S18 S13

N. MERIDIAN RD.
S0°11'35"W 2650.38'

S44°20'11"E 28.54'

S0°11'35"W 1937.55'

MATCH LINE - SEE SHEET C.301

E. CURRENCY DR. (PRIVATE)

DRIVE "A" (PRIVATE)

N. JACKSON WAY (PRIVATE)

E. ARDELL RD.
S88°51'56"E 2631.65'
S88°51'58"E 570.07'

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N. SUN HALLOW AVE. (PUBLIC)

E. FORT ERIE ST. (PUBLIC)

E. IMLAY ST.

N0°11'35"E 1710.45'

MATCH LINE - SEE SHEET C.301

COMMERCIAL PAD #1
27
86,480 SF

COMMERCIAL PAD #2
BLOCK 3
28
36,400 SF

COMMERCIAL PAD #3
BLOCK 3
26
50,900 SF

COMMERCIAL PAD #4
BLOCK 3
29
37,781 SF

COMMERCIAL PAD #5
BLOCK 3
30
40,014 SF

COMMERCIAL PAD #6
BLOCK 3
31
45,772 SF

COMMERCIAL PAD #7
BLOCK 3
32
50,198 SF

STORAGE UNITS

STORAGE OFFICE

STORAGE UNITS

SEWER LIFT STATION

STORAGE UNITS

BLOCK 3
25
80,602 SF

BLOCK 3
24
271,909 SF

BLOCK 3
4
9,305 SF

BLOCK 3
3
3,197 SF

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

NORTH

HORIZONTAL SCALE IN FEET
75 50 25 0 50 100

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

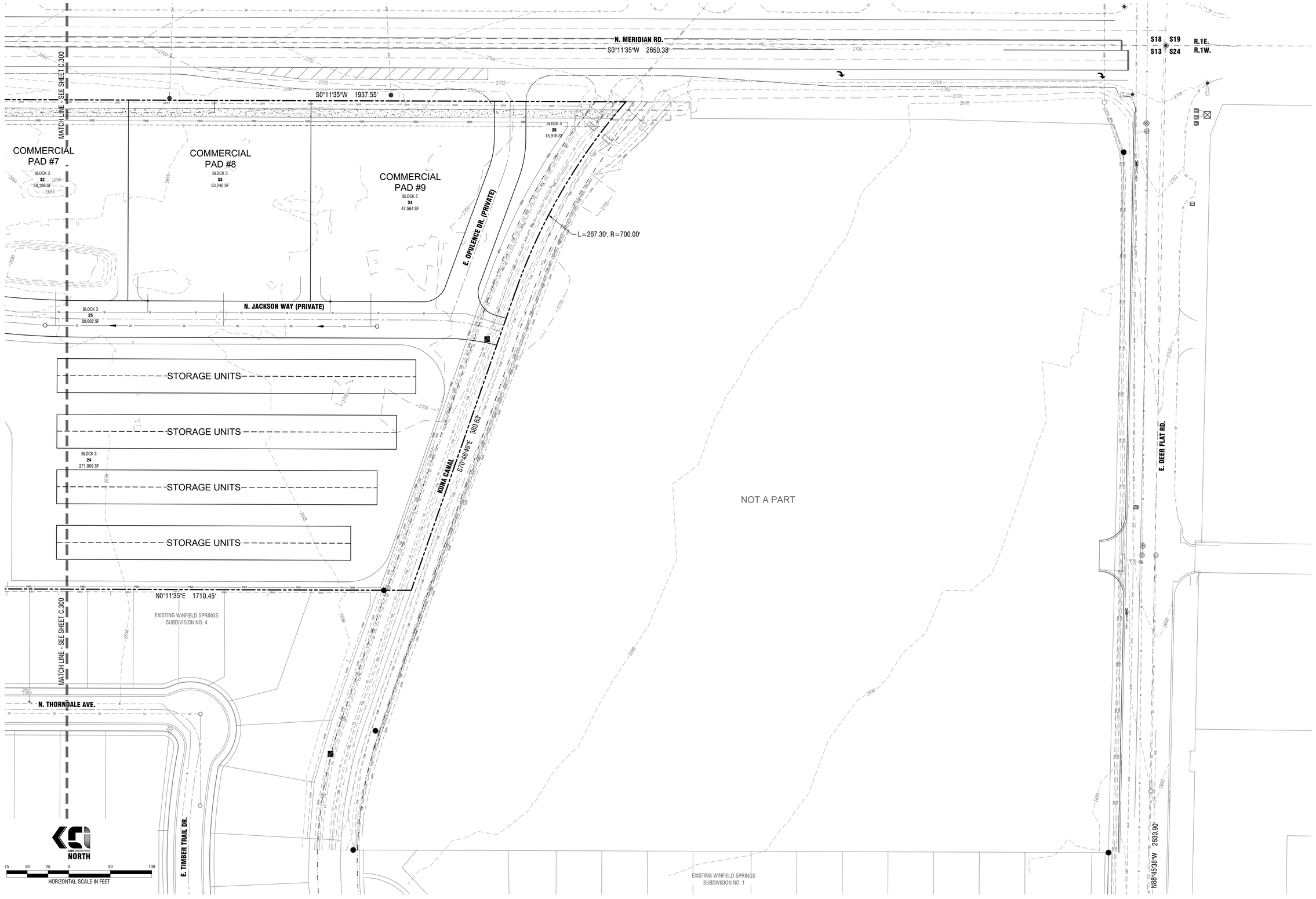
BELTAZROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY SITE PLAN

PROJECT NO.	21-0309-BR
DWG FILE	C.300
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.300
SHEET 4 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY SITE PLAN.dwg



D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY SITE PLAN.dwg

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03/10/22

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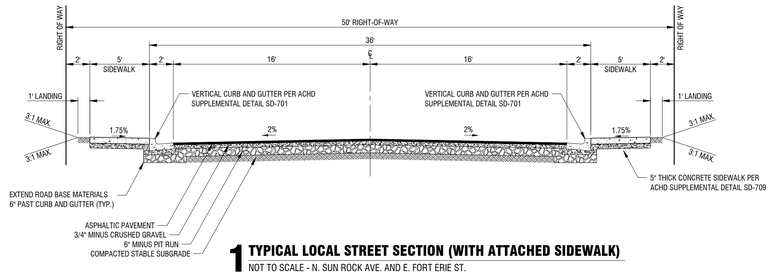
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTZAROCK SUBDIVISION
KUNA, IDAHO

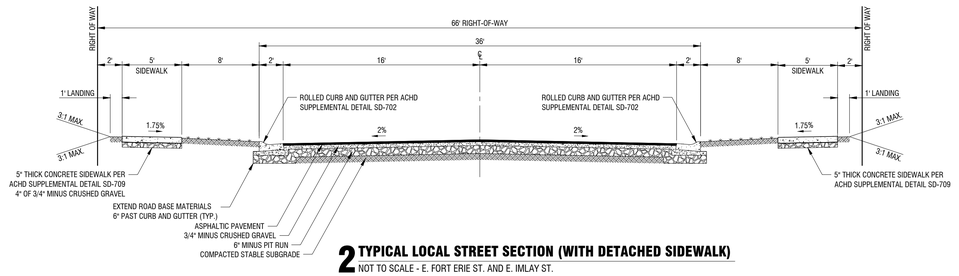
PRELIMINARY SITE PLAN

PROJECT NO.	21-0309-BR
DWG FILE	C.301
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

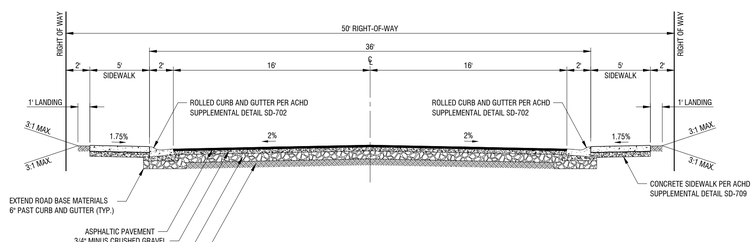
C.301
SHEET 5 OF 6



1 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)
NOT TO SCALE - N. SUN ROCK AVE. AND E. FORT ERIE ST.



2 TYPICAL LOCAL STREET SECTION (WITH DETACHED SIDEWALK)
NOT TO SCALE - E. FORT ERIE ST. AND E. IMLAY ST.



3 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)
NOT TO SCALE - N. SUN HALLOW PL. AND N. SUN HALLOW AVE.

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PROFESSIONAL ENGINEER
REGISTERED
10062
03/10/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
REVISIONS			

BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY STREET SECTIONS

PROJECT NO.	21-0309-BR
DWG FILE	C.400
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.400
SHEET 6 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY STREET SECTIONS.dwg

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER DETAIL

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

NOTE: CONTRACTOR SHALL PROVIDE CITY WITH CERTIFICATION THAT ALL PLANT MATERIAL BROUGHT ON SITE ARE FREE AND CLEAR OF DISEASE, NON-TOXIC, POISONOUS, OR A NUISANCE.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			80	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

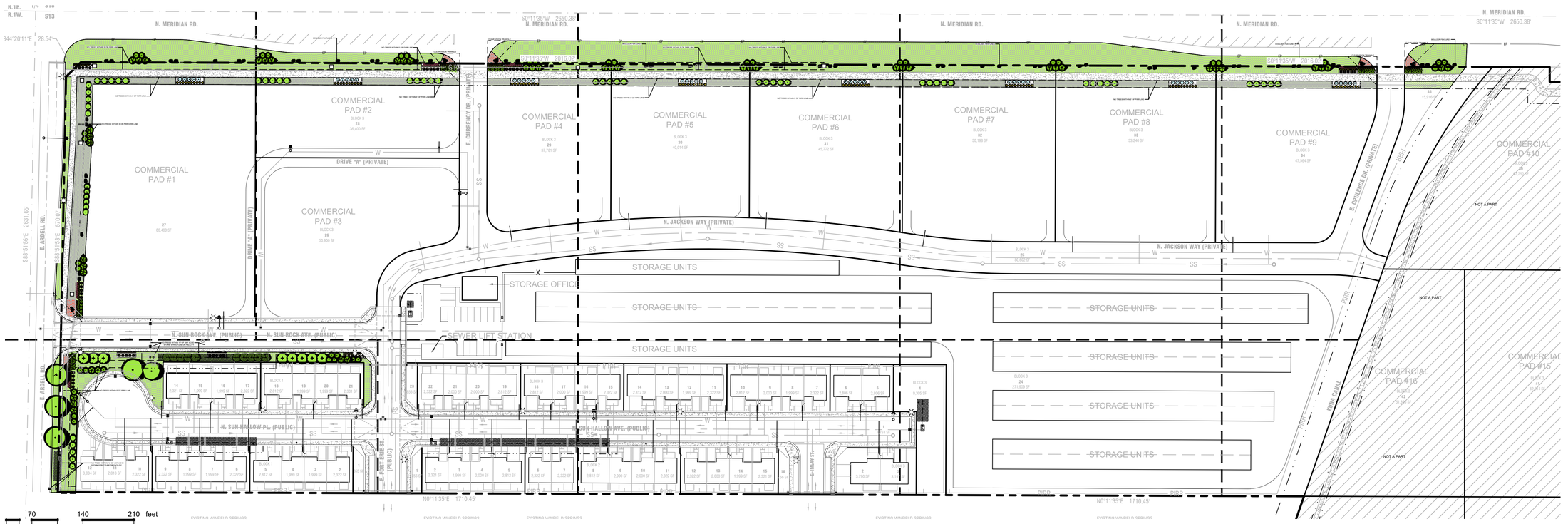
NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK



0 70 140 210 feet
NORTH
SCALE: 1" = 70'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L100

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

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NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

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CODE REQUIREMENTS PER CITY CODE

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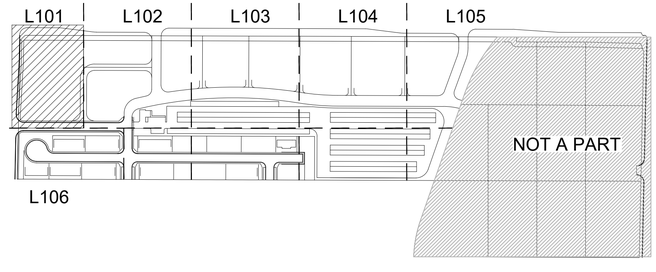
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



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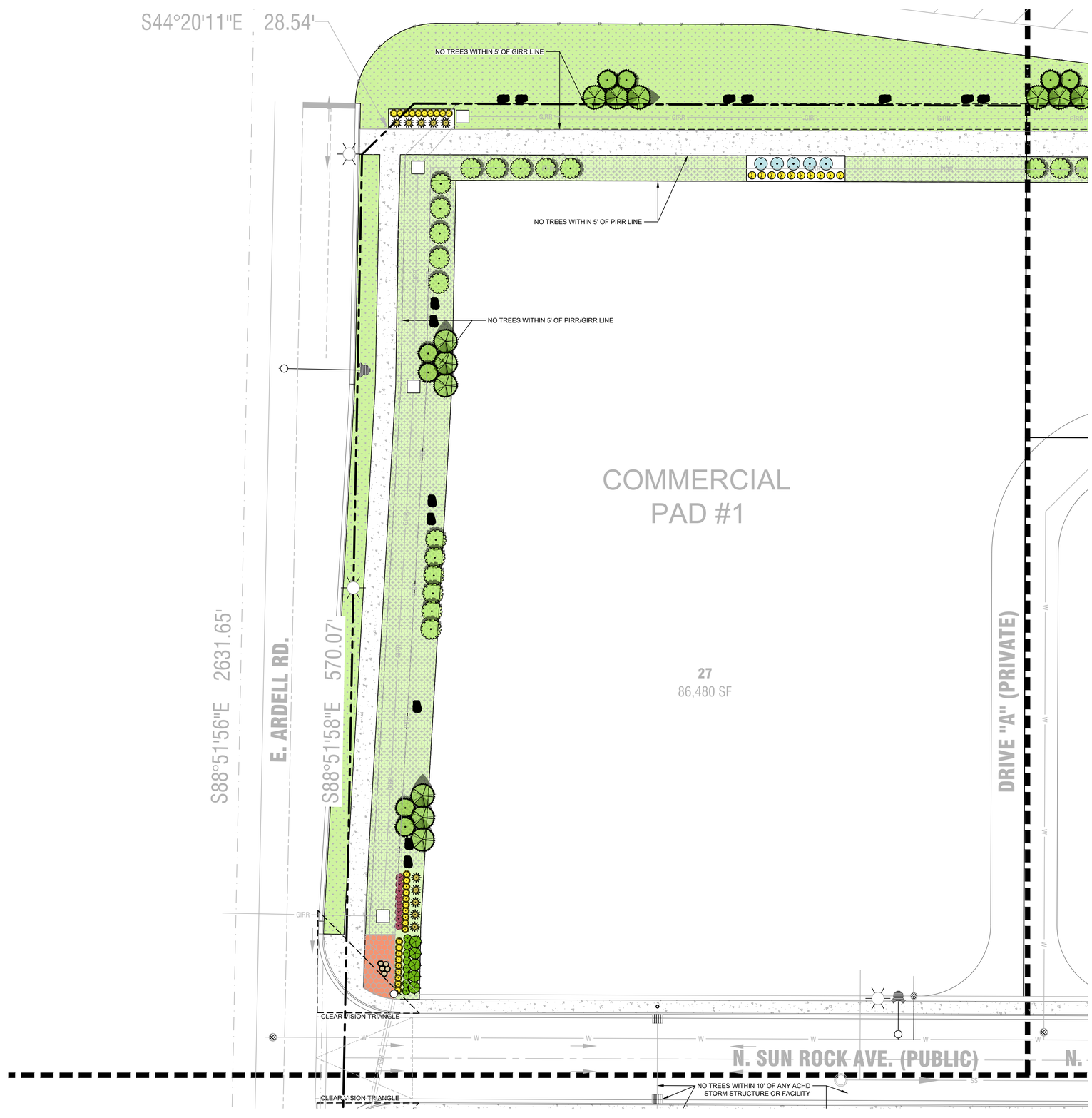
SCALE: 1" = 20'



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

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Seals

PRELIMINARY

STATE OF IDAHO WILLET C HOWARD LA-16733 11.09.21 LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			80	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
•	ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
•	SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
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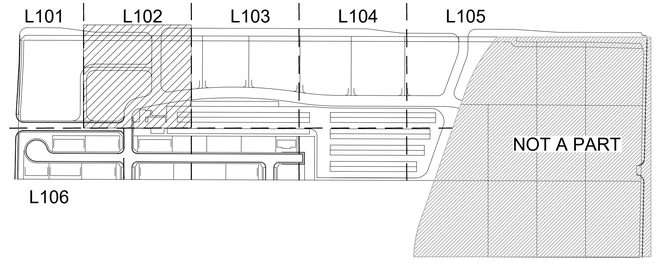
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH
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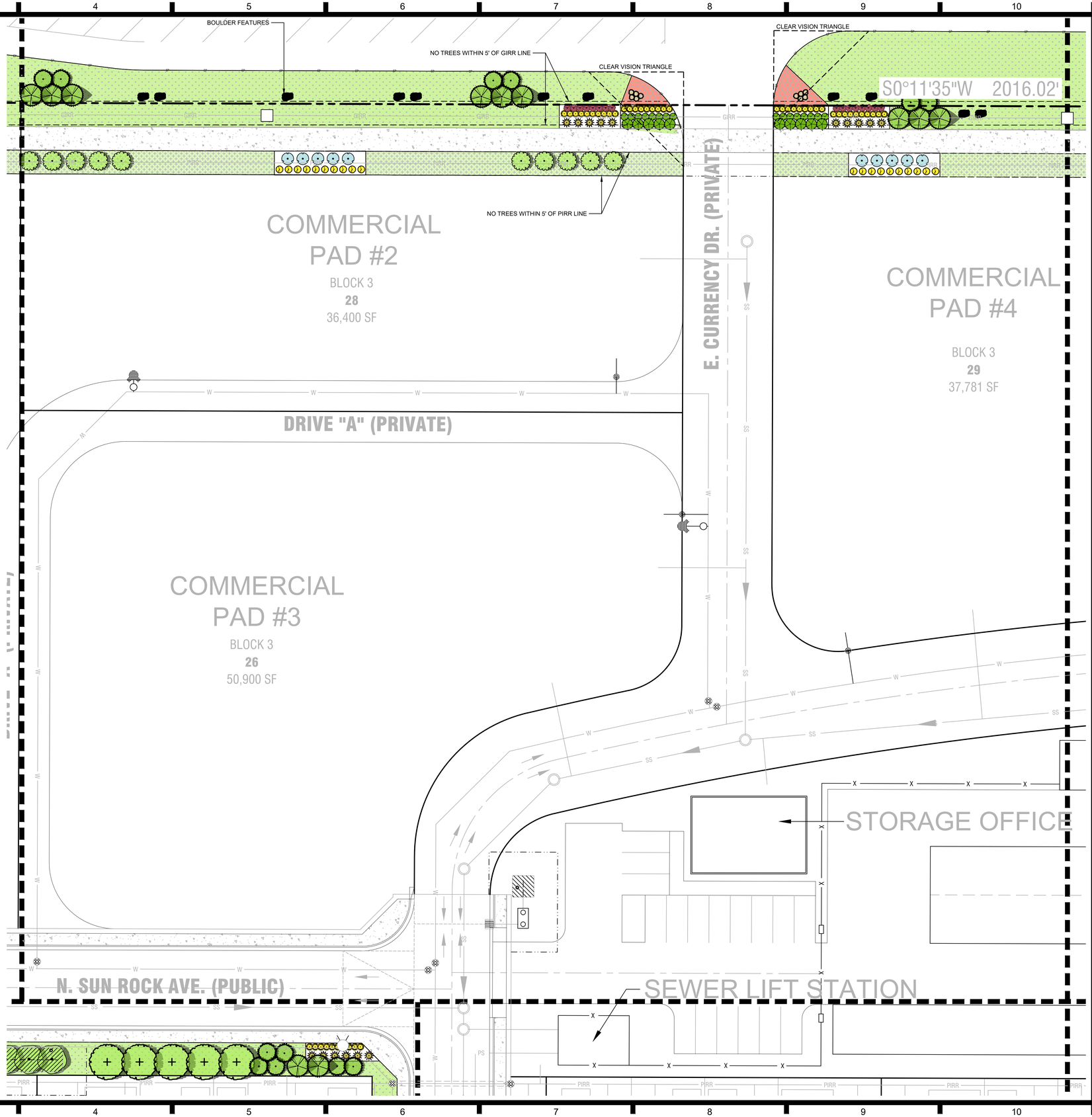
SCALE: 1" = 20'



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION — LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
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MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
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**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
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•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
•	SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

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*EVERGREEN TREES:	6'-0" HT. MIN.
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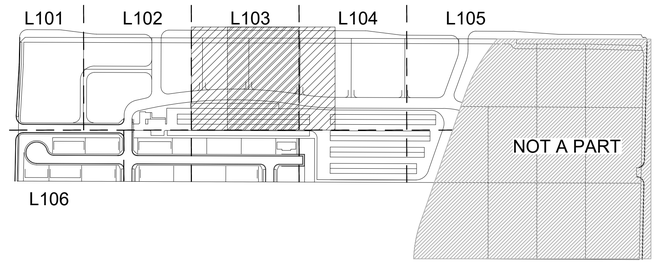

NORTH
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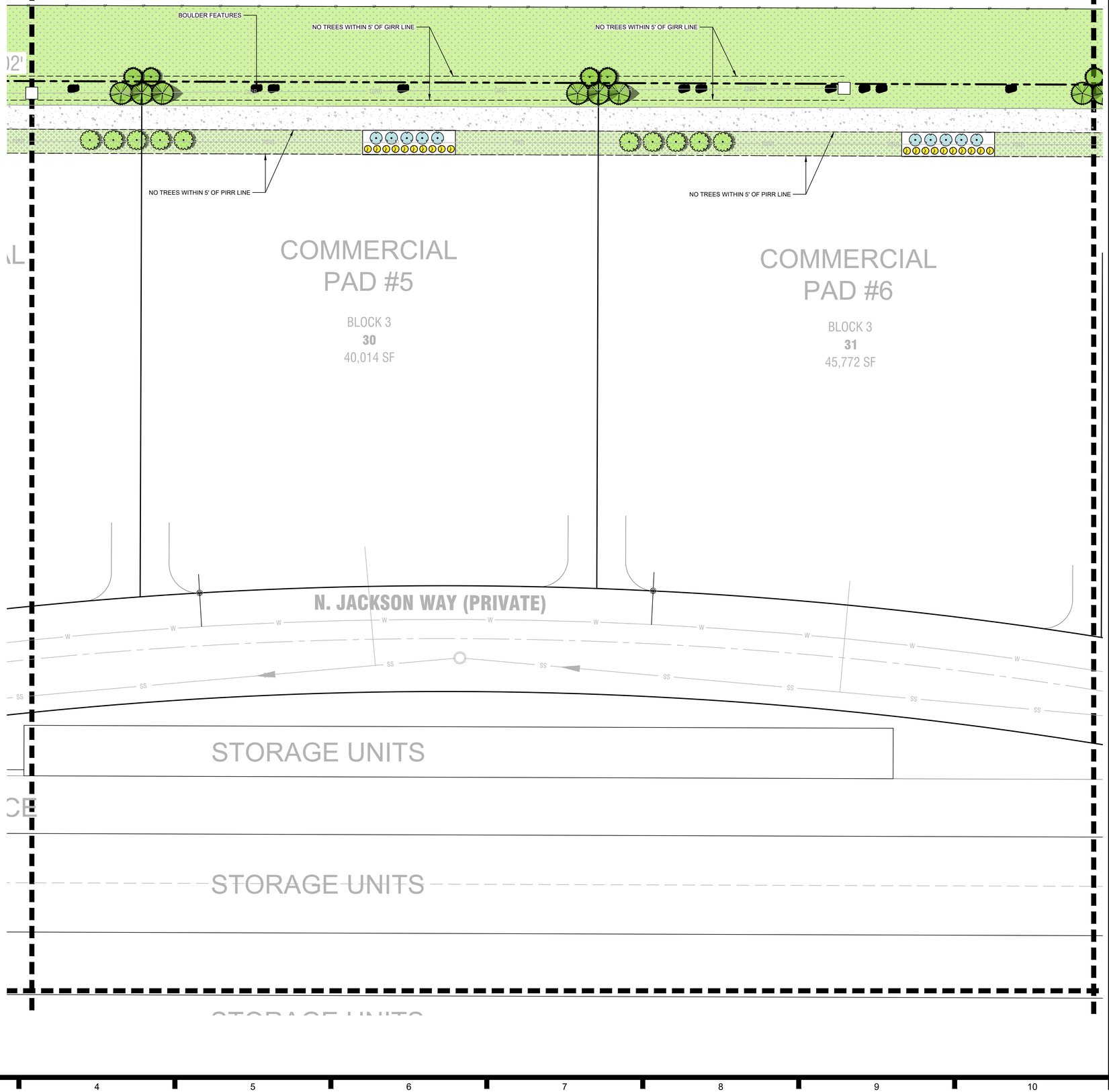
SCALE: 1" = 20'



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Seals

PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
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	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
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	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			80	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
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	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
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	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
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**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
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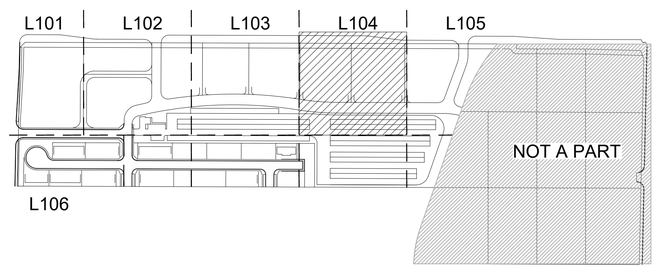
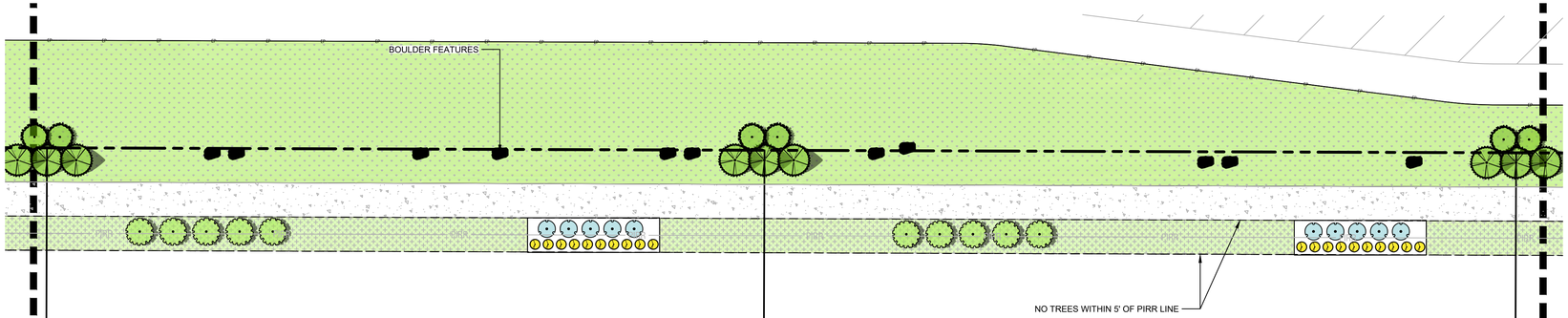


NORTH
0 20 40 60 feet
SCALE: 1" = 20'



COMMERCIAL
PAD #7
BLOCK 3
32
50,198 SF

COMMERCIAL
PAD #8
BLOCK 3
33
53,240 SF

BLOCK 3
25
80,602 SF

N. JACKSON WAY (PRIVATE

STORAGE UNITS

STACK ROCK GROUP
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Seals

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WILLET C. HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

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SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
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ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

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LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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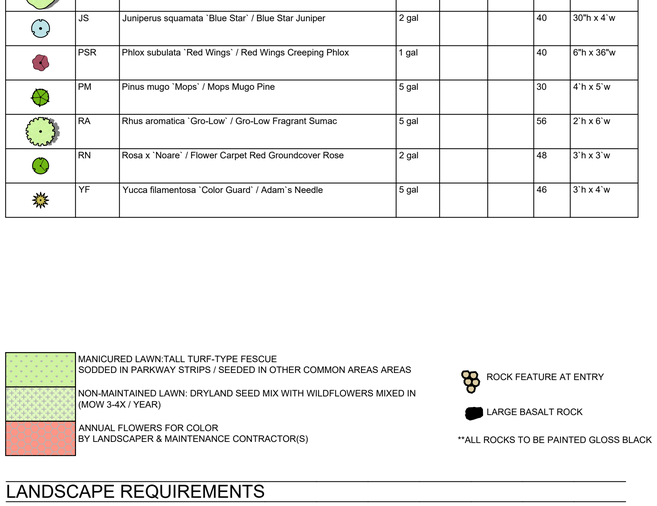

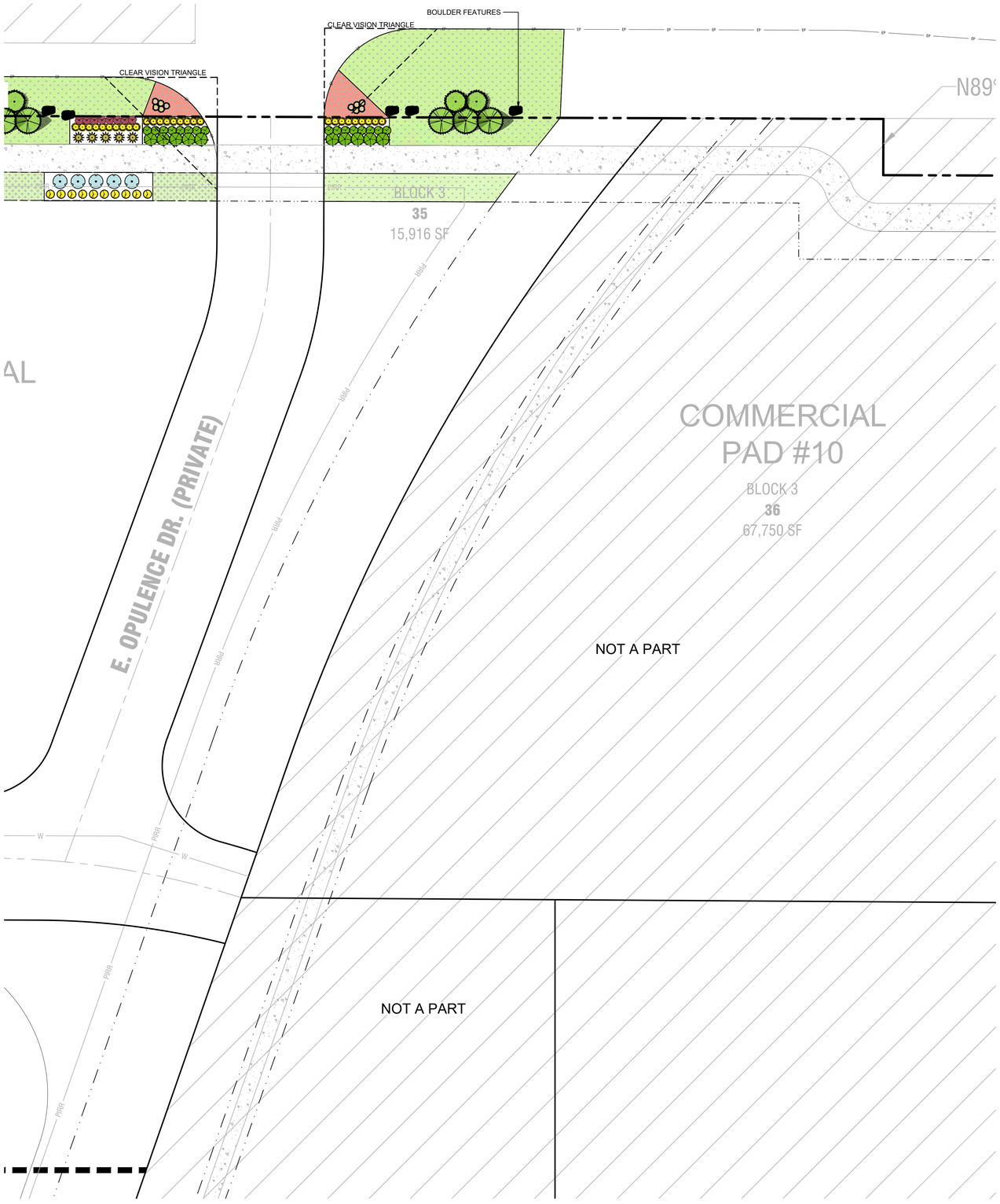

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			80	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
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MANICURED LAWN:TALL TURF-TYPE FESCUE SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

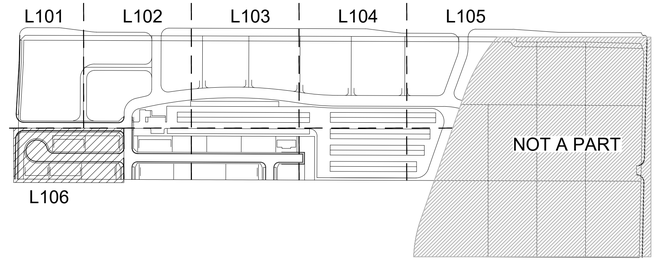
STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

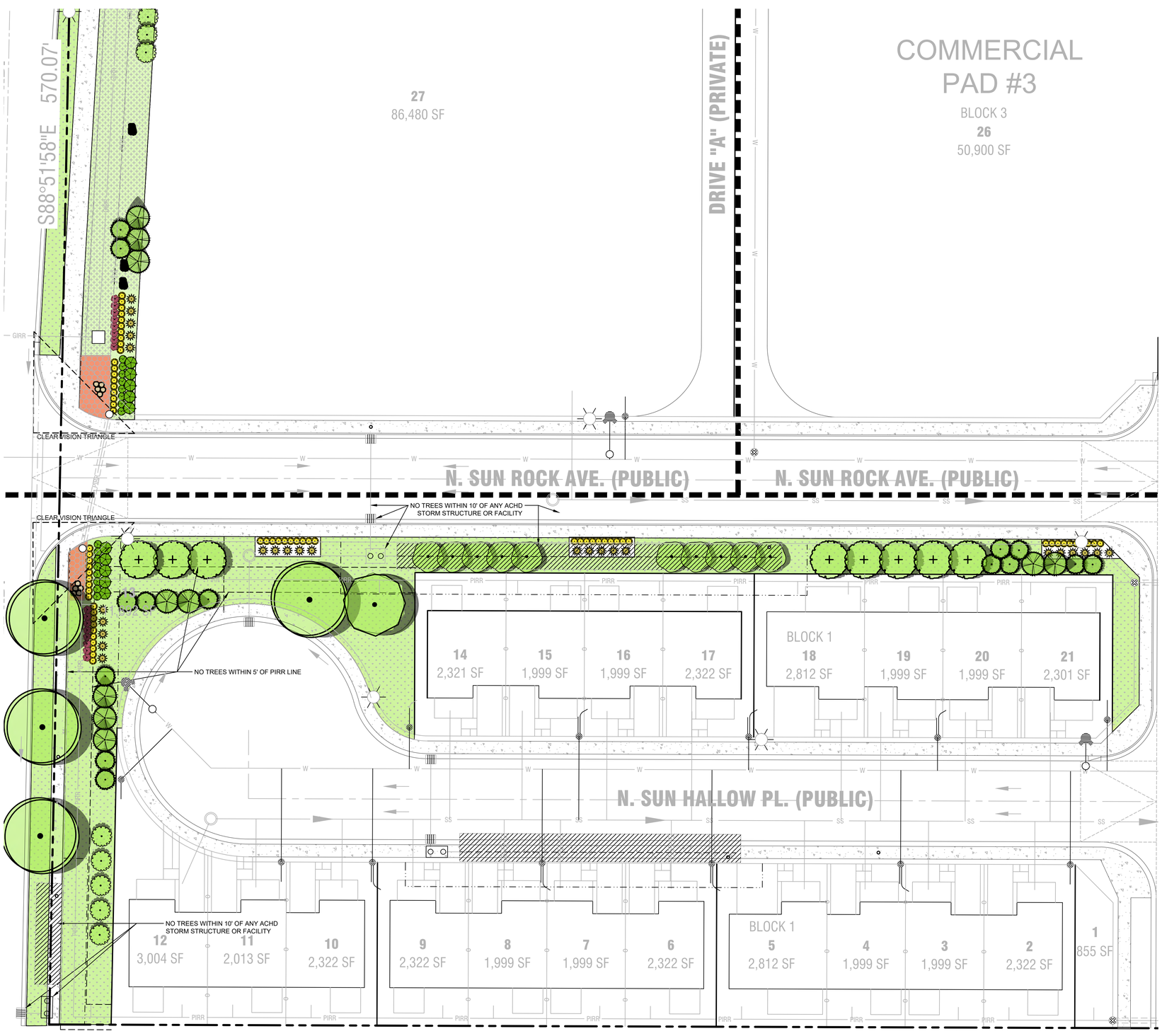
STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.





NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

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LOCATION

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JOB NO:	21-2049
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CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

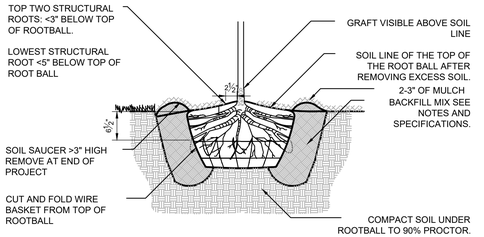
L106

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2021 (or most recent published); and City of KUNA, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

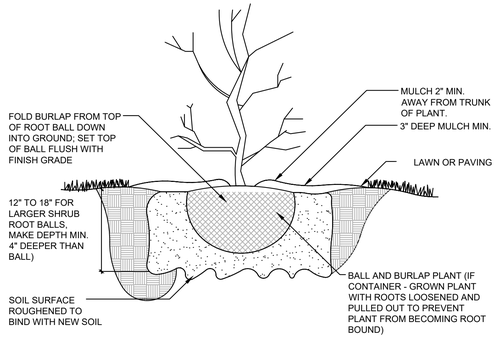
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

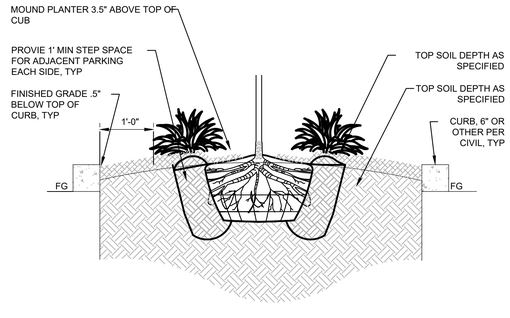
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

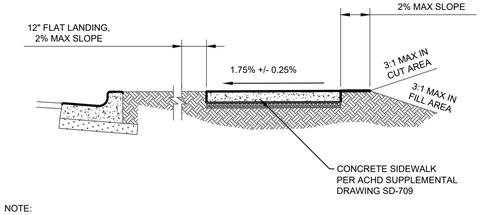


2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

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STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

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MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

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ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER DETAIL

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
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NOTE: CONTRACTOR SHALL PROVIDE CITY WITH CERTIFICATION THAT ALL PLANT MATERIAL BROUGHT ON SITE ARE FREE AND CLEAR OF DISEASE, NON-TOXIC, POISONOUS, OR A NUISANCE.

PLANT SCHEDULE

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	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
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LARGE BASALT ROCK

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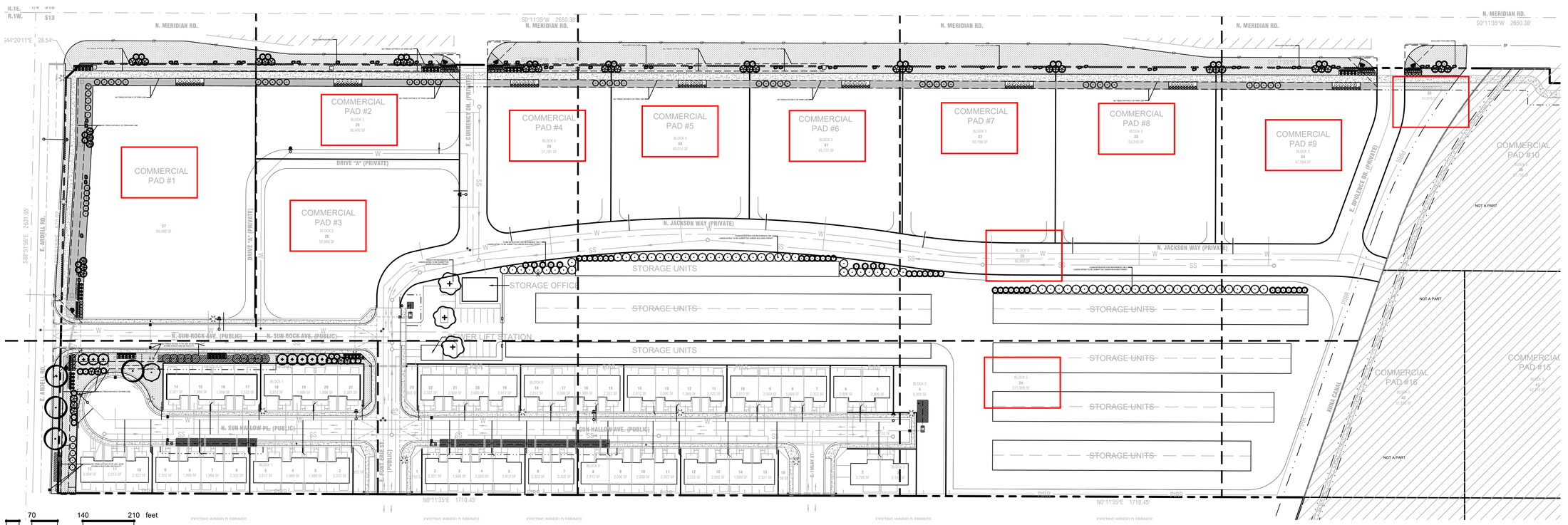

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LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L100

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	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6'-7' H	46	30'h x 10'w
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	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50'h x 30'w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3'h x 3'w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5'h x 3'w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15'h x 12'w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4'w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4'h x 5'w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2'h x 6'w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3'h x 3'w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3'h x 4'w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

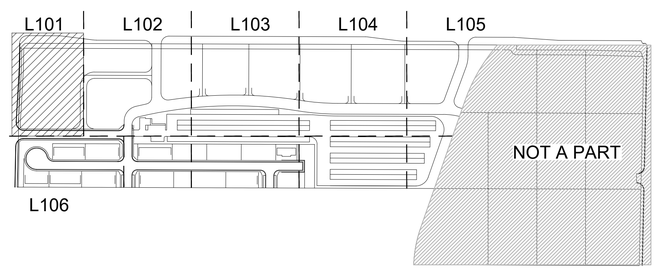
STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
•	ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
•	SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH
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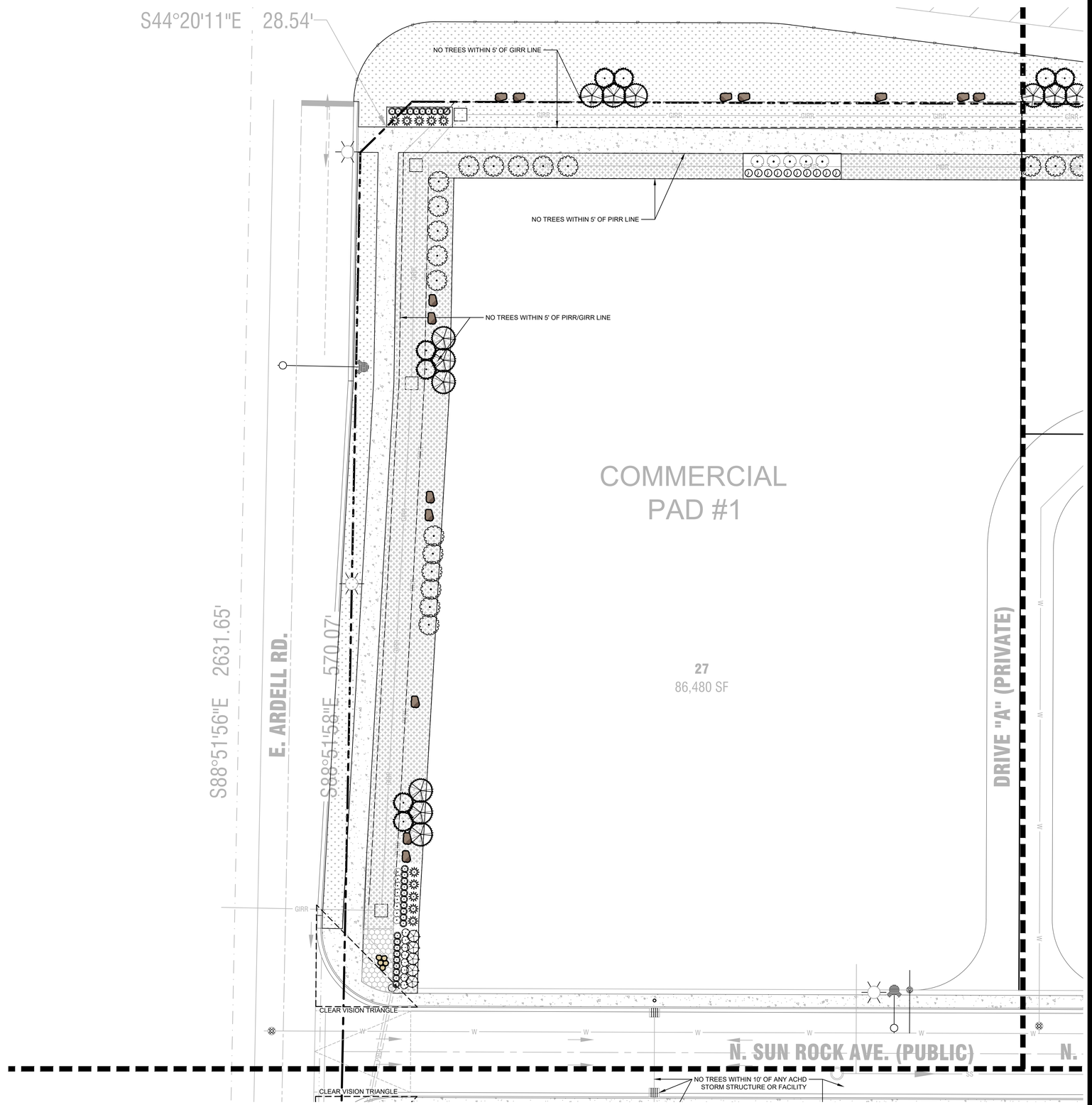
SCALE: 1" = 20'



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STACK ROCK GROUP
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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35'h x 15'w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
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	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
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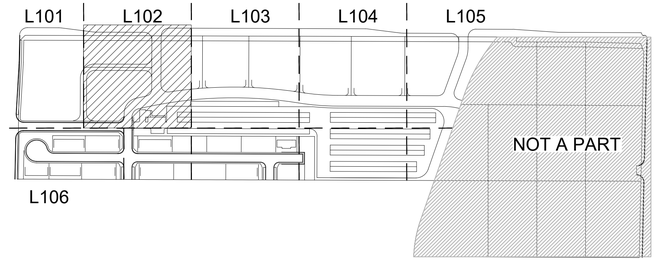
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH
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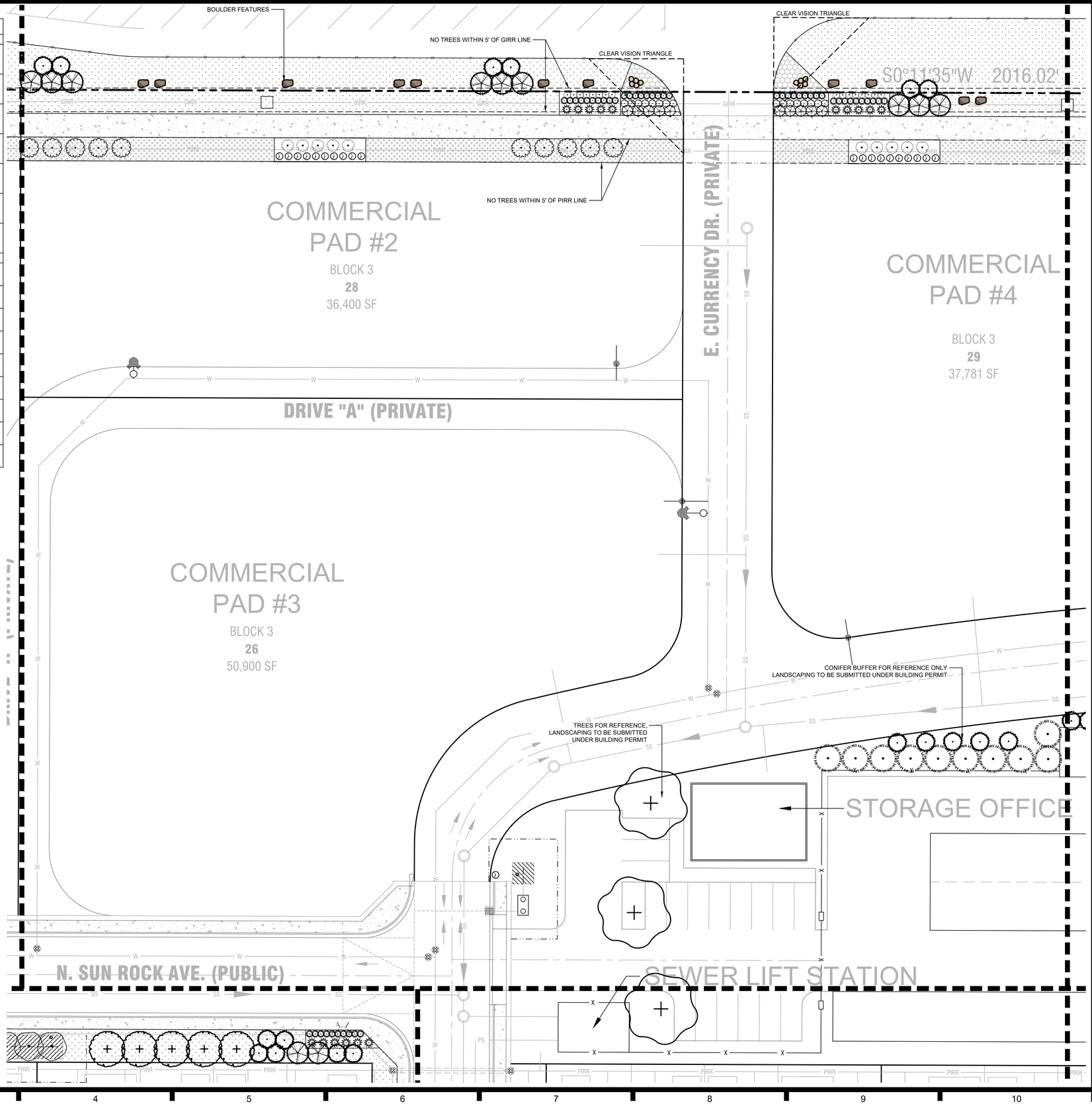
SCALE: 1" = 20'



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

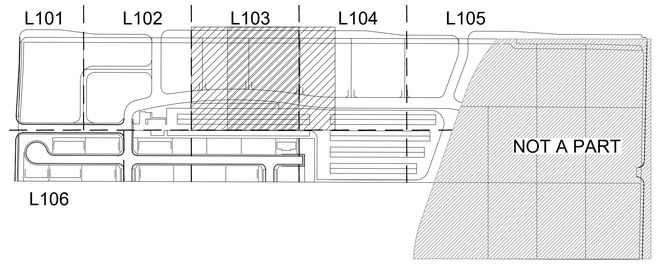
STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH
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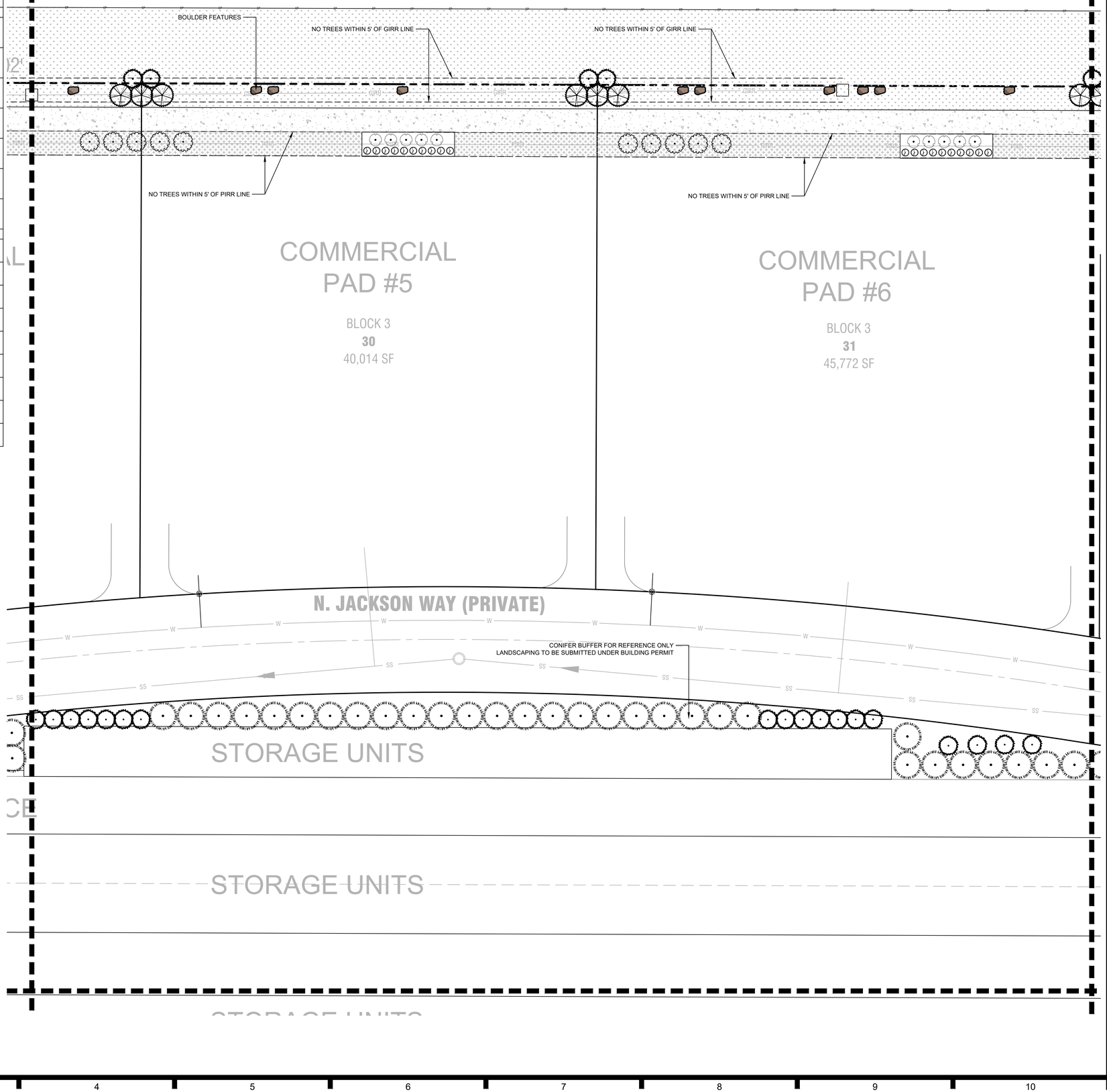
SCALE: 1" = 20'



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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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Plotted by: jbeck Plot date: 9/9/2021 10:07:49 AM File name: J:\2021\21-2049 L100 AR Landscape Plan.dwg

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
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**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
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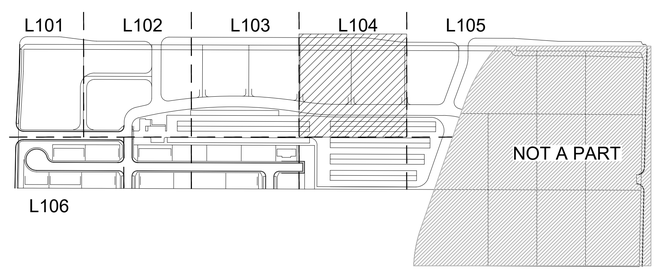

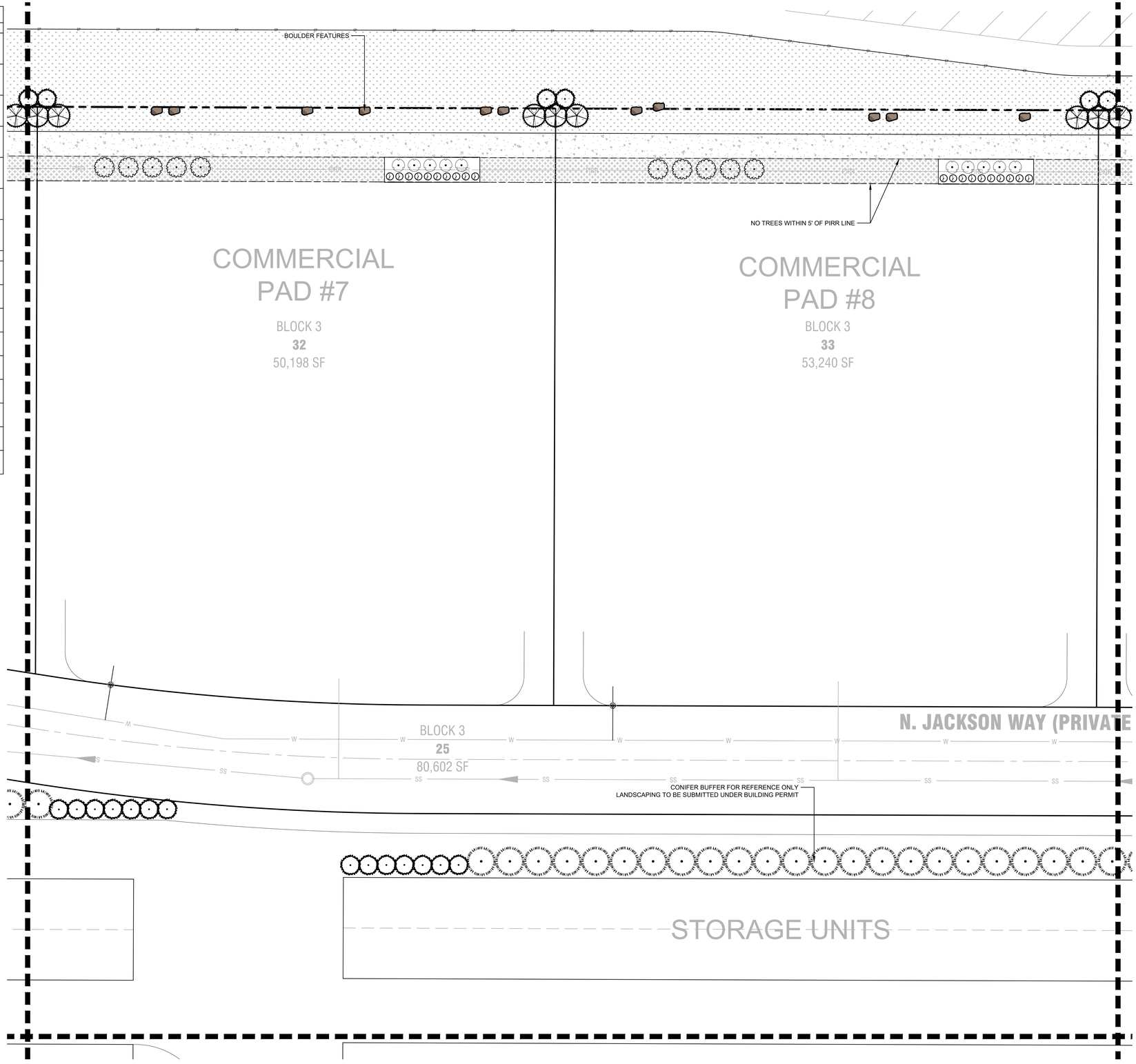

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

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	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
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	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
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SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
•	ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
•	SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
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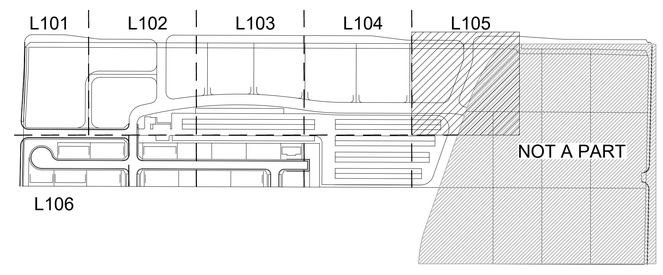
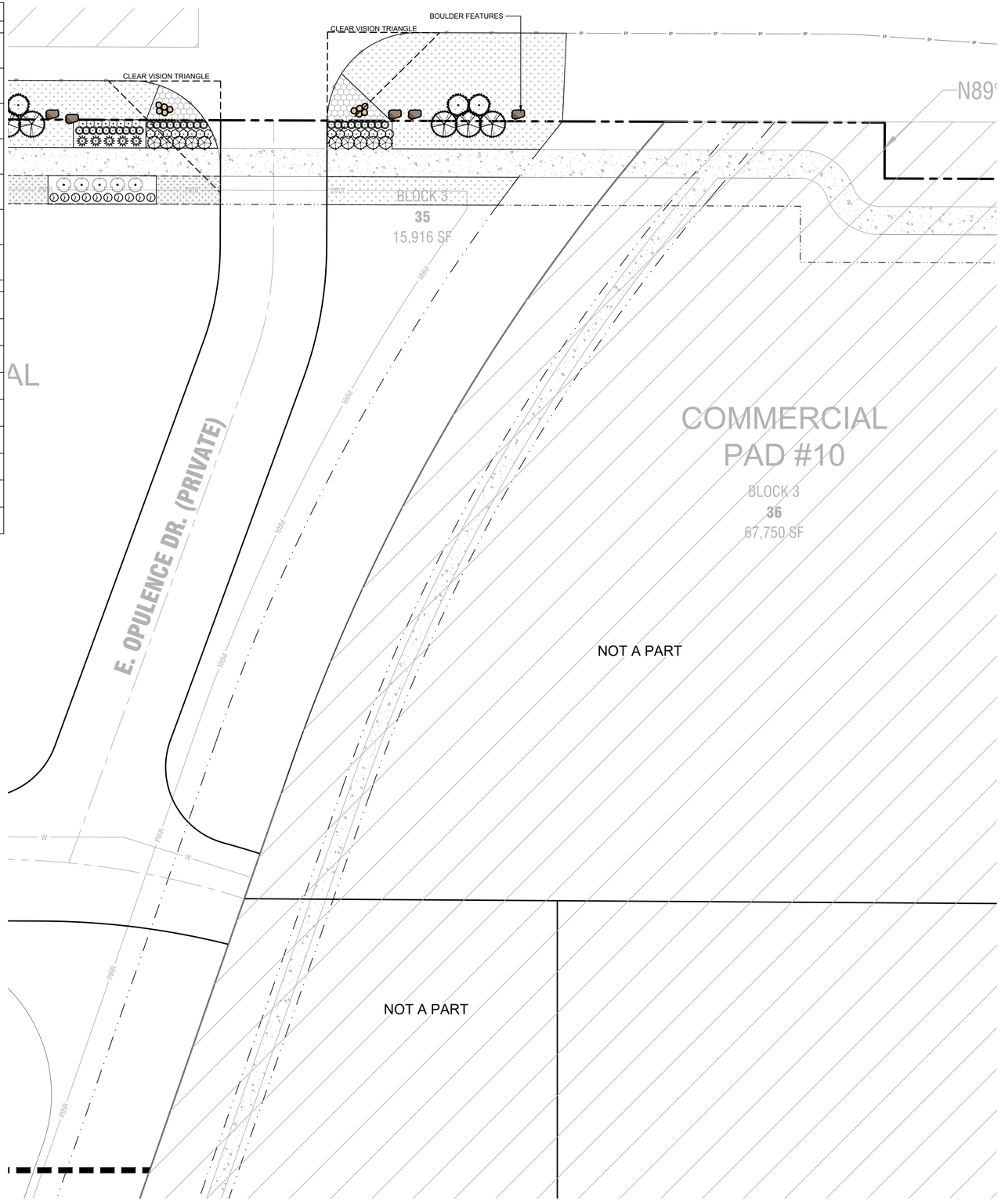
*WOODY SHRUBS:	2 GAL. MIN.





NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
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CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35'h x 15'w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40'h x 20'w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50'h x 30'w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6'-7' H	82	25'h x 8'w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6'-7' H	46	30'h x 10'w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6'-7' H	69	20'h x 15'w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50'h x 30'w Class II
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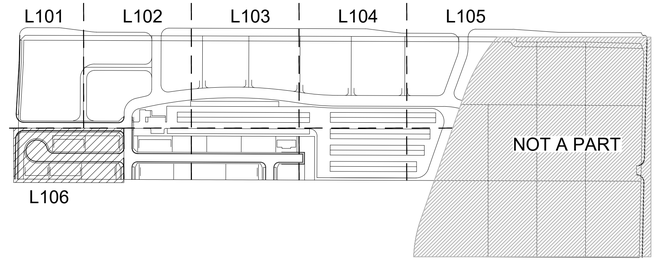

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0 20 40 60 feet
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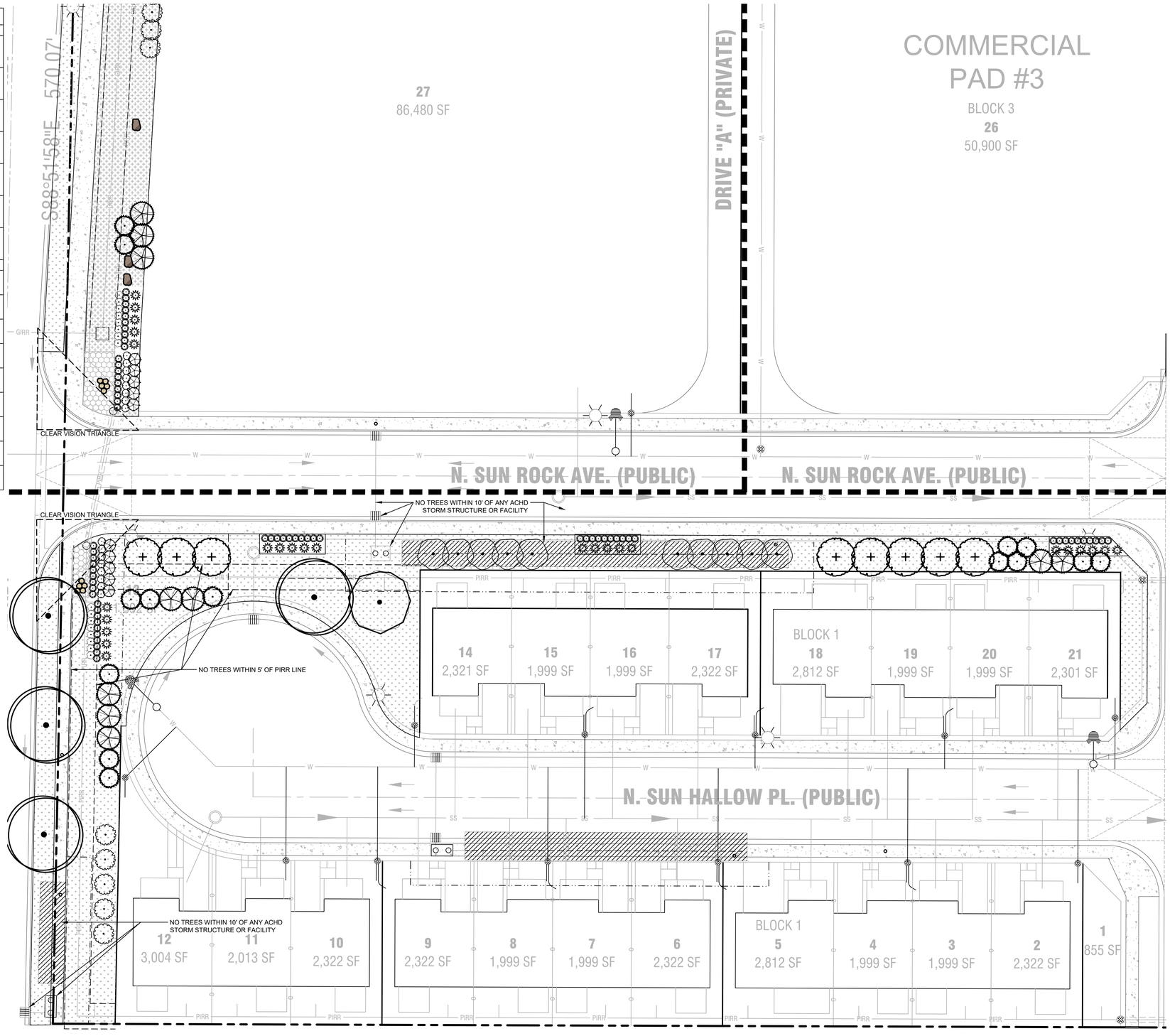

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DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

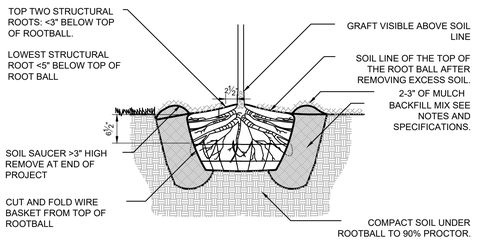
L106

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2021 (or most recent published); and City of KUNA, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

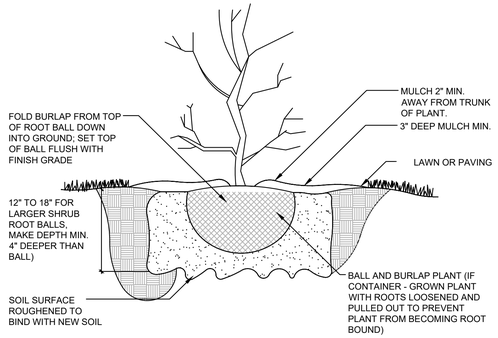
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

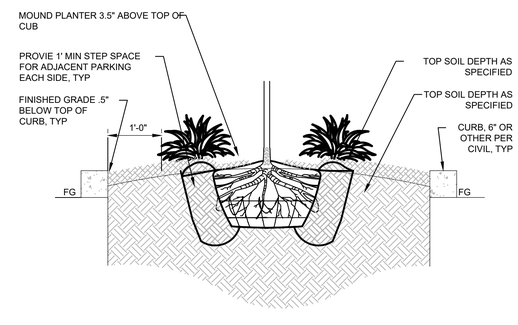
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ½" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

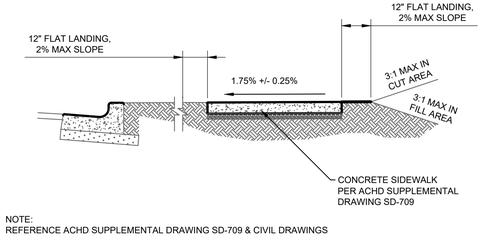


2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

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DRAWING TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L150

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STACK ROCK GROUP - CITY REVIEW SET

5.3. Authority of Board to Acquire Goods and Services. The Board for the benefit of the Association and the Owners shall have authority to acquire and shall pay for, out of a common expense fund to be established by the Board and funded through Assessments, all goods and services requisite for the proper functioning of the Association and the Property, including but not limited to the following:

(a) Operation, maintenance and management of the Common Area.

(b) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding to cover the Common Area as the same are more fully described in the by-laws or this Declaration.

(c) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(d) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(e) The Board shall not make any non-budgeted expenditure in excess of $1,000.00 without the approval thereof by majority vote of the Members, except for an emergency threatening the security of any Improvement on the Property.

5.4 Easement. The Board and its agents and employees shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Common Area and the Property as provided herein or for otherwise discharging the responsibilities and duties of the Board as provided in this Declaration.

Thank you,

David

DAVID GRONBECK, CCIM
Managing Principal
KG Global Development Company, LLC

KITTELSON & ASSOCIATES

TRANSPORTATION IMPACT STUDY

Blackrock Marketplace and Village

February 2022

PREPARED FOR
SH69 North, LLC
199 N. Capitol Boulevard, Suite 200
Boise, ID 83702

PREPARED BY
KITTELSON & ASSOCIATES, INC.
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
208.338.2683

Transportation Impact Study

Blackrock Marketplace and Village

Kuna, Idaho

Prepared For:
SH69 North, LLC
199 N. Capitol Boulevard, Suite 200
Boise, ID 83702

Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 600
Boise, Idaho 83702
(208) 338-2683

Project Manager: John F. Ringert, PE
Project Analyst: Alec Kauffman

Project No. 25746

February 2022

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Section 1
Executive Summary

EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the proposed Blackrock Marketplace and Village, located on the west side of Meridian Road (SH 69) north of Deer Flat Road, in Kuna, Idaho. The proposed development site is bounded on the west by existing development (the Winfield Springs Subdivision), on the north by Ardell Road, on the south by Deer Flat Road, and on the east by Meridian Road. Figure 1 shows the site vicinity.

The purpose of this study is to evaluate the impact of the proposed development on the transportation system. Kittelson prepared this TIS based on conversations with SH69 North, LLC (property developer), Ada County Highway District (ACHD), Idaho Transportation Department (ITD) and Ada County Highway District (ACHD), Community Planning Association of Southwest Idaho (COMPASS), City of Kuna, and our familiarity with the area and with ACHD, City and ITD policies. *Appendix A includes the scope of work and coordination emails with ACHD, ITD and COMPASS and the COMPASS area of influence model run.*

The information presented in this report was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

FINDINGS

Existing Conditions

The existing conditions analysis findings are summarized below:

- The study evaluated four existing intersections during the AM and PM peak hours of a typical weekday.
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
    - **Deer Flat Road / Meridian Road**: The eastbound left-turn movement was found to be over capacity during both the AM and PM peak hours:
        - Mitigation to acceptable operating standards requires adding a second eastbound left-turn lane creating dual eastbound left-turn lanes.
        - Field observations during the weekday AM peak hour revealed that there is a significant peak in eastbound traffic between approximately 7:20 and 7:40 AM that causes significant eastbound queuing on Deer Flat Road that appears to be partially due to traffic from the nearby high school to the west on Deer Flat Road.
        - This intersection is identified in the ACHD CIP for expansion and reconstruction in the 2031-2035 timeframe.

- The two existing unsignalized intersections that will be across from two of the proposed site driveways have movements that operate at LOS D which ACHD policy requires evaluation of signal warrants. These include:
    - **Site Access B (Future)/ Rodeo Lane / Meridian Road:** The westbound movement operates at LOS D with a V/C ratio of 0.03 during the weekday PM peak hour. The westbound volume was only 1 vehicle in the peak hour and therefore would not meet signal warrants. This intersection is also not planned for a signal by ITD in the draft concepts for the ITD SH-69 corridor plan.
    - **Site Access D (Future) / Ridleys Access / Deer Flat Road:** The northbound movement operates at LOS D with a V/C ratio of 0.68 during the weekday PM peak hour. Based on discussions with ACHD this intersection is planned to be converted to right-in, right-out (RIRO) and will not be considered for signalization. Therefore, traffic signal warrants were not evaluated. It should be noted that existing queues from Meridian Road current extend to this intersection for brief periods under existing conditions are not accounted for in the LOS procedures. Therefore, actual operations will be worse than reported during those periods.
- Intersection crash rates at the Ardell Road / Meridian Road intersection and Deer Flat Road / Meridian Road intersection did not indicate an abnormally high number of crashes. More detailed review of the crash characteristics identified the following:
    - **Deer Flat Road / Meridian Road:** A review of the crash data revealed a high percentage of the crashes were between eastbound left-turning traffic and westbound through traffic. This could indicate left-turn drivers may not be yielding to through traffic to the extent they should during the permissive left-turn signal phases.
- All ACHD study roadway segments are projected to operate at acceptable levels of service.

2030 Evaluation Findings

The evaluation included 2030 background and 2030 total traffic conditions. The 2030 findings are summarized below:

2030 Background Conditions

- Year 2030 background traffic volumes were forecasted using a 3.0 percent annual compounded growth rate to the existing traffic volumes for all roadways in the study area, except Ardell Road which a 2.0 percent annual compounded growth rate was applied to existing traffic volumes to account for regional growth in the site vicinity. Additionally, forecasted trips from the Lee Hubble Development were added on Ardell Road based on the TIS for that development.

- The 2030 analysis evaluated two roadway network scenarios for Ardell Road:
  - **Scenario 1**: Ardell Road remains as in the existing conditions and does not extend across the canal to the west.
  - **Scenario 2:** Ardell Road is connected over the canal to the west by 2030 and provides access to Linder Road.
- The 2030 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours, with the exception of the following intersections:
  - **Ardell Road / Meridian Road:** Under Scenario 2 in the PM peak hour, the eastbound approach is over-capacity.
    - ITD has an ongoing corridor study looking at long-term improvements that proposes a Reduced Conflict U-Turn (RCUT) intersection at the Ardell Road / Meridian Road intersection. An RCUT or right-in/right-out/left-in (RIROLI) mitigate this intersection under 2030 background conditions.
    - Improvement of this intersection is projected to be needed in approximately 2025, when approximately 122 additional eastbound PM peak hour trips are added to Ardell Road.
  - **Deer Flat Road / Meridian Road**: In the AM peak hour, the overall intersection V/C exceeds 1.00. The eastbound left turn also exceeds 1.00 in the AM and PM peak hour and the northbound and westbound through movements exceed the ITD V/C ratio threshold of ≤0.90 during the AM peak hour.
    - Similar to existing conditions, mitigation requires adding a second eastbound left-turn lane. But without signal timing changes the eastbound left-turn and westbound through movements have V/C ratios that exceed the ITD threshold of ≤0.90. To mitigate to the ITD V/C threshold requires the following additional improvement:
      - A third eastbound left-turn lane.
  - **Site Access D / Ridley's Access / Deer Flat Road**: The northbound movement exceeds capacity in the PM peak hour.
    - Mitigation requires restricting the intersection to RIROLI.
      - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection above existing traffic volume levels.
      - Discussion with ACHD have indicated that in the long term restriction of this intersection to RIRO is planned.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of the following:
    - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
        - Mitigation requires adding a second eastbound through lane on Deer Flat Road.
        - This widening is projected to be needed in approximately 2024/2025 with approximately 70 additional eastbound trips on Deer Flat Road.
        - The ACHD CIP identifies widening of this section of Deer Flat Road in the 2031-2035 timeframe.

Trip Generation and Distribution

- The development is estimated to generate a total of approximately 18,158 daily trips, 778 weekday AM peak hour net new trips (440 inbound / 338 outbound) and 999 weekday PM peak hour net new trips (500 inbound / 499 outbound).
- The distribution pattern for site-generated trips was developed by reviewing the site plan and roadway system and evaluating a select zone analysis created by the COMPASS regional travel demand model.

2030 Total Traffic Conditions

- Year 2030 total traffic conditions found the same intersections not meeting ACHD and ITD requirements as under existing and 2030 background conditions which include the following:
    - **Ardell Road / Meridian Road**: Similar to 2030 background traffic conditions, the eastbound approach exceeds capacity during the weekday PM peak hour. With the site traffic, the intersection also exceeds capacity during the weekday AM peak hour under both Ardell Road scenarios.
        - Mitigation requires one of the following options:
            - **Option 1:** Signalized RCUT intersection
            - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
            - **Option 3:** Signalized full access with an eastbound left turn lane.
        - Options 1 and 2 operate at acceptable levels of service and under capacity, but the V/C ratios for the eastbound right-turn and the southbound through movements exceed the ITD policy of ≤0.90 during the weekday PM peak hour.

- Option 3 (full access signalized intersection) is the only option that meets ITD District 3 operational policy for LOS D and movement V/C ratios < 0.90.
- The eastbound movement at the intersection is also projected to exceed capacity during the shoulder peak hour.
- With development of the site mitigation, mitigation is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
- Approximately 122 additional eastbound PM peak hour trips, above existing conditions, can be added to the intersection prior to reaching capacity.
- Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

o **Deer Flat Road / Meridian Road:** Similar to 2030 background traffic conditions, the eastbound left turn and southbound right turn movements exceed capacity during the weekday AM and PM peak hours.

- Mitigation requires adding a second eastbound left-turn lane (same as existing and background conditions) to meet ACHD policy of LOS E and V/C ratios for movements of ≤ 1.00.
- Further mitigation would be needed to meet ITD policy of LOS D and V/C ratios for movements of ≤ 0.90. Mitigation to ITD policy would require the following:
  - A third eastbound left-turn lane.
  - A third northbound and southbound through lane.
- The median U-turn (MUT) intersection configuration identified in the draft SH-69 corridor plan was found to result operations that are under capacity, but some movements are projected to exceed the ITD V/C policy of ≤0.90.
- The eastbound left-turning movement is also projected to exceed capacity in the shoulder peak hours.
- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

o **Site Access D / Ridley's Access / Deer Flat Road:** The northbound and southbound approaches at the intersection are projected exceed capacity during both the weekday AM and PM peak hours. Additionally, projected eastbound queues from the signal at Meridian Road were estimated to impact the ability to have a westbound

left-turn lane into the Ridley's Access. The intersection could be mitigated with the following options:

- **Option 1 - Site Access D RIROLI (Ridley's RIRO):** This option operates acceptably but requires southbound left-turning traffic from the site to turn right and make a U-turn at a location to the west, such as Sailer Way, to go east on Deer Flat Road.
- **Option 2 - Site Access D RIRO (Ridley's RIRO):** This option operates acceptably but requires the same re-routing as Option 1, but also requires eastbound left-turns at Site Access D to make turns or left-turns at the Deer Flat Road / Meridian Road intersection to access the site. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection. This option may require minor widening and signal modifications at the Deer Flat Road / Meridian Road intersection to accommodate eastbound U-turns.
- With development of the site, mitigation is projected to be needed in approximately 2022/2023 at when approximately 7 percent (14,500 SF) of the development is completed.
- Approximately 75 additional trips can be added to the intersection prior to reaching capacity with the north leg added to the intersection.
- Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:
      - **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
      - **Kuna Canal Shared-Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the east.
    - Mitigation requires adding a second eastbound through lane on Deer Flat Road.

- The ACHD CIP has widening of this section of Deer Flat Road identified for the 2031-2035 timeframe.
- This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.
- With development of the site mitigation is projected to be needed in approximately 2024/2025 when approximately 28 percent (55,200 SF) of the development is completed.
- Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

Site Access Evaluation

- The turn lane analysis using ACHD and ITD procedures resulted in turn lane warrants at the following external site access streets:
  - Site Access B / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access C / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access D / Ridley's Access / Deer Flat Road:
    - Westbound right-turn lane (RIRO or RIROLI)
    - Eastbound left-turn lane (if RIROLI)
- Impacts to the adjacent local streets where the two street stubs are proposed to be extended into the northern portion of the development are projected to be low and not result in significant cut-through traffic for the following reasons:
  - The two connections to the west at Fort Erie Street and Imlay Street are at the northern portion of the site and therefore are not convenient for a majority of site traffic that is associated with the commercial uses on the south portion of the site.
  - The northern portion of the site has less commercial development than the southern portion of the development.
  - Use of the neighborhood streets would result in significantly longer travel distances to get to both Ardell Road and Deer Flat Road than using the internal site roadways.

- Most of the traffic (approximately 80 percent) is projected to have origins and destinations to the north, south, and east and only approximately 20 percent of the site trips will have destinations to the west on Deer Flat Road and Ardell Road.

- The intersection sight distance review identified that intersection sight distance can be achieved at the site access intersections.
- Daily traffic volumes at the site access locations are projected to remain under 5,000 with the exception of the following:
  - **Site Access A:** Site access A is projected to have a daily volume of 5,010.
  - **Site Access D – RIRO or RIROLI:** Site access D is projected to have a daily volume of 6,680 as a RIROLI and 6,130 as a RIRO.
  - Due to the volumes on these driveways being relatively close to the ACHD 5,000 daily trip threshold, additional driveways were not determined to be needed.
- A review of the site access locations and spacings identified the following:
  - **Site Access A:** The location will meet ACHD access spacing for Ardell Road.
  - **Site Access B:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. This driveway will be approximately opposite Rodeo Lane. The spacing to the north and south exceed the ITD minimum spacing between driveways but is only 550 feet south of Ardell Road which is below the 660 feet required by ITD upstream of the public road intersection.
    - Moving the access south approximately 30 feet may be necessary to accommodate the minimum standard ITD right-turn lane design for 55 mph. Moving the driveway to be offset with Rodeo Lane should not be a significant issue due to the low traffic volumes on Rodeo Lane.

    There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access C:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. The spacing to the north and south exceed the ITD minimum spacing between driveways and spacing to Ardell Road and Deer Flat Road on the west side of Meridian Road. There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access D:** If designed as a RIRO driveway, this access will be aligned with the existing Ridley's driveway and not impact the access spacing of Deer Flat Road. If designed as a RIROLI driveway, this access may need to be shifted west to provide for the taper/gap for the dual left-turn lanes at the Deer Flat Road / Meridian Road.

If such offset is required, it will not create conflicts due to the restricted left-turn movements at both driveways. Additionally, the ACHD access spacing minimums will be met to Meridian Road (assuming the right-in, right out classification is applied for the distance from Meridian Road) to the east and Sailer Way to the west.

RECOMMENDATIONS

Based on the analyses and findings summarized in this report, following are the recommendations for the development.

Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the existing traffic volume and meet ACHD and ITD policies.

- **Deer Flat Road / Meridian Road:** Add a second eastbound left-turn lane to create dual eastbound left-turn lanes. In order to accommodate future traffic growth and the proposed development, a left-turn storage distance of 475 feet is recommended.

Year 2030 Background Traffic Conditions Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 background traffic volume and meet ACHD and ITD policies.

2030 Background Traffic – Intersection Improvements

- **Ardell Road / Meridian Road:** Once Ardell Road is connected over the canal to the west (Scenario 2), one of the following mitigations are recommended:
  - **Option 1:** Install an RCUT intersection per the ITD draft corridor plan.
  - **Option 2:** Restrict to RIROLI by closing the eastbound left-turn movement.
  - Signalization could also be considered but is not consistent with the ITD draft corridor plan (see 2030 Total Traffic conditions)
  - Mitigation is estimated to be needed in approximately 2025 once approximately 122 additional eastbound trips are added in the weekday PM peak hour.
- **Deer Flat Road / Meridian Road**: Same improvement identified under existing conditions. It should be noted that two movements will exceed the ITD V/C threshold of 0.90 even with this mitigation and signal timing changes are required for those movements to meet ITD policy.

- **Site Access D / Ridleys Access / Deer Flat Road:** Restrict the existing access to RIRO. RIROLI could be considered if the length of the eastbound left-turn storage at the Deer Flat Road / Meridian Road intersection is not extended as recommended in the existing conditions recommendations and the left-turn lanes can be accommodated back-to-back.
    - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection.
    - It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions which is not accounted for in the LOS procedures. Therefore, actual operations will be worse during those periods.

2030 Background Traffic - Roadway Segment Improvements

- **Deer Flat Road (Site Frontage):** Add an additional eastbound through lane to create two eastbound through lanes.
    - This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.

Year 2030 Total Traffic Conditions Mitigations (With the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 total traffic volumes and meet ACHD and ITD policies:

2030 Total Traffic - Intersection Improvements

- **Ardell Road / Meridian Road:** Three mitigation options were identified.
    - **Option 1:** Signalized RCUT intersection
    - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
    - **Option 3:** Signalized full access with an eastbound left turn lane.
    - Improvement of this intersection is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
    - Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.
- **Deer Flat Road / Meridian Road:** Same improvement identified under existing and background 2030 conditions. Queue storage of approximately 475 ft is recommended for the eastbound dual left-turn lanes.

- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

- **Site Access D / Ridley's Access / Deer Flat Road:** Two improvement options were identified, of which Option 1 provides the best operations with respect to the Deer Flat Road / Meridian Road intersection:

  - **Option 1 – Site Access D RIROLI (Ridley's RIRO):** Design the access at RIROLI for the north leg of the intersection a RIRO for the Ridley's Access in order to accommodate the eastbound left-turn queuing from the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right-turn lane
    - Install an eastbound left-turn lane
    - Minor movement of Site Access D west may be needed depending on the design of the eastbound dual left-turn lanes.

  - **Option 2 – Site Access D RIRO (Ridley's RIRO):** Design the intersection as a RIRO for both the north and south legs of the intersection. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right turn lane.
    - Review the northwest corner of the Deer Flat Road / Meridian Road intersection to determine if eastbound U-turns can be accommodated and modify the corner design if necessary.

  - Improvement of this intersection is projected to be needed in approximately 2022/2023 when approximately 7 percent (14,500 SF) of the development is completed.

  - Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

2030 Total Traffic - Roadway Improvements

- **Deer Flat Road (Site Frontage):** Same as background 2030 (add an additional eastbound lane to accommodate AM traffic volumes).

  - With development of the site, mitigation is projected to be needed in approximately 2024/2025 at which time approximately 28 percent (55,200 SF) of the development is completed.

  - Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

  - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:

- **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
- **Kuna Canal Shared Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the west.

Site Driveways

- Install the site access driveways with the following configurations:
  - **Site Access A:** Single lane northbound and southbound.
  - **Site Access B:** Channelized RIROLI that may require relocation approximately 30 feet (or more) south to accommodate the ITD right-turn lane design. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
    - Minor movement of the site driveway south may be needed to accommodate the southbound right-turn lane design.
  - **Site Access C:** Channelized RIROLI. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right turn lane per ITD design requirements.
  - **Site Access D:** Channelized RIROLI or RIRO. The following turn lanes are recommended:
    - RIROLI (provides best operations at Deer Flat Road / Meridian Road):
      - Eastbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used.
      - Westbound right turn lane with 100 feet of vehicle storage per ACHD requirements.
      - Movement of Site Access D slightly west may be required based on the design of the eastbound dual-left-turn lanes taper/gap for the Deer Flat Road / Meridian Road intersection.

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Planning & Zoning Department

Agency Notification

July 11, 2022

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

File Numbers & Case Name:	22-06-S (Pre Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.
Project Description	Applicant requests preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The site was previously annexed and zoned as C-2 Area Commercial (approx. 19 acres) and as R-20 High Density Residential (approx. 5 acres).
Site Location	The SWC of Meridian and Ardell Roads, 1925 N Meridian Road, Kuna, Idaho 83634.
Applicant	**SH69 North, LLC** 1400 E Kokanee Ln, Kuna, ID 83634 208.861.6665 gronbeck@kggdev.com
Representative	**Civil Innovations, PLLC** 1043 E Park Blvd. Ste. 101 Boise, ID 83712 208.884.8181 ben@civil-innovations.com
Tentative Public Hearing Date	PnZ Commission: On Tuesday, **September 13, 2022** ***(Tentative)*** At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Planner III Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's 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.*	

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**3 October 2022**	
RE:	**Public Works Comments**	
	Beltzarock Subdivision, 22-06-S (Preliminary Plat), 22-26-DR (Design Review)	

The Beltzarock Subdivision, 22-06-S, 22-26-DR, preliminary plat and design review request dated 11 July 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-20 (high density residential) and C-2 (area commercial) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project is located within the Danskin lift station basin which currently does not have capacity to provide sewer service for Beltzarock Subdivision. Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity (equivalent dwelling units (EDU's)) that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase. The location of the private lift station will be finalized during the civil construction drawing review process. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

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 fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests to plat approximately 25 acres.
b) Equivalent Dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 169. Commercial EDU's will be determined at the time of building permit.
c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
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 permits will be issued and no construction can begin without adequate fire protection.
k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 representative, must approve fire/public safety 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 city is unable to service this development until capacity in the Danskin lift station is relieved by the operating 18" Danskin force main project or the operating Mason Creek Trunkline.
b) EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase.
c) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located directly to the west of the proposed development. The applicant plans to design and construct a private sewer lift station. The planned lift station will need to be

constructed in the far north portion of the site to gravity flow to the Greyhawk lift station in the future.

d) 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.
e) 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.
f) Sewer must provide connectivity for surrounding developments.
g) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
h) All sewer infrastructure must meet or exceed City of Kuna requirements.
i) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
j) Sewer connection fees apply to each lot containing a home or other facility.
k) 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 to water is located directly to the north and west of the proposed development.
b) The applicant shall design and construct 12-in. water line along N Meridian Rd and E Ardell Rd.
c) The applicant may be required to bore across N Meridian Rd and the Kuna Canal.
d) 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.
e) 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.
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) All water infrastructure must meet or exceed City of Kuna requirements.
h) Water connection fees apply to each lot containing a home or other facility.
i) 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 to pressurized irrigation is located on the western boundary of the proposed development.
b) The applicant shall design and construct 12-in. pressurized irrigation along N Meridian Rd and E Ardell Rd.
c) The applicant may be required to bore across N Meridian Rd and the Kuna Canal.
d) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
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 and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
h) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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.

Project/File: **Beltzarock Subdivision/ KPP22-0005/ 22-06-S/ 22-26-DR**
This is a preliminary plat application to develop 74 lots on 24.6 acres.

Lead Agency: City of Kuna

Site Address: 1925 N Meridian Road

Staff Approval: August 15th, 2022

Applicant: SH69 North LLC
1400 E Kokanee Lane
Kuna, ID 83634

Representative: Civil Innovations, PLLC
1043 E Park Boulevard, Suite 101
Boise, ID 83712

Staff Contact: Kelly Bruner
Phone: 387-6132
E-mail: kbruner@achdidaho.org

Vicinity Map

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 53 residential lots, 10 commercial lots, and 11 common lots on 24.6 acres.

   The applicant's proposal is consistent with the City of Kuna's future land use map which designates this area as Mixed Use.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Commercial	R-20 (City of Kuna)
South	Mixed Use	C-2 (City of Kuna)
East	Mixed Use	RUT (Ada County)
West	Medium Density Residential	R-6 (City of Kuna)

3. **Site History:** ACHD previously reviewed this site as KUNA20-0005 in April 2020. The requirements of this staff report are consistent with those of the prior action.

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

   - Lee Country Subdivision, a mixed-use development consisting of 179 lots on 76 acres directly north of the site was approved by ACHD on June 13th, 2022.

- Ledgestone Plaza, a mixed-use development consisting of 275 lots on 76 acres northeast of the site was approved by ACHD on October 9th, 2020.
- Lugarno Terra North Subdivision, a residential development consisting of 153 lots on 38 acres east of the site was approved by ACHD on December 22nd, 2020.

5. **Transit:** Transit services are not available to serve this site.

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 0.36 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to Meridian Road between 2031 and 2035.
   - The intersection of Deer Flat Road and Meridian Road is scheduled in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south leg, 7-lanes on the east leg, and 6-lanes on the west leg, and reconstructed between 2031 and 2035.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

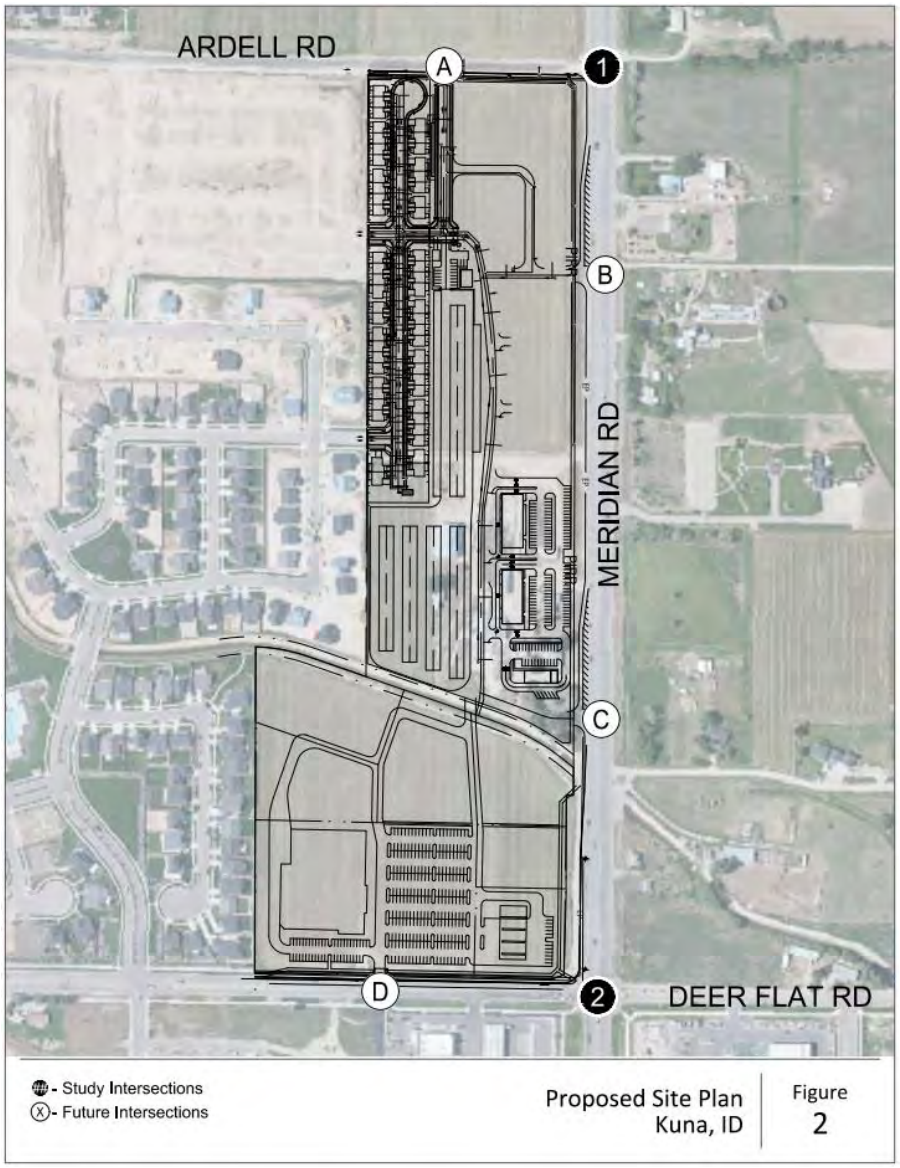
    The BMP identifies Deer Flat Road as a Level 3 facility. The BMP also identifies Level facilities on Ardell Road, the new collector roadway within the site.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 18,158 vehicle trips per day and 999 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. Traffic Impact Study

Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Beltzarock Subdivision. An executive summary of the findings **as presented by Kittelson and Associates, Inc.** can be found in Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



a. Policy

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

Average Daily Traffic (ADT): District Policy 7207.3.1 states that ADT on new and existing local streets should typically be less than 2,000. This ADT applies to both existing and new streets. For new streets that are stubbed to connect to adjacent land that is not fully developed, the allowable ADT for the new street will typically be no more than 1,000 ADT, to accommodate future additional traffic from the adjacent land, depending on the location and type of the stub street and the location and size of the adjacent undeveloped land. When stub streets are connected and properties fully developed, local streets should not exceed 2,000 ADT.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following sections list the recommended improvements required by ACHD with this development based on the study and District policy.

Deer Flat Road/ Meridian Road Intersection: The eastbound left turning movement for the Deer Flat Road/Meridian Road intersection is over capacity in both the AM and PM peak hours under existing traffic conditions. The TIS recommends the construction of an additional eastbound left-turn lane with 475-feet of storage at the Deer Flat Road/Meridian Road intersection to mitigate the existing traffic conditions.

This intersection is programmed and funded as part of ACHD's CIP, therefore no mitigation is required consistent with District Policy 7106.7.3. Additionally, adding an additional eastbound left-turn lane would not be feasible at this intersection, as it would require additional improvements and right-of-way dedication for the intersection.

Staff recommends no mitigations be constructed with this development application for the Deer Flat Road/Meridian Road intersection.

Ardell Road/Meridian Road Intersection: The study includes two scenarios for Ardell Road's connectivity:

- **Scenario 1:** Ardell Road remains as existing and does not extend west over the Kuna Canal.
- **Scenario 2:** Ardell Road extends west and crosses the Kuna Canal and provides connectivity to Linder Road.

For Scenario 2, the TIS recommends either the installation of an RCUT intersection in accordance with their corridor plan at the Ardell Road/Meridian Road intersection. ITD has indicated in previous conversations that they will require restricting the intersection to RIROLI in the interim, however ITD's condition memo outlining their official requirements has not been received at the time of this staff report. Staff is supportive of either option at the intersection.

In the interim, the Ardell Road/Meridian Road intersection meets all LOS and V/C thresholds under existing and 2030 background conditions for Scenario 1 (no west Ardell connection).

All eastbound movements for the intersection will exceed LOS or V/C thresholds under 2030 total traffic conditions for Scenario 1. The TIS recommends construction of an eastbound dedicated left-turn lane at the intersection to allow for the eastbound right-turning movement to not be affected by queued vehicles waiting to turn left. The TIS indicates the eastbound left-turning movement will still be over capacity with the construction of an eastbound dedicated left-turn lane.

If ITD determines that a RIROLI/RCUT intersection is not warranted at the Ardell Road/Meridian Road intersection, staff recommends the construction of an eastbound left-turn lane at the intersection.

The same mitigations for the intersection of Ardell Road and Meridian Road were required as part of ACHD's action on Lee Country Subdivision, located directly north of the site. Whichever project develops first will be required to construct the intersection improvements. Staff recommends the applicant coordinate with Lee Country subdivision to construct improvements at this intersection.

Ardell Road/Site Access A Intersection: The TIS indicates that a westbound left-turn lane on Ardell Road at the Site Access A intersection is warranted under 2030 total traffic conditions. Lee Country Subdivision directly to the north of the site was required to construct Ardell Road from Meridian Road to Thorndale Way as ½ of a 46-foot collector street section. Staff supports the TIS recommendation to construct a westbound dedicated left turn lane at the Ardell Road/Site Access A intersection. Based on ITD's action for mitigation at the Ardell Road/Meridian Road intersection, staff's recommendations for the westbound dedicated left-turn lane will vary:

- If ITD does not restrict the Ardell Road/Meridian Road intersection to a RIROLI/RCUT intersection, staff recommends Ardell Road from Meridian Road to Thorndale Way be completed as 46-foot street section with a continuous two-way turn lane that will serve Site Access A. Staff recommends the applicant coordinate with Lee Country Subdivision to construct the roadway.
- If ITD does restrict the Ardell Road/Meridian Road intersection to a RIROLI/RCUT intersection, staff recommends the applicant construct the westbound dedicated left-turn

lane at Site Access A and coordinate with ITD,ACHD Development Review and Lee Country Subdivision for the intersection design.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**Meridian Road	1,955-feet	Principal Arterial	1,265	N/A
Deer Flat Road	0-feet	Arterial	707	Better than "E"
Ardell Road	590-feet	Collector	N/A	N/A

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).

** ACHD does not set level of service thresholds for State Highways.

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 21,517 on 10/05/21.
- The average daily traffic count for Deer Flat Road west of SH-69/Meridian Road was 12,012 on 06/17/21.
- There are no traffic counts for this section of Ardell Road.

C. Findings for Consideration

1. State Highway SH-69/Meridian Road

SH-69/Meridian Road 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/Meridian Road.

2. Ardell Road

a. Existing Conditions: Ardell Road is improved with 24-feet of pavement, 3-foot wide gravel shoulders, and no curb, gutter or sidewalk abutting the site within 44-feet of right-of-way.

b. Policy:

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Ardell Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct Ardell Road as ½ of a 36-foot street section with vertical curb, gutter, and 5-foot wide detached concrete sidewalk abutting the site widening to ½ of a 46-foot street section at the Meridian Road/Ardell Road intersection.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy, however it is not consistent with ACHD action taken on Lee Country Subdivision to the north, which required Ardell Road to be constructed as ½ of a 46-foot street section from Ardell Road to Thorndale Way to allow for 3-lanes, which would accommodate eastbound left-turning traffic at the intersection and westbound left-turning traffic at Sun Rock Road (Site Access A). The applicant should be required to complete Ardell Road as a 46-foot wide collector street section with a two-way center-turn lane abutting the site. Staff recommends the applicant coordinate with Lee Country Subdivision for the construction of this portion of Ardell Road.

ITD has indicated that the Ardell Road/Meridian Road intersection will be restricted to either a right-in/right-out/left-in (RIROLI) or RCUT intersection, both of which will restrict the eastbound left-turning movement at the intersection, however it is not known when/if this restriction will be required. If ITD restricts the intersection prior to the submittal of construction plans to ACHD for Ardell Road, an eastbound dedicated left-turn lane will not be required at the intersection of Ardell Road and Meridian Road, however a dedicated westbound left-turn lane will be required at Sun Rock Road (Site Access A). Ardell Road will need to be widened to ensure there is adequate pavement to accommodate the construction of this turn lane. If ITD does restrict the intersection, the applicant should construct a dedicated eastbound left-turn lane at Meridian Road and coordinate with ITD, ACHD Development Review and Lee Country Subdivision for the intersection design.

The applicant's proposal to construct vertical curb, gutter, and 5-foot wide detached concrete sidewalks on Ardell Road abutting the site meets District policy and should be approved as proposed.

3. Internal Local Roads

a. Existing Conditions: There are no existing local roads within the site. There are 2 existing stub streets, Fort Erie Street and Imlay Street, that stub into the site's west property line.

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 and Right-of-way Policy: 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-

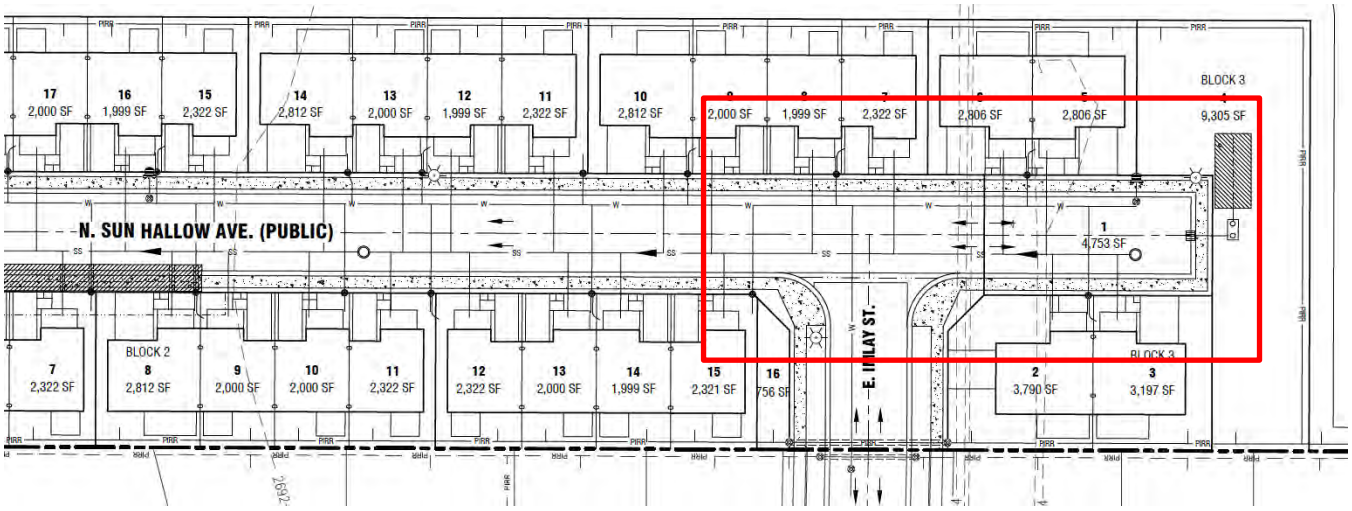
of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-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 has proposed to extend Fort Erie Street and Imlay Street into the site as 36-foot local street sections with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, construct Sun Hallow Avenue and Sun Hallow Place as 36-foot local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalk, and construct Sun Rock Avenue and a portion of Fort Erie Street as 36-foot local street sections with vertical curb, gutter, and 5-foot wide attached concrete sidewalk.

The applicant has proposed to construct a cul-de-sac with a turnaround radius of 45-feet at the terminus of Sun Hallow Place, and has proposed to terminate Sun Hallow Avenue 135-feet south of Imlay Street with rolled curb, gutter, and 5-foot wide concrete sidewalk.



d. **Staff Comments/Recommendations:** The applicant's proposal to extend Fort Erie Street and Imlay Street into the site and construct all internal roads as the proposed street sections meets District policy and should be approved as proposed.

The applicant's proposal to construct a cul-de-sac with at the terminus of Sun Hallow Place meets District policy, however District policy requires cul-de-sacs to be constructed with a minimum turnaround radius of 50-feet. The applicant should be required to construct the cul-de-sac with a minimum radius of 50-feet.

The applicant's proposal to terminate Sun Hallow Avenue 135-feet south of Imlay Street with rolled curb, gutter, and 5-foot wide concrete sidewalk does not meet District policy and should not be approved as proposed. The applicant should be required to construct a cul-de-sac with

a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Avenue, or construct Sun Hallow Avenue as a private road south of Imlay Street

4. Roadway Offsets

a. Existing Conditions: There are no existing 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 has proposed to construct a new local roadway, Sun Rock Avenue, to intersect Ardell Road 445-feet west of Meridian Road.

All internal local roads are proposed to align or offset a minimum of 125-feet.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed.

5. Driveways

6.1 Fort Erie Street

a. Existing Conditions: There are no existing driveways within the site.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

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 has proposed to construct a 26-foot wide curb-cut type driveway on to Fort Erie Street located 133-feet east of Sun Hallow Avenue and in alignment with Sun Rock Avenue.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed.

6. 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. Applicant Proposal: The applicant has proposed to construct private roads to intersect ACHD roads:

- Drive A, intersecting Sun Rock Avenue 289-feet south of Ardell Road.
- Jackson Way, extending east from the terminus of Fort Erie Street, 472-feet south of Ardell Road.

c. Staff Comments/Recommendations: If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide 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.

7. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: Sun Hallow Avenue is proposed to extend greater than 750-feet in length without any traffic calming measures.

c. Staff Comments/Recommendations: The applicant should be required to install District approved traffic calming measures on Sun Hallow Avenue. The applicant should coordinate the design of this traffic calming with District Development Review staff.

8. Tree Planters

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.

9. 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.

10. 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.

D. Site Specific Conditions of Approval

1. If ITD does not restrict the Ardell Road/Meridian Road intersection, construct Ardell Road abutting the site as a 46-foot wide collector street section with 3-lanes, a dedicated eastbound left-turn lane at the intersection with Meridian Road, vertical curb, gutter, and 5-foot wide detached concrete sidewalk. Coordinate with ITD, ACHD Development Review staff and Lee Country Subdivision on these improvements.

2. If ITD does restrict the Ardell Road/Meridian Road intersection, construct a westbound dedicated left-turn lane on Ardell Road at Sun Rock Road, provide pavement widening to accommodate the construction of the turn lane, and construct vertical curb, gutter, and 5-foot wide detached concrete sidewalk on Ardell Road abutting the site. Coordinate with ITD, ACHD Development Review staff and Lee Country Subdivision for the design of the Ardell Road/Meridian Road intersection.

3. Construct Imlay Street and a portion of Fort Erie Street as 36-foot local street sections with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, as proposed.

4. Construct Sun Hallow Place and Sun Hallow Avenue as 36-foot local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.

5. Construct Sun Rock Avenue and a portion of Fort Erie Street as 36-foot local street sections with vertical curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.

6. Construct a cul-de-sac with a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Place.

7. Construct a cul-de-sac with a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Avenue, or construct Sun Hallow Avenue south of Imlay Street as a private road.

8. Construct a new local roadway, Sun Rock Avenue, to intersect Ardell Road 445-west of Meridian Road, as proposed.

9. Construct all internal local roads to align or offset 125-feet, as proposed.

10. Construct a 26-foot wide curb-cut type driveway on to Fort Erie Street located 133-feeteast of Sun Hallow Avenue and in alignment with Sun Rock Avenue, as proposed.

11. Construct a private road, Drive A, intersecting Sun Rock Road 289-feet south of Ardell Road, as proposed.

12. Construct a private road, Jackson Way, extending east from the terminus of Fort Erie Street, as proposed.

13. Install street name and STOP signs for the private roads. The signs may be ordered through the District. Verification of the correct, approved name is required.

14. Install District approved traffic calming on Sun Hallow Avenue.

15. Direct lot access to Ardell Road is prohibited other than the access specifically approved with this site and should be noted on the final plat.

16. 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.

17. Payment of impact fees is due prior to issuance of a building permit.

18. 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.

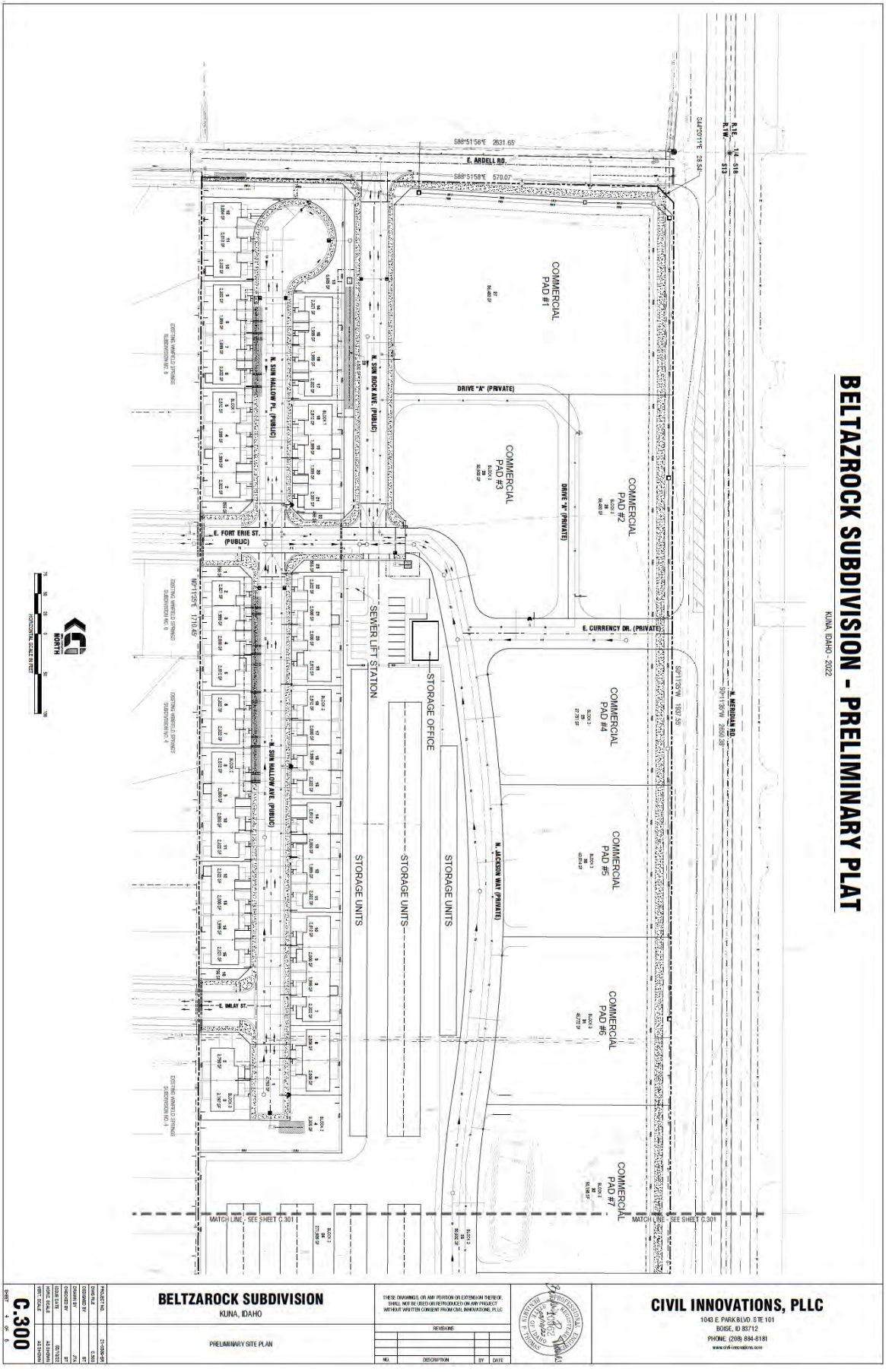
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

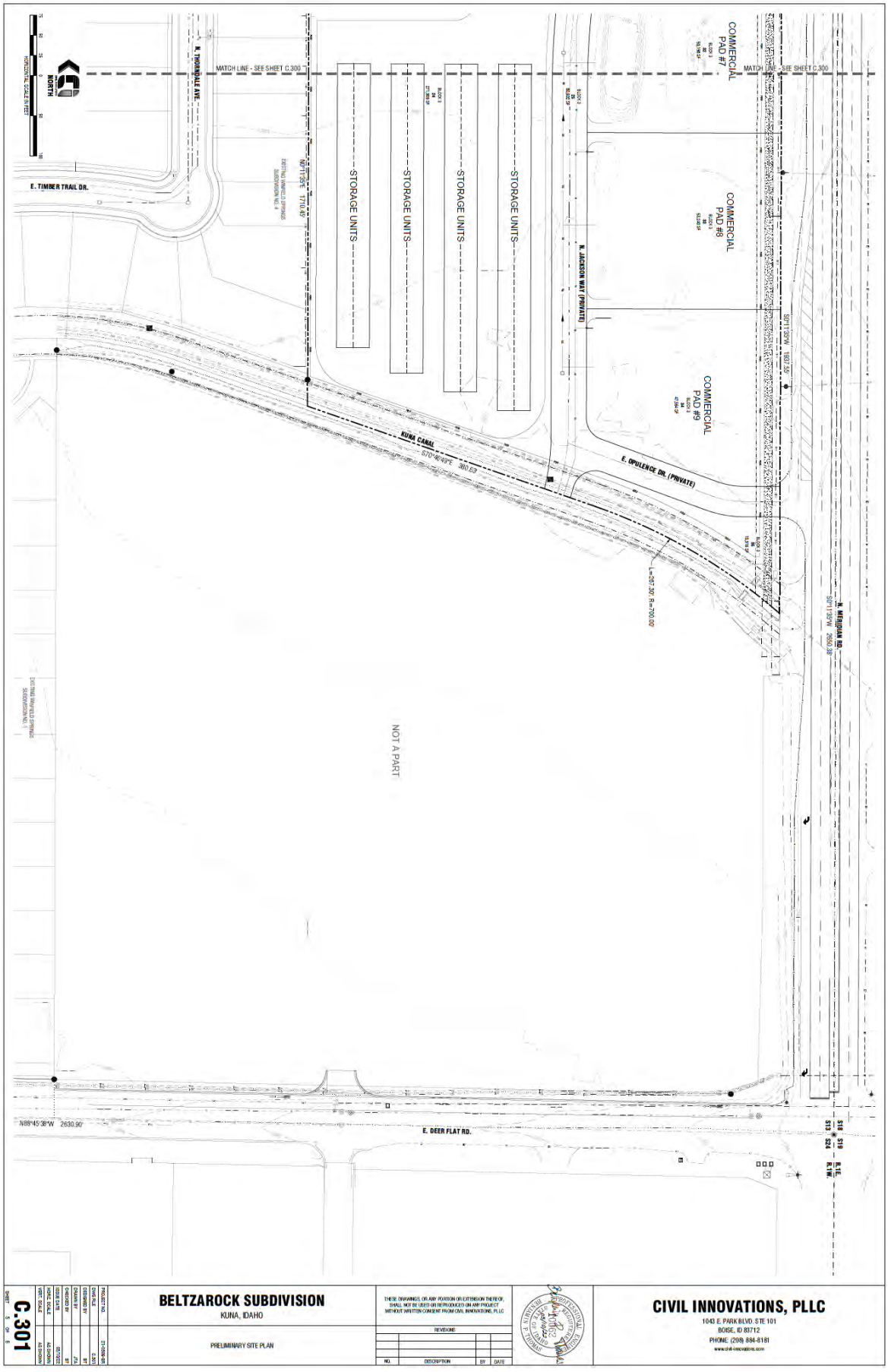
G. Attachments

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

VICINITY MAP

SITE PLAN


BELTAZROCK SUBDIVISION - PRELIMINARY PLAT
KUNA, IDAHO - 2022
E. ARDELL RD.
S88°51'56"E 2631.65'
S88°51'58"E 570.07'
S4°20'11"E 28.54'
N. MERIDIAN RD.
S9°11'26"W 2650.38'
S9°11'26"W 1657.55'
DRIVE "A" (PRIVATE)
DRIVE "B" (PRIVATE)
E. CURRENCY DR. (PRIVATE)
E. FORT ERIE ST. (PUBLIC)
N. SUN HALLOW PL. (PUBLIC)
N. SUN ROCK AVE. (PUBLIC)
N. SUN HALLOW AVE. (PUBLIC)
N. JACKSON WAY (PRIVATE)
E. DALAY ST.
N9°11'33"E 1710.49'
COMMERCIAL PAD #1
COMMERCIAL PAD #2
COMMERCIAL PAD #3
COMMERCIAL PAD #4
COMMERCIAL PAD #5
COMMERCIAL PAD #6
COMMERCIAL PAD #7
SEWER LIFT STATION
STORAGE OFFICE
STORAGE UNITS
STORAGE UNITS
STORAGE UNITS
MATCH LINE - SEE SHEET C.301
MATCH LINE - SEE SHEET C.301
NORTH
HORIZONTAL SCALE IN FEET
BELTZAROCK SUBDIVISION
KUNA, IDAHO
PRELIMINARY SITE PLAN
THESE DRAWINGS OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC
REVISIONS
NO. DESCRIPTION BY DATE
CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
C-300
SHEET 4 OF 5



BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY SITE PLAN

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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PROJECT NO.	21-0056-SR
DWG FILE	C.301
DESIGNED BY	BT
DRAWN BY	JTJ
CHECKED BY	BT
ISSUE DATE	04/19/2022
HORZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

SHEET 5 OF 6

C.301

TIS EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the proposed Blackrock Marketplace and Village, located on the west side of Meridian Road (SH 69) north of Deer Flat Road, in Kuna, Idaho. The proposed development site is bounded on the west by existing development (the Winfield Springs Subdivision), on the north by Ardell Road, on the south by Deer Flat Road, and on the east by Meridian Road. Figure 1 shows the site vicinity.

The purpose of this study is to evaluate the impact of the proposed development on the transportation system. Kittelson prepared this TIS based on conversations with SH69 North, LLC (property developer), Ada County Highway District (ACHD), Idaho Transportation Department (ITD) and Ada County Highway District (ACHD), Community Planning Association of Southwest Idaho (COMPASS), City of Kuna, and our familiarity with the area and with ACHD, City and ITD policies. *Appendix A includes the scope of work and coordination emails with ACHD, ITD and COMPASS and the COMPASS area of influence model run.*

The information presented in this report was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

FINDINGS

Existing Conditions

The existing conditions analysis findings are summarized below:

- The study evaluated four existing intersections during the AM and PM peak hours of a typical weekday.
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
  - **Deer Flat Road / Meridian Road**: The eastbound left-turn movement was found to be over capacity during both the AM and PM peak hours:
    - Mitigation to acceptable operating standards requires adding a second eastbound left-turn lane creating dual eastbound left-turn lanes.
    - Field observations during the weekday AM peak hour revealed that there is a significant peak in eastbound traffic between approximately 7:20 and 7:40 AM that causes significant eastbound queuing on Deer Flat Road that appears to be partially due to traffic from the nearby high school to the west on Deer Flat Road.
    - This intersection is identified in the ACHD CIP for expansion and reconstruction in the 2031-2035 timeframe.

- The two existing unsignalized intersections that will be across from two of the proposed site driveways have movements that operate at LOS D which ACHD policy requires evaluation of signal warrants. These include:
  - **Site Access B (Future)/ Rodeo Lane / Meridian Road:** The westbound movement operates at LOS D with a V/C ratio of 0.03 during the weekday PM peak hour. The westbound volume was only 1 vehicle in the peak hour and therefore would not meet signal warrants. This intersection is also not planned for a signal by ITD in the draft concepts for the ITD SH-69 corridor plan.
  - **Site Access D (Future) / Ridleys Access / Deer Flat Road:** The northbound movement operates at LOS D with a V/C ratio of 0.68 during the weekday PM peak hour, which meets ACHD V/C thresholds of ≤1.00. Based on discussions with ACHD this intersection is planned to be converted to right-in, right-out (RIRO) and will not be considered for signalization. Therefore, traffic signal warrants were not evaluated. It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions, these events are not accounted for in the LOS procedures. Therefore, actual operations will be worse than reported during those periods.
- Intersection crash rates at the Ardell Road / Meridian Road intersection and Deer Flat Road / Meridian Road intersection did not indicate an abnormally high number of crashes. More detailed review of the crash characteristics identified the following:
  - **Deer Flat Road / Meridian Road:** A review of the crash data revealed a high percentage of the crashes were between eastbound left-turning traffic and westbound through traffic. This could indicate left-turn drivers may not be yielding to through traffic to the extent they should during the permissive left-turn signal phases.
- All ACHD study roadway segments are projected to operate at acceptable levels of service.

2030 Evaluation Findings

The evaluation included 2030 background and 2030 total traffic conditions. The 2030 findings are summarized below:

2030 Background Conditions

- Year 2030 background traffic volumes were forecasted using a 3.0 percent annual compounded growth rate to the existing traffic volumes for all roadways in the study area, except Ardell Road which a 2.0 percent annual compounded growth rate was applied to existing traffic volumes to account for regional growth in the site vicinity. Additionally,

forecasted trips from the Lee Hubble Development were added on Ardell Road based on the TIS for that development.

- The 2030 analysis evaluated two roadway network scenarios for Ardell Road:
  - **Scenario 1**: Ardell Road remains as in the existing conditions and does not extend across the canal to the west.
  - **Scenario 2:** Ardell Road is connected over the canal to the west by 2030 and provides access to Linder Road.
- The 2030 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours, with the exception of the following intersections:
  - **Ardell Road / Meridian Road:** Under Scenario 2 in the PM peak hour, the eastbound approach is over-capacity.
    - ITD has an ongoing corridor study looking at long-term improvements that proposes a Reduced Conflict U-Turn (RCUT) intersection at the Ardell Road / Meridian Road intersection. An RCUT or right-in/right-out/left-in (RIROLI) mitigate this intersection under 2030 background conditions.
    - Improvement of this intersection is projected to be needed in approximately 2025, when approximately 122 additional eastbound PM peak hour trips are added to Ardell Road.
  - **Deer Flat Road / Meridian Road**: In the AM peak hour, the overall intersection V/C exceeds 1.00. The eastbound left turn also exceeds 1.00 in the AM and PM peak hour and the northbound and westbound through movements exceed the ITD V/C ratio threshold of ≤0.90 during the AM peak hour.
    - Similar to existing conditions, mitigation requires adding a second eastbound left-turn lane. But without signal timing changes the eastbound left-turn and westbound through movements have V/C ratios that exceed the ITD threshold of ≤0.90. To mitigate to the ITD V/C threshold requires the following additional improvement:
      - A third eastbound left-turn lane.
  - **Site Access D / Ridley's Access / Deer Flat Road**: The northbound movement exceeds capacity in the PM peak hour.
    - Mitigation requires restricting the intersection to RIROLI.
      - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection above existing traffic volume levels.

- Discussion with ACHD has indicated that in the long term, restriction of this intersection to RIRO is planned.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of the following:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - Mitigation requires adding a second eastbound through lane on Deer Flat Road.
    - This widening is projected to be needed in approximately 2024/2025 with approximately 70 additional eastbound trips on Deer Flat Road.
    - The ACHD CIP identifies widening of this section of Deer Flat Road in the 2031-2035 timeframe.

Trip Generation and Distribution

- The development is estimated to generate a total of approximately 18,158 daily trips, 778 weekday AM peak hour net new trips (440 inbound / 338 outbound) and 999 weekday PM peak hour net new trips (500 inbound / 499 outbound).
- The distribution pattern for site-generated trips was developed by reviewing the site plan and roadway system and evaluating a select zone analysis created by the COMPASS regional travel demand model.

2030 Total Traffic Conditions

- Year 2030 total traffic conditions found the same intersections not meeting ACHD and ITD requirements as under existing and 2030 background conditions which include the following:
  - **Ardell Road / Meridian Road**: Similar to 2030 background traffic conditions, the eastbound approach exceeds capacity during the weekday PM peak hour. With the site traffic, the intersection also exceeds capacity during the weekday AM peak hour under both Ardell Road scenarios.
    - Mitigation requires one of the following options:
      - **Option 1:** Signalized RCUT intersection
      - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
      - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Options 1 and 2 operate at acceptable levels of service and under capacity, but the V/C ratios for the eastbound right-turn and the southbound

through movements exceed the ITD policy of ≤0.90 during the weekday PM peak hour.

- Option 3 (full access signalized intersection) is the only option that meets ITD District 3 operational policy for LOS D and movement V/C ratios < 0.90.
- The eastbound movement at the intersection is also projected to exceed capacity during the shoulder peak hour.
- With development of the site, mitigation is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
- Approximately 122 additional eastbound PM peak hour trips, above existing conditions, can be added to the intersection prior to reaching capacity.
- Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

- **Deer Flat Road / Meridian Road:** Similar to 2030 background traffic conditions, the eastbound left turn and southbound right turn movements exceed capacity during the weekday AM and PM peak hours.
  - Mitigation requires adding a second eastbound left-turn lane (same as existing and background conditions) to meet ACHD policy of LOS E and V/C ratios for movements of ≤ 1.00.
  - Further mitigation would be needed to meet ITD policy of LOS D and V/C ratios for movements of ≤ 0.90. Mitigation to ITD policy would require the following:
    - A third eastbound left-turn lane.
    - A third northbound and southbound through lane.
  - The median U-turn (MUT) intersection configuration identified in the draft SH-69 corridor plan was found to result operations that are under capacity, but some movements are projected to exceed the ITD V/C policy of ≤0.90.
  - The eastbound left-turning movement is also projected to exceed capacity in the shoulder peak hours.
  - Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.
- **Site Access D / Ridley's Access / Deer Flat Road:** The northbound and southbound approaches at the intersection are projected to exceed capacity during both the

weekday AM and PM peak hours. Additionally, projected eastbound queues from the signal at Meridian Road were estimated to impact the ability to have a westbound left-turn lane into the Ridley's Access. The intersection could be mitigated with the following options:

- **Option 1 - Site Access D RIROLI (Ridley's RIRO):** This option operates acceptably but requires southbound left-turning traffic from the site to turn right and make a U-turn at a location to the west, such as Sailer Way, to go east on Deer Flat Road.
- **Option 2 - Site Access D RIRO (Ridley's RIRO):** This option operates acceptably but requires the same re-routing as Option 1, but also requires eastbound left-turns at Site Access D to make turns or left-turns at the Deer Flat Road / Meridian Road intersection to access the site. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection. This option may require minor widening and signal modifications at the Deer Flat Road / Meridian Road intersection to accommodate eastbound U-turns.
- With development of the site, mitigation is projected to be needed in approximately 2022/2023 at when approximately 7 percent (14,500 SF) of the development is completed.
- Approximately 75 additional trips can be added to the intersection prior to reaching capacity with the north leg added to the intersection.
- Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:
      - **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
      - **Kuna Canal Shared-Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the east.

- Mitigation requires adding a second eastbound through lane on Deer Flat Road.
- The ACHD CIP has widening of this section of Deer Flat Road identified for the 2031-2035 timeframe.
- This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.
- With development of the site, mitigation is projected to be needed in approximately 2024/2025 when approximately 28 percent (55,200 SF) of the development is completed.
- Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

Site Access Evaluation

- The turn lane analysis using ACHD and ITD procedures resulted in turn lane warrants at the following external site access streets:
  - Site Access B / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access C / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access D / Ridley's Access / Deer Flat Road:
    - Westbound right-turn lane (RIRO or RIROLI)
    - Eastbound left-turn lane (if RIROLI)
- Impacts to the adjacent local streets where the two street stubs are proposed to be extended into the northern portion of the development are projected to be low and not result in significant cut-through traffic for the following reasons:
  - The two connections to the west at Fort Erie Street and Imlay Street are at the northern portion of the site and therefore are not convenient for a majority of site traffic that is associated with the commercial uses on the south portion of the site.
  - The northern portion of the site has less commercial development than the southern portion of the development.
  - Use of the neighborhood streets would result in significantly longer travel distances to get to both Ardell Road and Deer Flat Road than using the internal site roadways.

- Most of the traffic (approximately 80 percent) is projected to have origins and destinations to the north, south, and east and only approximately 20 percent of the site trips will have destinations to the west on Deer Flat Road and Ardell Road.

- The intersection sight distance review identified that intersection sight distance can be achieved at the site access intersections.
- Daily traffic volumes at the site access locations are projected to remain under 5,000 with the exception of the following:
  - **Site Access A:** Site access A is projected to have a daily volume of 5,010.
  - **Site Access D – RIRO or RIROLI:** Site access D is projected to have a daily volume of 6,680 as a RIROLI and 6,130 as a RIRO.
  - Due to the volumes on these driveways being relatively close to the ACHD 5,000 daily trip threshold, additional driveways were not determined to be needed.
- A review of the site access locations and spacings identified the following:
  - **Site Access A:** The location will meet ACHD access spacing for Ardell Road.
  - **Site Access B:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. This driveway will be approximately opposite Rodeo Lane. The spacing to the north and south exceed the ITD minimum spacing between driveways but is only 550 feet south of Ardell Road which is below the 660 feet required by ITD upstream of the public road intersection.
    - Moving the access south approximately 30 feet may be necessary to accommodate the minimum standard ITD right-turn lane design for 55 mph. Moving the driveway to be offset with Rodeo Lane should not be a significant issue due to the low traffic volumes on Rodeo Lane.

    There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access C:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. The spacing to the north and south exceed the ITD minimum spacing between driveways and spacing to Ardell Road and Deer Flat Road on the west side of Meridian Road. There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access D:** If designed as a RIRO driveway, this access will be aligned with the existing Ridley's driveway and not impact the access spacing of Deer Flat Road. If designed as a RIROLI driveway, this access may need to be shifted west to provide for the taper/gap for the dual left-turn lanes at the Deer Flat Road / Meridian Road.

If such offset is required, it will not create conflicts due to the restricted left-turn movements at both driveways. Additionally, the ACHD access spacing minimums will be met to Meridian Road (assuming the right-in, right-out classification is applied for the distance from Meridian Road) to the east and Sailer Way to the west.

RECOMMENDATIONS

Based on the analyses and findings summarized in this report, the following are the recommendations for the development.

Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the existing traffic volume and meet ACHD and ITD policies.

- **Deer Flat Road / Meridian Road:** Add a second eastbound left-turn lane to create dual eastbound left-turn lanes. In order to accommodate future traffic growth and the proposed development, a left-turn storage distance of 475 feet is recommended.

Year 2030 Background Traffic Conditions Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 background traffic volume and meet ACHD and ITD policies.

2030 Background Traffic – Intersection Improvements

- **Ardell Road / Meridian Road:** Once Ardell Road is connected over the canal to the west (Scenario 2), one of the following mitigations are recommended:
  - **Option 1:** Install an RCUT intersection per the ITD draft corridor plan.
  - **Option 2:** Restrict to RIROLI by closing the eastbound left-turn movement.
  - Signalization could also be considered but is not consistent with the ITD draft corridor plan (see 2030 Total Traffic conditions)
  - Mitigation is estimated to be needed in approximately 2025 once approximately 122 additional eastbound trips are added in the weekday PM peak hour.
- **Deer Flat Road / Meridian Road**: Same improvement identified under existing conditions. It should be noted that two movements will exceed the ITD V/C threshold of 0.90 even with this mitigation and signal timing changes are required for those movements to meet ITD policy.

- **Site Access D / Ridleys Access / Deer Flat Road:** Restrict the existing access to RIRO. RIROLI could be considered if the length of the eastbound left-turn storage at the Deer Flat Road / Meridian Road intersection is not extended as recommended in the existing conditions recommendations and the left-turn lanes can be accommodated back-to-back.
    - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection.
    - It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions which is not accounted for in the LOS procedures. Therefore, actual operations will be worse during those periods.

2030 Background Traffic - Roadway Segment Improvements

- **Deer Flat Road (Site Frontage):** Add an additional eastbound through lane to create two eastbound through lanes.
    - This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.

Year 2030 Total Traffic Conditions Mitigations (With the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 total traffic volumes and meet ACHD and ITD policies:

2030 Total Traffic - Intersection Improvements

- **Ardell Road / Meridian Road:** Three mitigation options were identified.
    - **Option 1:** Signalized RCUT intersection
    - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
    - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Improvement of this intersection is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
    - Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.
- **Deer Flat Road / Meridian Road:** Same improvement identified under existing and background 2030 conditions. Queue storage of approximately 475 ft is recommended for the eastbound dual left-turn lanes.

- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

- **Site Access D / Ridley's Access / Deer Flat Road:** Two improvement options were identified, of which Option 1 provides the best operations with respect to the Deer Flat Road / Meridian Road intersection:

  - **Option 1 – Site Access D RIROLI (Ridley's RIRO):** Design the access at RIROLI for the north leg of the intersection a RIRO for the Ridley's Access in order to accommodate the eastbound left-turn queuing from the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right-turn lane
    - Install an eastbound left-turn lane
    - Minor movement of Site Access D west may be needed depending on the design of the eastbound dual left-turn lanes.

  - **Option 2 – Site Access D RIRO (Ridley's RIRO):** Design the intersection as a RIRO for both the north and south legs of the intersection. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right-turn lane.
    - Review the northwest corner of the Deer Flat Road / Meridian Road intersection to determine if eastbound U-turns can be accommodated and modify the corner design if necessary.

  - Improvement of this intersection is projected to be needed in approximately 2022/2023 when approximately 7 percent (14,500 SF) of the development is completed.

  - Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

2030 Total Traffic - Roadway Improvements

- **Deer Flat Road (Site Frontage):** Same as background 2030 (add an additional eastbound lane to accommodate AM traffic volumes).

  - With development of the site, mitigation is projected to be needed in approximately 2024/2025 at which time approximately 28 percent (55,200 SF) of the development is completed.

  - Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

  - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:

- **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
- **Kuna Canal Shared Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the west.

Site Driveways

- Install the site access driveways with the following configurations:
  - **Site Access A:** Single lane northbound and southbound.
  - **Site Access B:** Channelized RIROLI that may require relocation approximately 30 feet (or more) south to accommodate the ITD right-turn lane design. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
    - Minor movement of the site driveway south may be needed to accommodate the southbound right-turn lane design.
  - **Site Access C:** Channelized RIROLI. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
  - **Site Access D:** Channelized RIROLI or RIRO. The following turn lanes are recommended:
    - RIROLI (provides best operations at Deer Flat Road / Meridian Road):
      - Eastbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used.
      - Westbound right-turn lane with 100 feet of vehicle storage per ACHD requirements.
      - Movement of Site Access D slightly west may be required based on the design of the eastbound dual-left-turn lanes taper/gap for the Deer Flat Road / Meridian Road intersection.

- RIRO:
    - Westbound right-turn lane with 100 feet of vehicle storage.

The following recommendations have been identified to ensure adequate safety and sight distance is provided at the site access points, internal intersections, and roadways:

- Verify adequate intersection sight distance is available during the final design of the access driveways and internal intersections.
- Review placement of fences, walls, monument signs, street trees, and other features that may impact intersection sight distance.
- Site accesses should match the existing grade of the roadways.
- Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained or modified to ensure adequate sight distance.
- If future widening occurs along adjacent roadways, care should be taken to ensure adequate intersection sight distance is maintained.

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.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
JUL 18 2022
CITY OF KUNA

13 July 2022

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

RE: Beltzarock Subdivision, SH69 LLC — **22-06-S, 22-26-DR**
1925 N Meridian Rd. Kuna, ID
Boise-Kuna Irrigation District — BK-1231A
Kuna Canal 136+90, 137+40
Sec. 13, T2N, R1E, BM.

Troy Behunin:

Boise Project does not approve of this pre plat as it has the wrong easement listed on the Kuna Canal. This issue must be addressed before this project moves forward.

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the **federal easement 38 feet northeasterly and 35 feet southwesterly** of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

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

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

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

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

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.

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

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

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-0605/22-26-DR

Development Name/Section Beltzarack

☐ 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. 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 _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. 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

☒ 7. 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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

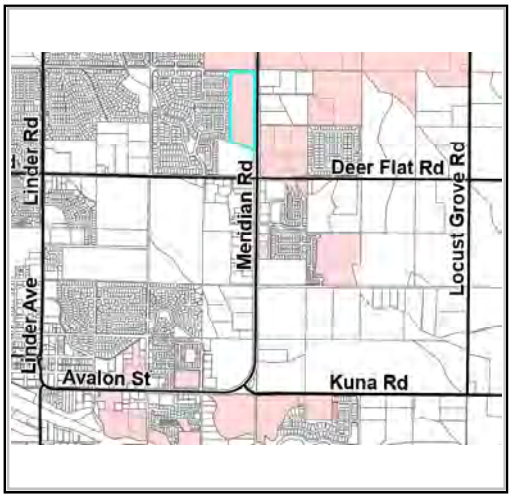
_____

_____

_____ Reviewed By: _____ Date: 7/21/22

Communities in Motion 2050 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 2050* (CIM 2050), 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 2050 goals.



Development Name: Beltzarock Subdivision

CIM Vision Category: Existing Neighborhood **New Jobs:** ±280

CIM Corridor: None **New Households:** 53

Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access	✓
Farmland Preservation	○
Net Fiscal Impact	✓
Within CIM Forecast	✓

Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop	✗
Nearest public school	○
Nearest public park	✓

Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	☐
Automobile Transportation	☑
Public Transportation	☐
Roadway Capacity	☐

✓ **Improves performance**

○ **Does not improve or reduce performance**

✗ **Reduces performance**

Comments:

The proposal is a mix of residential and retail nearby downtown Kuna, a major activity center. A new express bus route to downtown Kuna is tentatively planned for 2025. Consider reducing the number of access points to Meridian Road/State Highway 69.

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

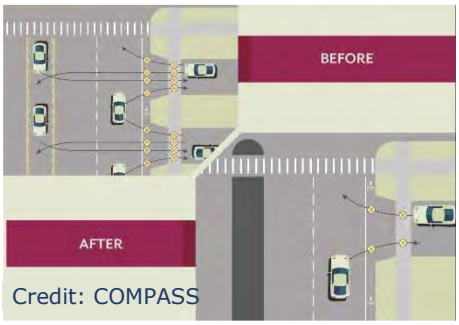
Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 7/27/2022

Access Management

Access management is a set of techniques to control vehicular access to roadways. The benefits of access management include improved traffic efficiency, fewer vehicle conflicts, and reduced crashes. Access management can help to improve the safety of cyclists and pedestrians by limiting the number of conflict points and separating the conflict points.



Credit: COMPASS

Several steps can be taken to improve efficiency and safety of the transportation network using access management:

- ✓ Space access (driveways or cross streets) to increase the distance between potential conflict points.
- Provide more access on lower functionally classified roads, such as collectors, instead of arterials, to facilitate efficiency and safety.
- Provide cross or shared access to reduce the need for excessive access on major roads.
- Provide stub roads to help enable future connections between properties and reduce the need for access to high-speed, high-volume roadways.
- Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses.

More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: 1 year

Troy Behunin

From: Mike Fratusco <mfratusco@adacounty.id.gov>
Sent: Monday, July 18, 2022 10:15 AM
To: Troy Behunin
Subject: RE: Beltzarock Subdivision Official Request for Comments

Categories: Agency Comments

The Kuna Police does not have concerns with this neighborhood.

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, July 13, 2022 11:22 AM
To: Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Brian Graves (bgraves@kunaschools.org.) <bgraves@kunaschools.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; Dennis Chan (Dennis.chan@usps.gov) <Dennis.chan@usps.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sara Arjonas ITD D3 <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>
Subject: [EXTERNAL] Beltzarock Subdivision Official Request for Comments

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.

Morning Greetings Everyone,
Please review the attached PDF for the ***Beltzarock Subdivision*** being proposed in the City of Kuna, and return official comments about this project and how it might affect the services your organization provides to our office by the requested date. If you *need more time* for your review, or need more information or anything to assist you, please feel free to email me.
This is ***tentatively*** Scheduled to go to our Commission on September 13, 2022.
Thank you in advance for your continued help and your official comments.
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

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: 7/15/2022
From: Kuna Rural Fire District

Regarding: Beltzarock Residential Subdivision
S Meridian & Ardell Rd, Kuna, ID
22-06-S (Pre-Plat)

The Fire District can support approval for the **53** residential lots as part of Beltzarock subdivision under the following conditions. Final approval will be subject to satisfactory field inspection by fire district personnel.

- Fire Apparatus Access:

  Plans indicate service roadway connections at Fort Erie Street and East Imlay Street. A third connection will also become available as the commercial portion of this development completes to the east. These service roadways shall be maintained during construction. Roadways are indicated to be approximately 36 feet wide. The single cul-de sac shall be 96 feet in diameter and have NO PARKING FIRE LANE signs installed to maintain the required turning radius for emergency service vehicles. Refer to plan sheet C.300 and IFC appendix "D" for details.

- Fire Hydrants:

  Four (4) new fire hydrants are shown on plan sheet C.300 along North Sun Hallow Ave. At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

Regards,

Kuna Rural Fire District
Plan Review & Inspection
1.208.780.9063
Kuna, ID 83634

RECEIVED
JUL 22 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

July 18, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-06-S & 22-26-DR/ Beltzarock Subdivision; 1925 N. Meridian Rd.

To Whom It May Concern:

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/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

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

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:
09/07/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
280528	22-06-S - BELZAROCK	09/14/22	09/14/22	1	$50.70

LEGAL NOTICE

Case Nos. 22-06-S
(Pre Plat)
Beltzarock Subdivision.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, October 11, 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 Beltzarock Subdivision. SH 69 North, LLC, requests preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The Subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

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 14, 2022
280528

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$50.70**
Paid Amount:**$0.00**

Amount Due:**$50.70**

We Appreciate Your Business!

AD# 280528

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, October 11, 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 Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.

SH 69 North, LLC, requests preliminary plat approval in order to subdivide approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. Site Address is 1925 N Meridian Rd. and in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

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 5, 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 9.20.2022

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 FIRST-CLASS MAIL
09/21/2022
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

Proof of Legal Mailer
TB 9.21.22
JR 9.21.22

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

US POSTAGE $000.57²
ZIP 83634
041M11460992

STOUT FAMILY TRUST
STOUT DONALD ERNEST TRUSTEE
1291 E SWEET PEARL ST
KUNA, ID 83634-0000

WILLIAMS MARY M
WILLIAMS DAVID MICHAEL
1982 N SNOWFIELD AVE
KUNA, ID 83634-0000

WALLENTINE JAKOB S
WALLENTINE CHERSTEN
2036 N THORNDALE AVE
KUNA, ID 83634-0000

SAITO TIFFANY ANN
SAITO JAY YOJI
1319 E WHIG DR
KUNA, ID 83634-0000

SIRES EMILY
1334 E WHIG DR
KUNA, ID 83634-0000

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, October 11, 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 a request from SH 69 North, LLC, for preliminary plat approval in order to subdivide approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The site was previously annexed and zoned as C-2 Area Commercial (approx. 19 acres) and as R-20 High Density Residential (approx. 5 acres).

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

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 Beltzarock Sub. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, September 30, 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* 30th *day of* September, 2022.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 30th *day of* September, 2021 *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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

Notary Public
Residing at Eagle Dr. Boise ID.

Commission Expires 4/5/2027

HOLLY WEIGEL
NOTARY
PUBLIC
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 11, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: 22-06-S and 22-26-DR - Beltzarock Subdivision - Preliminary Plat, consisting of 53 residential lots, 10 commercial lots and 11 common lots on 24.6 Acres.

PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED
09/30/2022 -
SIGN -1A

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

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APPLICATION BY: SH69 North, LLC

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED
09/30/2022 -
SIGN - 1B

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 11, 2022 at 6:00 PM, at Kuna City Hall

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PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED 09/30/2022 - SIGN - 2A

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 11, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: 22-06-S and 22-26-DR · Beltzarock Subdivision · Preliminary Plat, consisting of 53 residential lots, 10 commercial lots and 11 common lots on 24.6 Acres.

PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner · Troy Behunin at 208-922-5274

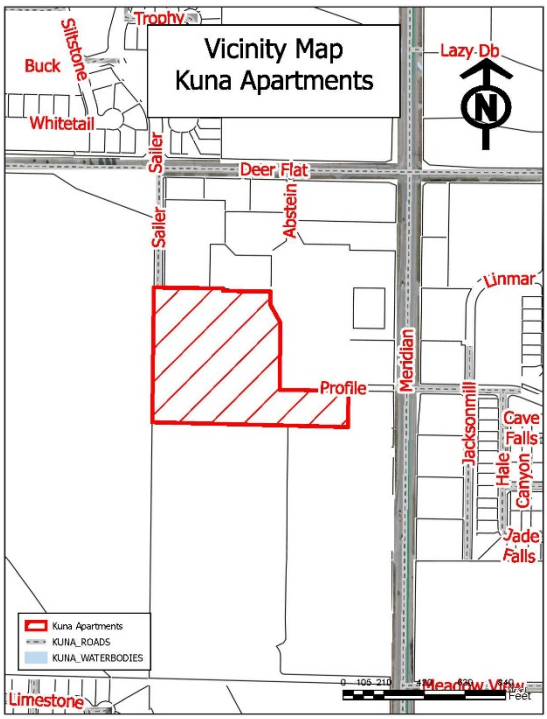
POSTED
09/30/2022 -
SIGN - 2B

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **MARK HAMPTON** *For a Comprehensive Plan Map Amendment, Rezone, Preliminary Plat and Design Review Request for Kuna Apartments Subdivision.*	)	**Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment) 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) and 22-28-DR (Design Review).** **STAFF REPORT FOR SUBDIVISION AND DESIGN REVIEWAPPLICATION.**

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*
1.1	Staff Report			X
2.1	Application Coversheet			X

2.2	Comp Plan Amendment Application			X
2.3	Rezone Application			X
2.4	Preliminary Plat Application			X
2.5	Deeds			X
2.6	Affidavit of Legal Interest			X
2.7	Project Narrative			X
2.8	Rezone Narrative			X
2.9	Neighborhood Meeting Certification			X
2.10	Vicinity Map			X
2.11	Legal Description C-1			X
2.12	Legal Description R-20			X
2.13	Preliminary Plat			X
2.14	Landscape Plan			X
2.15	Site Utility & Drainage			X
2.16	Commitment to Property Posting			X
2.17	CC&R's			X
2.18	Landscape Plan			X
2.19	Letter Requesting Agency Comments			X
2.20	City Engineer Memo			X
2.21	ACHD Letter			X
2.22	BPBC Letter			X
2.23	Central Dist. Health Dept. Letter			X
2.24	COMPASS Letter			X
2.25	KSD Letter			X
2.26	Nampa Meridian Irr. Dist. Letter			X
2.27	KMN Proof of Publish			X
2.28	300 Legal Mailer Proof of Mailer			X
2.29	Proof of Site Posting			X
2.30	Website Publish			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Design Reviews are designated as Public Meetings with the Planning and Zoning Commission (acting as Design Review Commission), as the decision-making body, while Comprehensive Plan Map Amendments, Rezones and Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land

use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	May 5, 2022 (No Attendees)
2.1.1.2	Agency Comments Request:	August 4, 2022
2.1.1.3	300 FT Legal Mailer Notice:	September 20, 2022
2.1.1.4	Kuna Melba News Newspaper:	September 21, 2022
2.1.1.5	Site Posted:	September 28, 2022

III
APPLICANTS REQUEST

3.1 Mark Hampton, requests approval to Amend the Comprehensive Plan Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) TO R-20 (HDR); and approx. 2.88 ac. from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots with an accompanying Design Review. The site is located in Section 24, Township 2 North, Range 1 West (APN; S1324110095).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The site was previously used for farming purposes. It has been an empty field for more than ten (10) years.

4.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial - Kuna City
South	R-6	Medium Density Residential - Kuna City
East	C-1	Neighborhood Commercial - Kuna City
West	RUT	Rural Urban Transition – Ada County

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1324110095
- **4.3.1.1** CJM, LLLP
- **4.3.1.2** Approximately 11.81 acres
- **4.3.1.3** R-6 (High Density Residential) *and*,
- **4.3.1.4** C- 1 (Neighborhood Commercial)

4.4 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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site currently has vegetation consistent with that of an unused, vacant agricultural field. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is *estimated* to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts and the subject site is well outside the boundary of the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has recommendations for surface and groundwater protection practices and requirements for development of all sites.

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 FLUM identifies the proposed project site as Commercial.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map does not indicate a future trail or pathway along or adjacent the site.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer's Memo	2.20
ACHD – Ada County Highway District	2.21
Boise Project Board of Control	2.22
Central Dist. Health Dept.	2.23
COMPASS	2.24
Kuna School District No. 3	2.25
Nampa Meridian Irrigation District	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 According to the ACHD report (*Exhibit 2.21*) Sailer Avenue has an existing stub to the north of the site and is improved with vertical curb and gutter, 5-foot attached sidewalk on the east side. 42-feet of (existing) right-of-way for Sailer Avenue abuts the site.

Applicant should be required to improve the west side of Sailer Avenue with 12-feet of pavement beyond centerline, in addition to all of the improvements on the east 1/2 abutting their site.

The Applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Sailer Avenue (south end of Sailer Avenue).

The Applicant should be required to redesign Sailer Avenue to reduce the length or to include the use of passive (traffic calming) design elements.

Staff highlights that *KCC 6-3-3-C* requires developers to provide and connect to stub streets. According to the ACHD report, benefits of interconnectivity through use of stub streets includes, but is not limited to, reduction in miles traveled, increases pedestrian and bicycle connectivity, increases access for EMS, reduces need for additional access points to arterial systems, promotes efficient delivery of daily services/deliveries, promotes intra-neighborhood traffic circulation to schools, parks, etc., and promotes orderly development.

VI
STAFF ANALYSIS

6.1 A Pre-Application Meeting was held between the Applicant and the City March 21, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on May 5 2022, there zero attendees. Neighborhood Meeting information, as well as mailed materials have been provided as a part of this application.

Mark Hampton, the Applicant, requests approval to change the Future Land Use Map (FLUM), for part of the site from Neighborhood Commercial (C-1), to High Density Residential (R-20) and to rezone approximately (approx.) 8.93 acres from R-6 Medium Density Residential and C-1, to R-20. Applicant also request to subdivide the approx. 11.81 acres into 2 total lots (1 Residential, and 1 Commercial).

The Gross Density of the project is proposed to be 18.25 Dwelling Units per Acre (DUA), and the Net Density is proposed to be 19.73 DUA. The Applicant proposes 3.45 acres, or 32.80% of the residential area of the project as open space.

According to Exhibit 2.20, The applicant has approximately 186 prepaid equivalent dwelling units (EDU's) available for this property. The total projected EDU's is approximately 193. The City can service up to 186 EDU's. Additional EDU's may become available when the 18" Danskin force main is complete. Rezoning this parcel from R-6 and C-1 to a R-20 will increase demand on a gravity sewer line downstream of this project. The gravity sewer line can support R-6 and C-1 zones, but cannot support an R-20 zone. Public Works staff recommends a lower density zoning. If the applicant wishes to proceed with R-20 zoning, the applicant shall upsize approximately 1,800 feet of gravity sewer to a diameter supported by the sewer model.

Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit buildable lot(s).

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 and parking lot lights a maximum spacing of 250-ft.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

A Design Review application for common areas was included with this application. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. Additionally, staff notes if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape compliance inspection. Any elements that must be moved to another spot, may not simply be removed.

The Developer/Owner, 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 requesting signature on the Final Plat.

The Applicant is required to return for Building, Landscape, Parking Lot and Street Light Design Review if this request is approved.

Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and the Design Review for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District and any other applicable agencies to ensure conformance to each agency's requirements where the stricter rule shall be followed. If the Planning and Zoning Commission recommends Approval of Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S, and Approves Case No. 22-28-DR the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, and any additional conditions recommended by the Planning and Zoning Commission. Should the applicant meet the requirements of the City Engineer and other City requirements, staff would recommend approval for this proposal.

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 FLUM.

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. 22-01-CPM, 22-03-ZC, 22-02-S and 22-28-DR, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby *recommends* ***(Approval/Conditional Approval/Denial)*** of Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-28-DR, a request from Mark Hampton for Comprehensive Plan Map Amendment, Rezone, Preliminary Plat and Design Review approval in order to Amend the FLUM, Rezone the property as requested and subdivide the approx. 11.81 acres into 2 buildable lots.

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

7.1 Based on the evidence contained in Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S and 22-28-DR this proposal ***does/does not*** generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6. Exhibit 2.20-Public Works The applicant has approximately 186 prepaid EDU's for this property. The total projected EDU's is approximately 193. The City can service up to 186 EDU's. Additional EDU's may become available when the 18" Danskin force main is complete.*

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: *Applicant held a Neighborhood Meeting May 5, 2022; Zero residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on September 20, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 21, 2022. The Applicant posted a sign on the property on September28, 2022.*

7.3 Based on the evidence on file for Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S and 22-28-DR, this proposal ***does/does not*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The existing zone district is C-1, and the Comp Plan Map designates the property as Commercial.*

7.4 The contents of the proposed Comprehensive Plan Amendment, Rezone, Preliminary Plat, and Design Review applications ***do/do not*** contain the necessary requirements as listed in KCC 5-13-9, KCC 5-7, KCC 6-2-3, KCC 5-13, KCC 5-6, and KCC 5-4.:

Staff Finding: *Review by Staff of the proposed Comprehensive Plan Amendment, Rezone, Preliminary Plat and Design Review confirms all applicable technical requirements listed in KCC were provided.*

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

Staff Finding: *According to Exhibit 2.20 Rezoning this parcel from R-6 and C-1 to a R-20 will increase demand on a gravity sewer line downstream of this project. The gravity sewer line can support R-6 and C-1 zones, but cannot support an R-20 zone. Public Works staff recommends a lower density zoning. If the applicant wishes to proceed with R-20 zoning, the applicant shall upsize approximately 1,800 feet of gravity sewer to a diameter supported by the sewer model.*

7.6 The proposed development ***is/is not*** in compliance with the City of Kuna, 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: *A landscape plan was submitted and appears to conform to KCC as necessary.*

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 Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Comprehensive Plan Map Amendment, Rezone, Preliminary Plat, and Design Review requests for the site ***are/are not*** consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A: Ensure Land Use in Kuna will support economic development.
- Goal 1.C: Attract and Encourage new and existing businesses.
  - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 2.A: Maintain and expand parks and public gathering spaces.
    - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
        - Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
        - Policy 2.A.2.d: Work with private developers and land Owners to direct expansion of the trails and pathways system throughout Kuna.
- 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.

8.3 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.

8.4 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/expand sidewalks/pedestrian facilities within the community.

- Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

- Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.

- Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

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

- Objective 4.C.1: Maintain/enhance existing pathways/trails/on-street bicycle facilities.

  - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
  - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.

- Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.

  - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

8.6 Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.

- Objective 4.D.2: Ensure the continued expansion/development of a classified roads system throughout the community.
  - Policy 4.D.2a: Extend and expand Mid-Mile Roads as growth occurs.

  - Policy 4.D.2b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

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 Comprehensive Plan Map Amendment, Rezone, and Preliminary Plat 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 upon the record contained in Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S and 22-28-DR, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby *recommends* ***(Approval/Conditional Approval/Denial)*** of Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-28-DR, a request from Mark Hampton for Comprehensive Plan Map

Amendment, Rezone, Preliminary Plat and Design Review approval in order to Amend the FLUM, Rezone the property as requested and subdivide the approx. 11.81 acres into 2 buildable lots., subject to the following conditions of approval:

9.1 The Developer/Owner/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 all 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 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 Connection to City Services (Sewer and Domestic Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

9.5 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

9.6 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 may 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.

9.7 Landscape 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 It is the responsibility of the Developer or their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

9.10 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

9.12 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

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

9.14 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.

9.15 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

9.16 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

9.17 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

9.18 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

9.19 Applicant shall work with the City Engineer for proper easement widths for the project as a whole.

9.20 Developer shall ensure any residential or commercial buildings fit any approved buildable lot.

9.21 Developer/Owner/Applicant/Contractors are 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.

9.22 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.

9.23 Develop/Owner/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 requesting signature on the Final Plat.

9.24 The Landscape Plan (dated 7.15.22) and Preliminary Plat (dated 8.8.22) will be considered binding site plans as amended *and/or* approved.

9.25 Downstream and upstream water users' rights shall not be impeded. Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

9.26 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

9.27 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this _____, day of October, 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): 22-01-CPM, 22-03-ZC, 22-02-S & 22-28-DR

Project Name: Kuna Apartments

Date Received: 05.10.2022

Date Accepted as Complete: 6.14.2022

Type of review requested (check all that apply):

	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: CJM Limited Liability Limited Partnership

Address: N Sailer Ave, Kuna, ID 83634

Rep Phone: 801.860.6275 Email: Mark@rimrock.us

Applicant (Developer) Information

Name: Mark Hampton, Kevin Peay

Address: 11716 S 700 E, Draper, UT 84020

Phone: 801.676.7625 or 801.897.3456 Email: mark@rimrock.us; kcpcorp6@gmail.com

Engineer/Representative Information

Name: Jarrett Architecture

Address: 2701 N Thanksgiving Way, Suite 100, Lehi, UT 84043

Phone: 801.901.0506 Email: riley@jarrettarchitecture.com

Subject Property Information

Site Address: N Sailer Ave, Kuna, ID 83634

Nearest Major Cross Streets: E Deer Flat, N Meridian

Parcel No.(s): S1324110095

Section, Township, Range: 2N1W24

Property Size: 13.39

Current Land Use: Vacant Proposed Land Use: Multi-Family

Current Zoning: R-6 Proposed Zoning: R-20

Project Description

Project Name: Kuna Apartments

General Description of Project: Rezone of 10.52 acres and preliminary plat of 192 apartment units.

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: Clubhouse with fitness room and theater / entertainment area. Outdoor pool and park area.

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): 2,500 sf clubhouse, 32,965 sf apartment buildings

Gross Density (Dwelling Units ÷ Total Acreage): 192 / 10.52 = 18.25

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 192 / 9.73 = 19.73

Percentage of Open Space provided: 32.8% Acreage of Open Space: 3.45 ac.

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

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 (10.52 ac R-20) Other lots: 1 (2.87 ac C-1)

Gross floor area square footage: 233,220 sf Existing (if applicable): 0

Building height: ~38' 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: 12 Dimensions: 9' x 20'

Regular parking spaces: 504 Dimensions: 9' x 20'

Width of driveway aisle: 26'

Proposed lighting: Down light pole lighting at 250' o.c.

Is lighting "Dark Sky" compliant? YES NO

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

Common landscaping shrub and turf around the apartment buildings and through out the parking lots and around the clubhouse.

Applicant Signature: _____ Date: 5/6/2022

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 for application attachments to be uploaded to the cloud.

Comprehensive Plan Amendment Application

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

A Comprehensive Plan Amendment 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 can be found in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 22-01-CPM, 22-03-ZC, 22-02-S

Project Name: Kuna Apartments

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 05.10.2022

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet
- Complete Comprehensive Plan Amendment Application (*It is the Applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application with the following: Definition of the change request; property information; the condition or situation which warrants a change being made to the plan; the publics need for and benefits of the change; documentation that no other solutions to the problem (by current policy of the plan) are possible or reasonable; development intentions; and address how the proposed amendment provides an improved guide to future growth and development of the city.
- 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 property; surrounding street names; and name(s) of surrounding subdivisions.
- The Comprehensive Plan Text to be Amended: underline/strikethrough proposed changes.
- Legal Description of 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 <u>each</u> 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.

Applicant Signature: _____ Date: _____

By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

Rezone Application

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

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

****Office Use Only****

Case No(s).: 22-01-CPM, 22-03-ZC, 22-02-S

Project Name: Kuna Apartments

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 05.10.2022

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- 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 Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

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

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

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

Applicant Signature: _____ Date: _____

By signing, you are confirming you have provided all required items listed on this application.

Preliminary Plat Application

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

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

****Office Use Only****

Case No(s).: 22-01-CPM, 22-03-ZC, 22-02-S

Project Name: Kuna Apartments

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by staff

Date Received: 05.10.2022

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents 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.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots
    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,

A TRAFFIC IMPACT STUDY IS REQUIRED.

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

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

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

Applicant Signature: _____ Date: 5-6-22

By signing, you are confirming you have provided all required items listed on this application.

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 34.00 9
BOISE IDAHO **08/21/2012** 02:47 PM
DEPUTY Victoria Bailey
Simplifile Electronic Recording
RECORDED-REQUEST OF
FIDELITY NATIONAL TITLE - BOIS **112084498**

Recording Requested By and
When Recorded Return to:

CJM Limited Liability Limited Partnership
Attn: Mark Ridley
621 Washington Street South
Twin Falls, Idaho 83301

1075718 lp

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SYRINGA BANK, an Idaho corporation ("**Grantor**"), does hereby grant, bargain, sell and convey unto CJM Limited Liability Limited Partnership, an Idaho limited liability limited partnership ("**Grantee**"), whose address is 621 Washington Street South, Twin Falls, Idaho 83301, all of Grantor's right, title and interest in and to the real property located in the Ada County, Idaho, legally described as follows:

> See Schedule I, attached hereto and incorporated herein by this reference

Together with all appurtenances thereto (the "**Property**").

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental unit; (iii) the lien of real property taxes not yet due and payable; (iv) all easements, rights of way, claims of easements, covenants, restrictions and encumbrances or other matters of record or that would appear from a survey or careful examination of the Property; (v) any amounts due under or encumbering the Property pursuant to the Kuna Local Improvement District No. 2006-1; (vi) that certain Rental Agreement dated April 1, 2012, between Idaho Mutual Trust, LLC and Grantor as lessors and Vander Schaaf Farms, LLC, as lessee, and that certain Partial Lease Termination Agreement dated July 6, 2012, between Grantor and Vander Schaaf Farms, LLC; (vii) the License Agreement dated July 6, 2012, between Grantor and Vander Schaaf Farms, LLC; and (viii) those exceptions specifically set forth on Schedule II, attached hereto and incorporated herein by this reference.

THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, INCLUDING BOTH LATENT AND PATENT DEFECTS.

OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PROPERTY. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL ISSUES SET FORTH IN THIS DEED, INCLUDING BUT NOT LIMITED TO ACCESS TO THE PROPERTY, THE KUNA LOCAL IMPROVEMENT DISTRICT NO. 2006-1, THE RENTAL AGREEMENT, THE PARTIAL LEASE TERMINATION AGREEMENT AND THE LICENSE AGREEMENT.

DATED this 21st day of August, 2012.

GRANTOR:

SYRINGA BANK:

By: Ronald W. Goodwin
Name: Ronald W. Goodwin
Title: Business Relationship Manager

Acknowledged and Agreed:

CJM Limited Liability Limited Partnership

By: ~~Signed in Counterpart~~
Name: _____
Title: _____

Dated: August _____, 2012

OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PROPERTY. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL ISSUES SET FORTH IN THIS DEED, INCLUDING BUT NOT LIMITED TO ACCESS TO THE PROPERTY, THE KUNA LOCAL IMPROVEMENT DISTRICT NO. 2006-1, THE RENTAL AGREEMENT, THE PARTIAL LEASE TERMINATION AGREEMENT AND THE LICENSE AGREEMENT.

DATED this 21 day of August, 2012.

GRANTOR:

SYRINGA BANK:

By: Signed in Counterpart
Name: _____
Title: _____

Acknowledged and Agreed:

CJM Limited Liability Limited Partnership

By: _____
Name: Mark Rollo
Title: Partner

Dated: August 20, 2012

STATE OF IDAHO)
) ss.
County of Ada)

On this 21 day of August, 2012, before me, Laura Page, a Notary Public in and for said State, personally appeared Ronald W. Goodwin known or identified to me to be the Business Relationship Manager [title] of SYRINGA BANK, the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

LAURA PAGE NOTARY PUBLIC STATE OF IDAHO

Laura Page
Notary Public for Idaho
Residing at Residing in Boise, Idaho
My commission expires Commission Expires 07/30/2015

STATE OF IDAHO)
) ss.
County of _____)

On this _____ day of August, 2012, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be one of the general partners of the limited liability limited partnership of CJM Limited Liability Limited Partnership, and the general partner or one of the general partners who subscribed said limited liability limited partnership name to the foregoing instrument, and acknowledged to me that CJM Limited Liability Limited Partnership executed the same in said limited liability limited partnership name.

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

Signed in Counterpart

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of _____)

On this _____ day of August, 2012, before me, _____, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ [title] of SYRINGA BANK, the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Signed in Counterpart

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 20 day of August, 2012, before me, Christina Hernandez, a Notary Public in and for said state, personally appeared Mark Ridley, known or identified to me to be one of the general partners of the limited liability limited partnership of CJM Limited Liability Limited Partnership, and the general partner or one of the general partners who subscribed said limited liability limited partnership name to the foregoing instrument, and acknowledged to me that CJM Limited Liability Limited Partnership executed the same in said limited liability limited partnership name.

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

CHRISTINA HERNANDEZ NOTARY PUBLIC STATE OF IDAHO

Christi Hernandez
Notary Public for Idaho
Residing at Twin Falls
My commission expires 6/16/16

SCHEDULE I
LEGAL DESCRIPTION

Parcel I:

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, as shown as "Adjusted Parcel 2" in Record of Survey 9158, recorded March 22, 2012, as Instrument No. 112025843, records of Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;
thence North 88°45'40" West, 598.89 feet along the north line of said Section 24 to a point;
thence South 00°46'09" West, 262.01 feet to the REAL POINT OF BEGINNING of this description;
thence South 88°45'40" East, 528.89 feet to a point on the west right of way of State Highway 69;
thence South 00°46'09" West, 914.20 feet to an angle point in said right of way;
thence South 01°08'24" East, 148.40 feet along said right of way to a point on the south line of the Northeast quarter of the Northeast quarter;
thence North 88°36'28" West, 1247.83 feet to the southwest corner of the Northeast quarter of the Northeast quarter;
thence North 00°39'34" East, 1321.16 feet to the northwest corner of the Northeast quarter of the Northeast quarter;
thence South 88°45'40" East, 358.25 feet along the north line of the northeast quarter of the northeast quarter to a point;
thence South 00°42'51" West, 635.00 feet to a point;
thence South 88°45'40" East, 357.64 feet to a point;
thence North 00°46'09" East, 372.99 feet to the REAL POINT OF BEGINNING of this description.

Parcel II:

A parcel of land being a portion of the East half of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;
Thence North 88°45'40" West, 598.89 feet (formerly North 89°09'06" West, 598.69 feet) along the North line of said Section 24 to the REAL POINT OF BEGINNING of this description;
Thence South 00°46'09" West (formerly South 00°22'43" West), 635.00 feet to a point;
Thence North 88°45'40" West (formerly North 89°09'06" West), 357.64 feet to a point;
Thence North 00°42'51" East (formerly North 00°19'26" East), 635.00 feet to a point on the North line of said Section 24;
Thence South 88°45'40" East (formerly South 89°09'06" East), 358.25 feet to the REAL POINT OF BEGINNING of this description.

EXCEPT that portion described as follows:

A parcel of land located in the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:
Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;
Thence North 88°45'40" West, 635.32 feet (formerly 635.12 feet) along the North line of said Section 24 to the REAL POINT OF BEGINNING of this description;
Thence South 00°39'34" West, 262.01 feet to a point;
Thence North 88°45'40" West, 215.05 feet to a point;
Thence North 00°39'34" East, 262.01 feet to the North line of said Section 24, to a point;
Thence South 88°45'40" East, 215.05 feet to the REAL POINT OF BEGINNING of this description.

SCHEDULE II
PERMITTED EXCEPTIONS

1. Water rights, claims or title to water.

2. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

3. General taxes for the year 2012, which are a lien, payable on or before December 20 of said year and not delinquent until after said date.

4. Liens, levies and assessments of the CITY OF KUNA.

5. Liens, levies and assessments of the CITY OF KUNA, IDAHO under Local Improvement District No. 2010-3
   Recorded: February 19, 2010
   Instrument No: 110015526, of Official Records
   Re-recorded: April 8, 2010
   Instrument No: 110032002

   And amended Ordinance 2010-4C
   Recorded: February 10, 2012
   Instrument No; 112012474

6. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided.

7. Rights and claims in and to that portion of said premises lying within the Deer Flat Road and State Highway (Kuna-Meridian Road) rights-of-way.

8. Matters as disclosed by Record of Survey No. 3466
   Recorded: March 11, 1996
   Instrument No: 96020626, of Official Records.
   (Affects Parcel I and other property)

9. Terms, conditions, provisions, easements and obligations set forth in that certain Well User's Agreement and Easement
   Between: Elmer R. Jensen and Thelma I. Jensen and Norman R. Jensen and Cordalee Jensen
   Recorded: November 1, 1989
   Instrument No: 8954350, of Official Records.
   (Affects this and other property)

10. Conditions, restrictions and access rights contained in a deed to
    Grantee: State of Idaho
    Recorded: April 18, 1997
    Instrument No: 97029946, of Official Records
    (Affects Parcel I)

11. An easement in favor of State of Idaho, Idaho Transportation Department
    Recorded : April 18, 1997
    Instrument No: 97029947, of Official Records.
    (Affects Parcel I)

12. Terms, conditions, provisions, easements, restrictions and obligations set forth in that certain Restrictive Covenants (Profile Ridge Commercial)
    Recorded: June 19, 2008

Instrument No: 108071663, of Official Records.
(Affects this and other property)

13. Matters as disclosed by Record of Survey No. 8346
Recorded: June 19, 2008
Instrument No: 108071919, of Official Records.

14. Terms, conditions, provisions and obligations set forth in that certain Development Agreement
Between: City of Kuna, a municipal corporation and Red Cliff Development
Recorded: June 23, 2008
Instrument No: 108073048, of Official Records.

15. Ordinance No. 2009-12 of the City of Kuna, re-zoning certain lands
Recorded: April 27, 2009
Instrument No: 109047092, of Official Records.

16. Access, ingress, egress, and utilities easement in favor of Bighorn, L.L.C., an Idaho limited liability company as conveyed in Corporate Warranty Deed
Recorded: August 20, 2010
Instrument No: 110077808, of Official Records.
(Affects Parcel II)

17. Matters as disclosed by Record of Survey No. 9158
Recorded: March 22, 2012
Instrument No: 112025843, of Official Records.

18. Unrecorded rental agreements and/or leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

19. Any rights, interest, or claims which may exist or arise by reason of the following shown on ALTA/ASCM Land Title Survey dated 8/10/2012, prepared by Michael S. Byrns, PLS 11334, of JUB Engineers, Inc. Job No. 10-12-086, as follows:

a. Easement recorded August 20, 2010, as Instrument No. 110077808, of Official Records, encroaches into adjacent parcel by 0.50 feet at the south end of the easement.

b. Irrigation Ditch across subject property

c. Gravel Driveway of adjacent property with no easement rights encroaches into Parcel II

d. Irrigation easement in northeasterly corner of Parcel I depicted in Idaho Department of Transportation right-of-way plans with no conveyance

e. Overhead power lines along northerly property of Parcels I and II

f. Fence located in northwesterly portion of Parcel I is not coincident with property line

2

PioneerTitleCo.
GOING BEYOND

1414 W. Bannock Street / Boise
Idaho 83702 / (208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 13.00 2
BOISE IDAHO 08/20/10 04:27 PM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Pioneer
110077807

316929 JB/MA
319103 MA

WARRANTY DEED

For Value Received Bighorn, L.L.C., an Idaho limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Bighorn, L.L.C., an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is P. O. Box 401, Kuna, ID 83634

the following described premises, 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 Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 18, 2010

Bighorn, L.L.C.

By: Craig Brown By: Nicole Brown

By: Roger Michener By: Barbara Michener

STATE OF IDAHO, County of Ada, ss

On this 18th day of August, in the year of 2010, before me Janet L. Blosch, a notary public, personally appeared Nicole Brown, Craig Brown, Roger Michener and Barbara Michener, known or identified to be all of the member(s)/manager(s) in a limited liability company, of Bighorn, L.L.C. and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.

STATE OF IDAHO NOTARY PUBLIC JANET L. BLOSCH

Janet L. Blosch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: March 17, 2011

PioneerTitleCo.
GOING BEYOND

Pioneer Title Co. is an authorized agent for Old Republic National Title Insurance Company.

COMMITMENT
SCHEDULE A

Order No. 319103

EXHIBIT A

A parcel of land located in the Northeast Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian;
Thence North 88°45'40" West, 598.89 feet along the North line of said Section 24 to a point;
Thence South 00°46'09" West, 25.00 feet to the REAL POINT OF BEGINNING of this description:
Along the right of way of Deer Flat Road and State Highway 69 the following:
Thence South 88°45'40" East, 213.69 feet to a point;
Thence South 85°06'41" East, 235.80 feet to a point;
Thence South 68°16'04" East, 85.67 feet to a point;
Thence South 00°46'09" West, 192.00 feet to a point
Leaving said right of ways:
Thence North 88°45'40" West, 528.89 feet to a point;
Thence North 00°46'09" East, 237.01 feet to the REAL POINT OF BEGINNING of this description.

A perpetual easement for the purpose of access, ingress, egress and utilities, situated in the Northeast One Quarter of the Northeast One Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northeast corner of said Section 24, thence following the Northerly line of the said Section 24
North 88°45'40" West, a distance of 598.69 feet to a point; which bears
South 88°45'40" East, a distance of 2032.23 feet from the North Quarter corner of said Section 24; thence leaving said Northerly line,
South 00°46'09 West a distance of 25.00 feet to a point on the Southerly right-of-way line of Deer Flat Road and being the POINT OF BEGINNING.
Thence leaving said Southerly right-of-way line,
South 00°46'09: West a distance of 237.01 feet to a point;
Thence North 88°45'40" West a distance of 36.43 feet to a point;
Thence North 00°46'09" East a distance of 237.01 feet to a point;
Thence South 88°45'40" East a distance of 36.43 feet to the POINT OF BEGINNING.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 10/27/06 04:51 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Alliance Title
106170614

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 13
Township/Range/Section: NW1/4 NE 1/4 T.2N., R.1W., SEC 24

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 9th day of October, 2006, Joshua L Bartels and Tina L. Bartels, husband and wife, the "GRANTOR" and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

Subject to those exceptions to GRANTOR's title as are set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:
Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

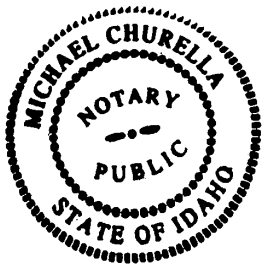
Joshua L Bartels

Tina L. Bartels

STATE OF IDAHO)
) ss.
County of Ada)

On this 9 day of October, 2006, before me, a Notary Public in and for the State of Idaho, personally appeared, Joshua L Bartels and Tina L. Bartels known or proved to me to be the person*(s)* who executed the foregoing instrument, and acknowledged to me that they executed the same.

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 for Idaho
Residing at Boise, Idaho
My commission expires July 23, 2010

Warranty Deed, page 2

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 13
Township/Range/Section: NW1/4 NE 1/4 T.2N., R.1W., SEC 24

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Northeast quarter and bearing
South 0°08'52" West 275.98 feet along the West boundary of said Northwest quarter of the Northeast quarter; thence
North 68°40'09" West 192.82 feet; thence
North 0.08'52" East 208.27 feet parallel to the West boundary of said Northwest quarter of the Northeast quarter to the North boundary of said Northwest quarter of the Northeast quarter; thence South 89°13'27" East 179.80 feet to the POINT OF BEGINNING.

EXHIBIT "A"

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 13
Township/Range/Section: NW1/4 NE 1/4 T.2N., R.1W., SEC 24

Special Exceptions

1. Levies and assessments of the Boise Kuna irrigation District, and the rights, powers and easements of said district as by law provided.

2. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

3. Exceptions and reservations contained in the deed from the
   State of Idaho Recorded: March 16, 1943.
   Book: 259.
   Page: 483, of Official Records.
   Records of: Ada County
   Wherein mineral rights are reserved to the state. (47-701 Idaho code).

4. Right of the public in and to that portion of the premises lying within the right-of-way of E. Deer Flat Road.

5. Ditch, road and public utility easements as the same may exist over said premises.

EXHIBIT "B"

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 9.00 3
BOISE IDAHO 04/06/09 10:26AM
DEPUTY Nikola Olson
RECORDED-REQUEST OF
LANDAMERICA TRANSNATION W
109038689

FIDELITY
NATIONAL TITLE COMPANY OF IDAHO
Order No.: 1067818-tr

WARRANTY DEED

FOR VALUE RECEIVED

Don A. Weaver and Pamela H. Weaver, husband and wife

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

James R. Arms, a single person

GRANTEES(s), whose current address is: **1099 E. Deer Flat Rd., Kuna, ID 83634** the following described real property in Ada County, State of Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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.

Dated this 2 day of April, 2009

Don A. Weaver

Pamela H. Weaver

Order No. 1067818-tr

State of Idaho

County of Ada

On this 2nd day of April, 2009, before me the undersigned, a Notary Public in and for said state, personally appeared Don A. Weaver and Pamela H. Weaver 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.

Notary Public Name: TONYA A. REEVES
Residing at Notary Public, State of Idaho
My Commission Expires: Residing in Meridian
My Commission Expires April 20, 2010

TONYA A. REEVES NOTARY PUBLIC STATE OF IDAHO

Order No. 1067818-tr
Deed-Warranty 4/1/09 5:52 PM

Order No. 1067818-tr

EXHIBIT "A"

The land referred to in this commitment is described as follows:

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:
Commencing at the Northeast corner of said Northwest quarter of the Northeast quarter and bearing
South 0°08'52" West, 275.98 feet along the West boundary of said Northwest quarter of the Northeast quarter; thence
North 68°40'09" West, 437.58 feet; thence
North 57°30'59" West, 144.13 feet; thence
North 0°46'33" East, 46.57 feet to the North boundary of said Northwest quarter of the Northeast quarter; thence
South 89°13'27" East, 529.32 feet along the North boundary of said Northwest quarter of the Northeast quarter to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described property:

Commencing at the Northeast corner of said Northwest quarter of the Northeast quarter and bearing
South 0°08'52" West, 275.98 feet along the West boundary of said Northwest quarter of the Northeast quarter; thence
North 68°40'09" West, 192.82 feet; thence
North 0°08'52" East, 208.27 feet parallel to the West boundary of said Northwest quarter of the Northeast quarter to the North boundary of said Northwest quarter of the Northeast quarter; thence
South 89°13'27" East, 179.80 feet to the POINT OF BEGINNING. This parcel is subject to an existing road right-of-way along the Northern boundary.

EXCEPT any portion lying within the right-of-way of Deer Flat Road.

EXCEPT that portion granted to Ada County Highway District by Warranty Deed recorded January 5, 2007 as Reception No. 107002012

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 12.00 4
BOISE IDAHO 12/21/06 04:28 PM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Pioneer
106197680

Project Name: Deer Flat Road (Ten Mile to Meridian Road)
Porject No.: 505053
R/W Parcel No.: 10
Township/Range/Section W1/2 NE ¼ T.2N, R.1W., SEC 24

257100-KC|HH

WARRANTY DEED

THIS INDENTURE, made this 15th day of September, 2006, Darrell Lee Robertson, also known as Darrell L. Robertson, as his separate estate, the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained, and sold, and does hereby grant, bargain, sell, convey, and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all and singular the buildings, structures, improvements, and fixtures thereto, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered, or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

Darrell L. Robertson

STATE OF IDAHO)
) ss.
County of Ada)

On this 15th day of September, 2006, before me, a Notary Public in and for the State of Idaho, personally appeared and Darrell L. Robertson, known or proved to me to be the person*(s)* who executed the foregoing instrument, and acknowledged to me that they executed the same.

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

MICHAEL CHURELLA NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Boise, Idaho
My commission expires July 23 2010

Owner of Record: Darrell L. Robertson
Parcel No.: S1324121000
ACHD Project: Deer Flat Road (Ten Mile to SH69)
Project No.: 505053

Parcel 10 Right-of-Way Description

A parcel of land situated in the W1/2 NE1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being part of that Warranty Deed, filed as instrument number 8305282, records of Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the W1/2 NE1/4 (E1/16 corner) of said Section 24 from which the northeast corner of said W1/2 NE1/4 bears S 89°13'27" E, 1315.39 feet as shown on Record of Survey No. 3466, filed as instrument number 96020626, records of Ada County, said point being the POINT OF BEGINNING.

Thence S 89°13'27" E, 786.07 feet along the north boundary of said W1/2 NE1/4 and centerline of West Deer Flat Road to the northeast corner of said Warranty Deed;

Thence S 0°46'33" W, 46.57 feet along the east boundary of said Warranty Deed to a point;

Thence S 57°30'59" E, 2.72 feet along said east boundary to a point lying 48.00 feet south of the north boundary of said W1/2 NE1/4;

Thence N 89°13'27" W, 787.81 feet parallel to the north boundary of said W1/2 NE1/4 and centerline of West Deer Flat Road to a point on the west boundary of said Warranty Deed;

Thence N 0°05'37" E, 48.00 feet along said west boundary to the Point of Beginning.

Said described parcel contains 37,721 square feet or 0.87 acres and includes 19,648 square feet or 0.45 acres of prescriptive use right-of-way.
Said parcel is subject to easements of record or in use.
This legal description was prepared by the ACHD Survey Section from record data .

EXHIBIT "A"

Project Name: Deer Flat Road, (Ten Mile to Meridian Road)
Project No.: 505053
R/W Parcel No.: 10
Township/Range/Section: W1/2 NE 1/4 T.2N., R.1W., SEC 24

SPECIAL EXCEPTIONS

1. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4 of Ada County Code (208-287-6800).

2. Liens and assessments of the following district and the rights and powers thereof as provided by law. District: Boise Kuna Irrigation District (922-5608)

3. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals and lateral.

4. Rights and claims in and to those portions of said premises lying within the right-of-ways of Deer Flat Road and N. Kay Avenue.

5. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
   For: Power line
   In Favor of: Idaho Power Company
   Recorded: February 26, 1999
   Instrument No.: 99019318

EXHIBIT "B"

2

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 16.00 3
BOISE IDAHO 12/29/10 04:09 PM
DEPUTY Vicki Allen
RECORDED-REQUEST OF
Pioneer
110122714

Recording Requested By:

And When Recorded Mail To:
Pioneer Lender Trustee Services, LLC
8151 W. Rifleman St.
Boise, ID 83704

Loan No.: 2006217
T.S. No.:20000.2009
Title Order No.: 317095

CORRECTIVE TRUSTEE'S DEED

This corrective Deed is being recorded to correct the grantor as filed by assignment recorded 8/27/2010 as instrument 110079887, and is to replace Trustees Deed as recorded on 11/16/2010 as Instrument No. 110108101, records of Ada County, Idaho.

Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services (herein called Trustee) as Trustee under the Deed of Trust hereinafter particularly described, does hereby bargain, sell and convey, without warranty, to Idaho Mutual Trust, a Delaware limited liability herein called Grantee whose current address is: 12594 W. Explorer Dr., Suite 100
Boise, ID 83713

All of the real property situated in the County of Ada, state of Idaho described as follows: See legal description on Exhibit "A" attached hereto

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between Red Cliff Development, Inc., an Idaho Corporation, As Grantor, and Transnation Title & Escrow, Inc., a Delaware Corporation, As Trustee, and Idaho Mutual Trust, LLC, an Idaho limited liability company, As Beneficiary, Recorded 6/30/2006, As Instrument No. 106105641, Book - Page -, Mortgage records of Ada County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

1). Default occurred in the obligations for which such deed of trust was given as security and the beneficiary made demand upon the said trustee to sell property pursuant to the terms of said deed of trust. Notice of Default was recorded 7/1/2010, As Instrument No. 110061803, Book -, Page -, Mortgage records of Ada County, Idaho and in the office of each County in which the property described in said deed of trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

2). After recording of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered or certified mail, by personal service upon the occupants of said premises and by publishing in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to the date of sale as Instrument(s) No. 110090816, Book --, Page -- Mortgage records of Ada County, Idaho.

3). The provisions, recitals and contents of the Notice of Default referred to in paragraph (1) Supra and of the Affidavits referred to in paragraph (2) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

4). All requirements of law regarding the mailing, personal service, posting, publication and recording of the notice of default, and Notice of Sale and for all other notices have been complied with.

5). Trustee has complied with notice requirements as recited in Section 45-1505, including and not limited to the most recent amendments to code 45-1505.

6). Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of the property.

7). Trustee, on 11/16/2010, at public auction, in one parcel, struck off to Grantee, being the highest bidder thereof, the property herein described for the sum of $1,500,000.00, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, and advanced costs.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its Corporation name to be hereunto subscribed.

Dated: 12/28/2010

By: Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services

Amy L. Bowles, Assistant Secretary

State of Idaho
County of ADA

On this 12/28/2010 , before me, Deborah Duncan the undersigned a Notary Public in and for the State, personally appeared Amy L. Bowles, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf or which the person(s) acted, execute the instrument.

Notary Public: Deborah Duncan
Residing at: Boise, ID
Commission Expires: 4/18/2014

DEBORRAH DUNCAN NOTARY PUBLIC STATE OF IDAHO

EXHIBIT "A"

PARCEL I (2204)

A parcel of land being a portion of the East Half of the Northeast Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast Corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence
South 00°22'43" West, 2,649.31 feet to the Southeast corner of the Northeast Quarter of Section 24; thence
North 88°50'40" West, 70.01 feet to a point on the West right-of-way of State Highway 69; thence
North 00°22'43" East, 273.18 feet along the West right-of-way of Highway 69 to the REAL POINT OF BEGINNING of this description; thence
North 89°37'17" West, 147.80 feet to a point; thence
North 00°22'43" East, 200.00 feet to a point; thence
South 89°37'17" East, 147.80 feet to a point on the West right-of-way of State Highway 69; thence
South 00°22'43" West, 200.00 feet to the REAL POINT OF BEGINNING of this description.

PARCEL II (1801)

A parcel of land being a portion of the East Half of the Northeast Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 24, Township 2 North, Range 1 West, Boise Meridian; thence
South 00°22'43" West, 2,649.31 feet to the Southeast corner of the Northeast Quarter of said Section 24; thence
North 88°50'40" West, 70.01 feet along the South line of said Northeast quarter to a point on the West right-of-way of State Highway 69; the REAL POINT OF BEGINNING of this description; thence
North 88°50'40" West, 1,240.40 feet to the Southwest corner of the East Half of said Northeast Quarter; thence
North 00°16'08" East, 1,321.16 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence
South 88°59'54" East, 1,242.89 feet along the North line of said Southeast Quarter of the Northeast Quarter to a point on the West right-of-way of State Highway 69; thence
South 00°22'43" West, 851.28 feet along said right-of-way to a point; thence
North 89°37'17" West, 147.80 feet to a point; thence
South 00°22'43" West, 200.00 feet to a point; thence
South 89°37'17" East, 147.80 feet to a point on the West right-of-way of State Highway 69; thence
South 00°22'43" West, 273.18 feet along said right-of-way to the REAL POINT OF BEGINNING of this description.

AFFIDAVIT OF LEGAL INTEREST

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

KUNA Planning & Zoning

State of Idaho)
) ss
County of Ada)

I, Donald Mark Rd,

Address City State ZIP

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 Kevin W Peay

11716 S 700 E Draper UT 84020

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 29 day of June, 20 21

Signature

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

Residing at: McCall, ID

City State ZIP

My Commission expires: 05/31/2023

TRISHA BACKUS

Signature

TRISHA BACKUS
COMMISSION #70072
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2023

Kuna Apartments LLC

CJM Limited Liability LP

City of Kuna

To Whom it may concern,

Kuna Apartments LLC and CJM LLLP are proposing the following changes to 10.5 acres of property located at approximately N. Sailer Ave. and E. Deer Flat Rd, Kuna.

- Comprehensive Plan Map Change
- Future Land Use Map Change
- Re-zone
- Preliminary Plat

We are proposing a change to the Comprehensive Plan Map, Future Land Use map and a Re-zone of the 10.5 acres of property located behind the Ridley's Family Market, from Commercial to Multifamily.

The current owners have developed the 33 acres on the southwest corner of State Highway 69 and Deer Flat Road for the past ten years. During that time, they have continued to market the 10.5-acre subject property for commercial use. Because of the location of the property directly behind existing commercial uses, the continued development of the commercial land north and south of the subject property, and the lack of exposure and frontage to major roadways, make this property unviable for any commercial use.

However, residential demand and housing needs continue to grow in the surrounding area. With a real need in the area for multifamily housing, we feel like this property's highest and best use would be to change the comprehensive plan and future land use map to a zone that would allow for a dense residential use.

Thank you for considering our proposal and hope that you will give us the support in modifying the current use to something that will be a benefit to the community and the surrounding businesses.

Kuna Apartments, LLC

Mark Hampton

CJM Limited Liability LP
145 South Plummer Way
Star, Idaho 83669

City of Kuna
Via email to: tbehunin@kunaid.gov

To Whom it May Concern,

CJM LLLP has owned and been actively involved in developing the approximately 33 acres on the south west corner of State Highway 69 and Deer Flat Road for the past ten years. During that time, we have successfully been able to develop over 100,000 square feet of productive retail commercial business in this area brining additional services and conveniences to the Kuna community. All the while, we have also had commercial brokers actively trying to find a commercial use for the back acreage behind the commercial area along the frontages of both roads but have not been successful doing this.

Since CJM started their development with the building of the Ridley's Supermarket, Ace Hardware and McDonalds soon thereafter, there has been a large increase in the availability of commercial developments in this area including a similar size development immediately across to the East of our property on the other side of highway 69, the entire area directly south of us and more commercial efforts to the north and south of our development. Even though the residential population in the area has also continued to grow, the rapid increase of available commercial developments reduces the chances of areas without prime highway or main intersection visibility of ever being viable commercially.

Unfortunately, even pursuing every possible interest there has been no commercially viable use for this area given the location and current demand. Even though CJM is primarily a commercial developer, at this time we feel it is necessary to pursue other options to avoid having this land sitting vacant and unused indefinitely.

Because of this we feel we need to rezone this property for a dense residential use and develop this land in a form that it is well suited for. In addition to satisfying a real demand in the areas is for this type of housing it also allows us to put this property that has sat dormant and unused for over a decade to a productive use. On the positive side, if we are able to increase the density of population immediately surrounding our existing commercial development, it will have the added benefit of helping to create the demand to help also fill in the substantial remaining commercial space available in ours and other surrounding developments.

We hope we are able to get your support on this needed modification of zoning to make this land productive for both us and the community as well as have positive impacts on the continued growth and vibrancy of the area immediately surrounding this parcel.

Warm regards,

Jul 10, 2021

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: SEE MEETING Agenda Attached

Date of Meeting: May 5, 2022 Time: 6:00 pm

Meeting Location: Kuna Library

Site Information

Location: Section 24 Township 2N Range 1W Total Acres 13.39

Subdivision Name: PAR #0091 POR NE4NE4 SEC 24 2N 1W #110091-B

Address: N SAILER AVE KUNA, ID 83634-0000

Parcel No(s).: PAR #0091 POR NE4NE4 SEC 24 2N 1W #110091-B

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: CJM LLLP

Address:

Contact Person

Name: Mark Haupstan

Business Name (if applicable): Kuna Apartments, LLL

Address: 11716 So 700 E Draper UT 84020

Phone: 801.860.6275 Email: Markevinrock.us

Applicant

Name: Kuna Apartments, LLC

Address: SAME

Phone: SAME Email: SAM

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

Applicant Signature: Date: 5.6.22

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 5.5.22 Number of Attendees: M. Hampton

Location: Kenai Library

Project Description: See Meeting Agenda - Zo

Attendee Comments or Concerns:

No one

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

Applicant Signature: Date: 5.6.22

SIGN-IN SHEET

Project Name: Kina Apartments

	Name	Address	Phone
1	Mark Haupt	11716 So 700 E Draper UT 84020	801.860.6275
2			
3			
4			
5			
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34			
35			

Kuna Library District

Meeting/Conference Room Checkout Form

3 Number of Attendees

Conference Room Only

( ) Papers picked up

( ) Tables cleared off

( ) Tables wiped down (if needed)

( ) Chairs pushed in around table

( ) Materials returned to front desk (if used)

( ) Lights turned off

Meeting Room Only

( ) Papers picked up

( ) Tables cleared off

( ) Tables wiped down (if needed)

( ) Chairs and tables put away if used

( ) Kitchen area cleaned (if used)

( ) Stove and Oven turned off (if used)

( ) Garage put in provided container

( ) Materials returned to front desk (if used)

( ) Back door secure

( ) Lights turned off

Damaged Noted:

Present this form to the front desk for checkout and signature

Date: May 5, 2022

Organization: Kuna Apartments LLC; CJM LLLP

Representative (Please print): Mark Hampton, Kevin Peay

Representative signature:

Library Personnel Signature:

3. Attendee's – Mark Hampton - (owner)
– Riley Jarrett - (Architect)
– Kevin Peay - (owner)

Dear Kuna City Neighbor,

You are invited to attend a meeting on Thursday, May 5th at 6:00pm to discuss changes to the property located at approximately N. Sailer Ave. and E. Deer Flat Road, Kuna.

Kuna Apartments LLC and CJM LLLP are proposing a change to the Comprehensive Plan Map, Future Land USW Map, rezone and preliminary plat of a currently un-platted 13.4 acres of property located behind the Ridley's Family Market, to C-1 Commercial and R-20 Multifamily. The current owners have developed the 33 acres on the southwest corner of State Highway 69 and Deer Flat Road for the past ten years. During that time, they have continued to market the 13.4-acre subject property for commercial use. Because of the location of the property directly behind existing commercial uses, the continued development of the commercial land north and south of the subject property, and the lack of exposure and frontage to major roadways, make this property unviable for any commercial use.

However, residential demand and housing needs continue to grow in the surrounding area. With a real need in the area for multifamily housing, we feel like this property's highest and best use would be to change the comprehensive plan and future land use map, to a zone that would allow for a dense residential use.

You can attend in person at the Kuna City Library (Conference Room) located at 457 N Locust Avenue or you can attend a Zoom meeting on a computer, tablet or smartphone with the link provided below.

Join Zoom Meeting
Topic: Kuna Neighborhood Meeting
Time: Thursday, May 5, 2022 6:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/87418327898?pwd=U3VlcTlERTZLS3Z3d08vZjB0TGxZQT09
Meeting ID: 874 1832 7898
Passcode: 527799
Dial by your location
+1 346 248 7799 US

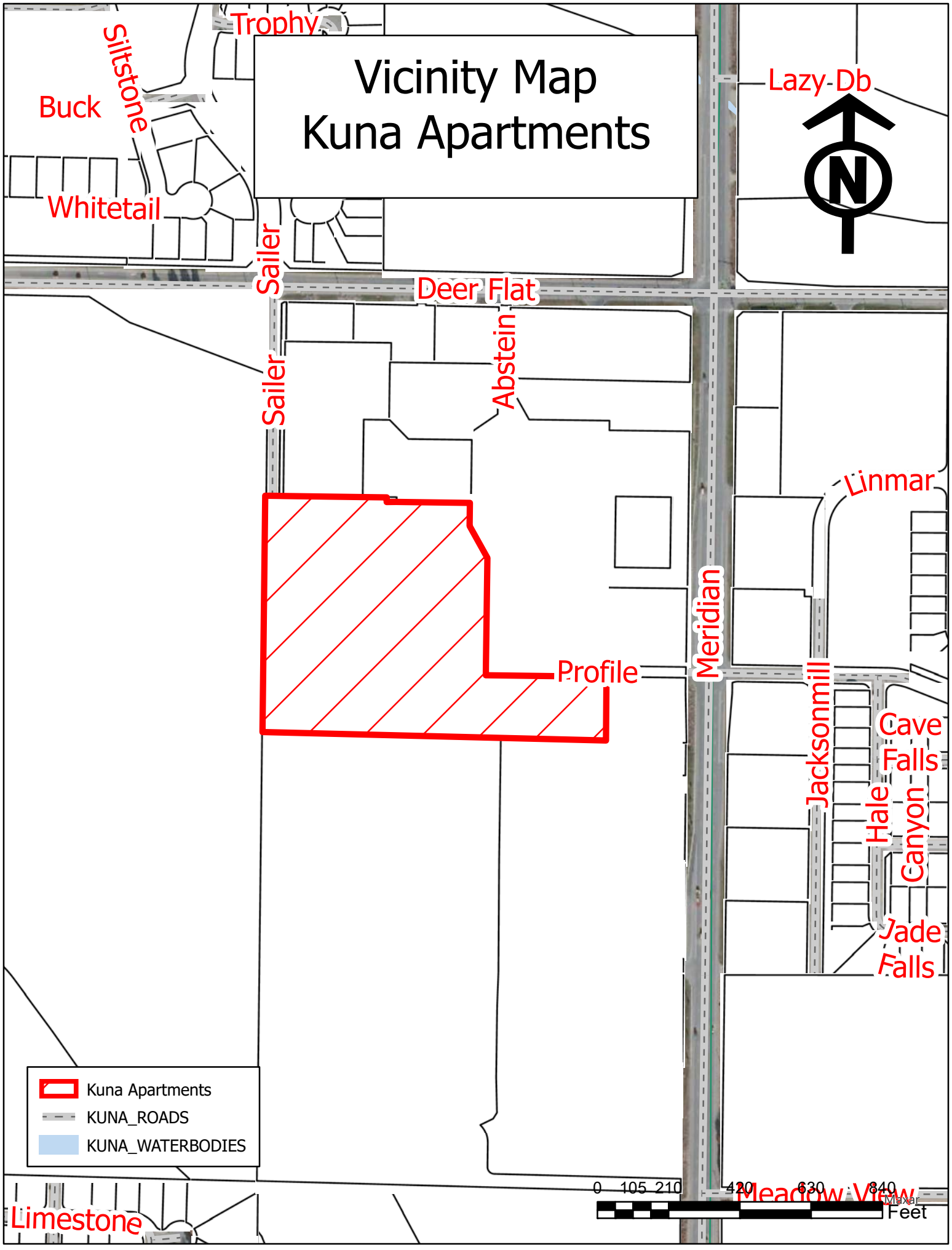
You may also request a link via email. Submit this request by emailing kcpcorp6@gmail.com prior to the meeting on Thursday, May 5, 2022 at 6:00pm.

1 | VICINITY MAP
1" = 200'-0"

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634
VICINITY MAP

SP0

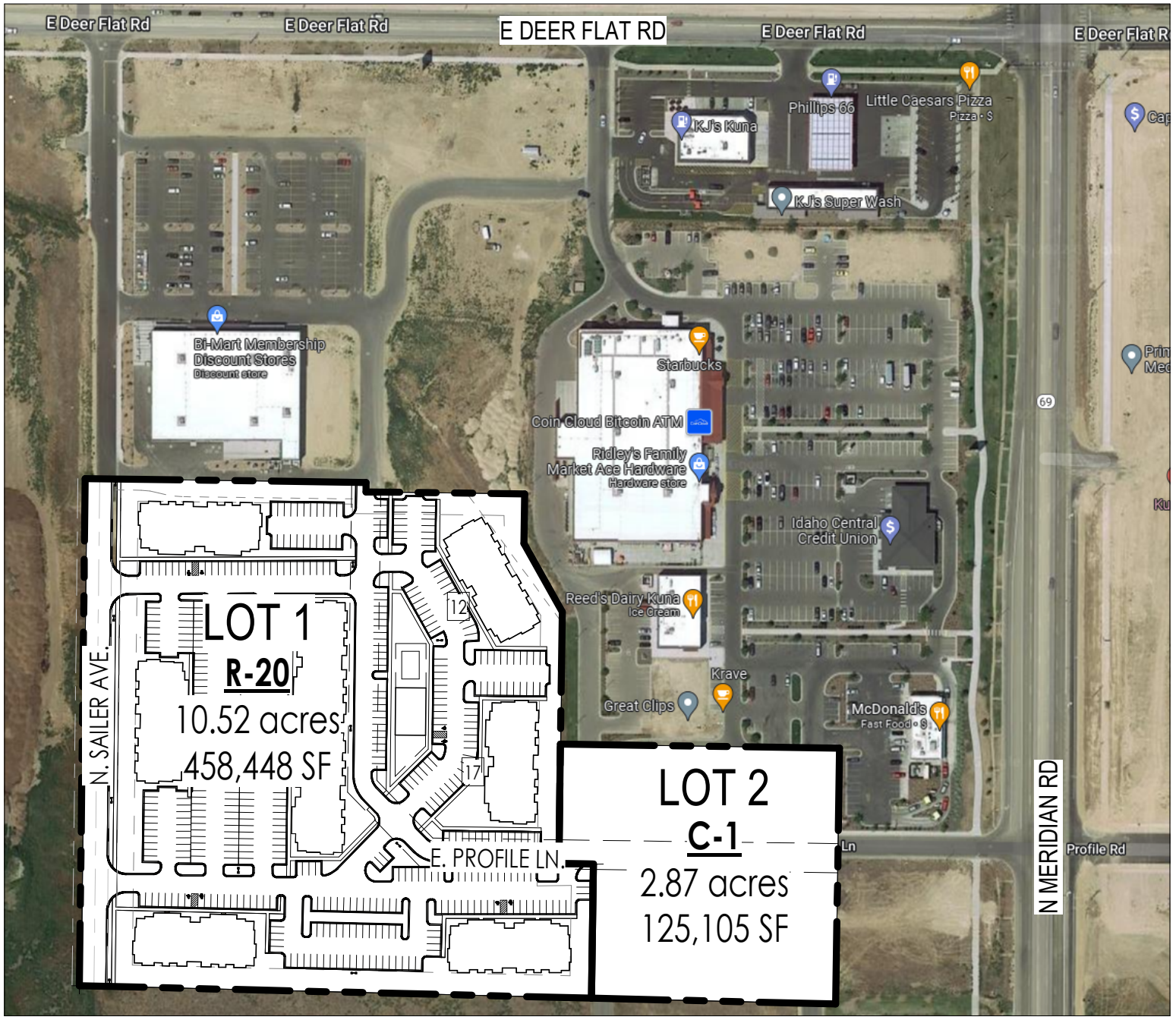

Vicinity Map
Kuna Apartments
Trophy
Siltstone
Buck
Whitetail
Sailer
Deer Flat
Abstein
Sailer
Lazy Db
Linmar
Meridian
Profile
Jacksonmill
Cave
Falls
Hale
Canyon
Jade
Falls
Meadow View
Limestone
Kuna Apartments
KUNA_ROADS
KUNA_WATERBODIES
0 105 210 420 630 840
Feet

1 VICINITY MAP
1" = 200'-0"

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634
VICINITY MAP

SP0



1 | VICINITY MAP
1" = 200'-0"

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634
VICINITY MAP

SP0

FOX LAND SURVEYS

HMH engineering

C-1 Rezone
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16 Corner; thence along the north-south 1/16th line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16th line and the westerly right-of-way, South 00°39'30" West, 1,267.66 to the northeast 1/16th Corner; thence along the east-west 1/16th line, South 88°36'35" East, 703.23 feet to the northwest corner of the Ensign Subdivision No.1 and the **POINT OF BEGINNING;**

Thence North 00°46'05" East, 184.05 feet;

Thence North 89°13'57" West, 47.35 feet;

Thence North 00°46'05" East, 164.15 feet to the boundary of the existing C-1 Zone;

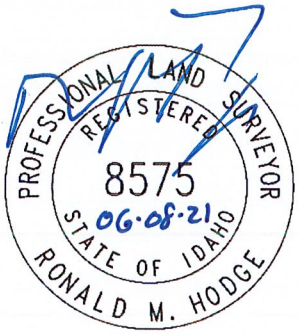
Thence along the boundary of the C-1 Zone, South 89°10'20" East, 382.97 feet;

Thence continuing along the boundary of the C-1 Zone, South 00°49'53" West, 351.45 feet to the boundary of the existing R-6 Zone, the east-west 1/16th line, and the northerly boundary of the Ensign Subdivision No.1;

Thence along the east-west 1/16th line, and the northerly boundary of the Ensign Subdivision No.1, North 88°36'35" West, 335.26 feet to the **POINT OF BEGINNING**.

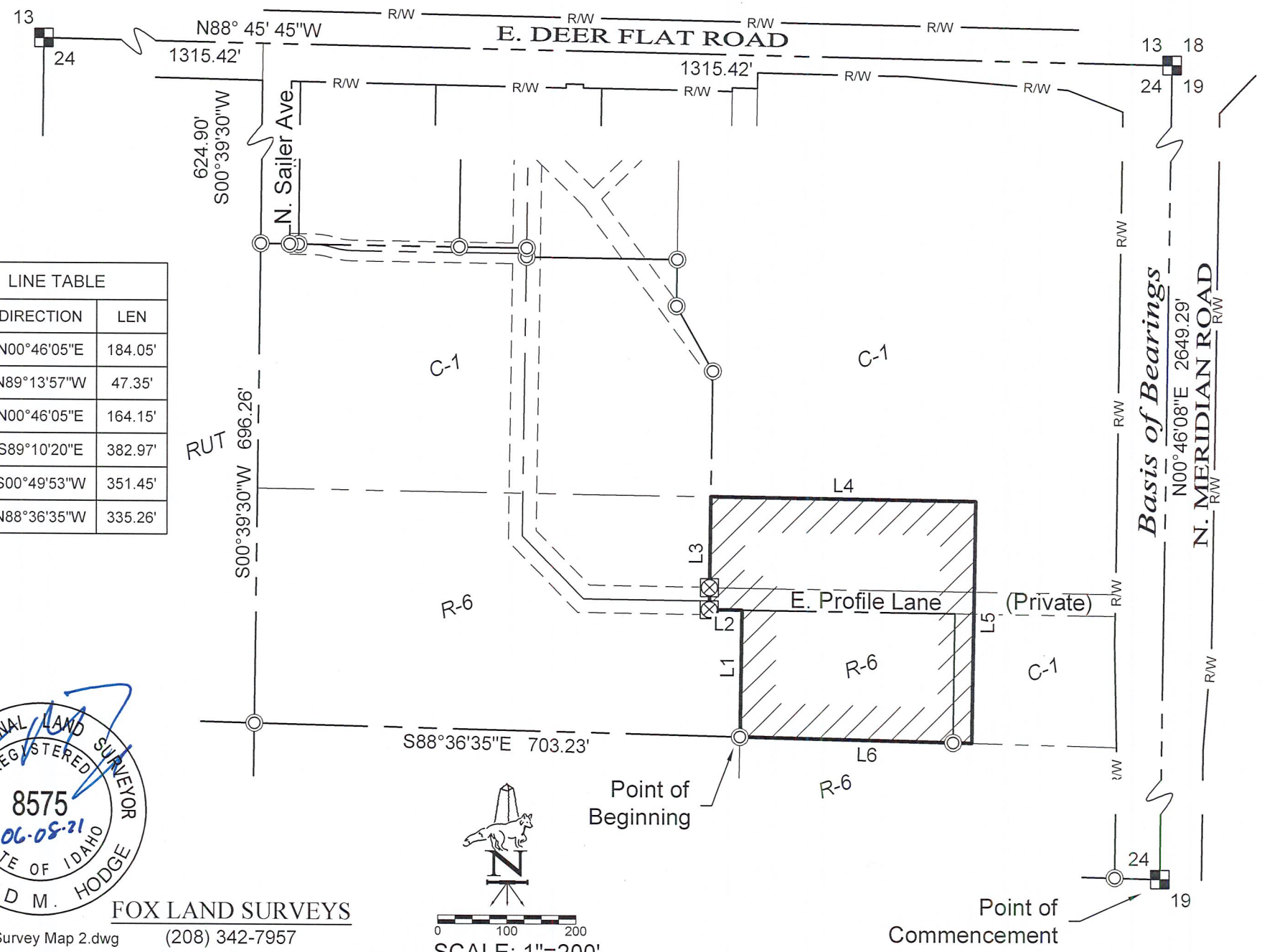
Containing 2.872 acres, more or less

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

C-1 REZONE MAP



LINE TABLE		
L	DIRECTION	LEN
L1	N00°46'05"E	184.05'
L2	N89°13'57"W	47.35'
L3	N00°46'05"E	164.15'
L4	S89°10'20"E	382.97'
L5	S00°49'53"W	351.45'
L6	N88°36'35"W	335.26'

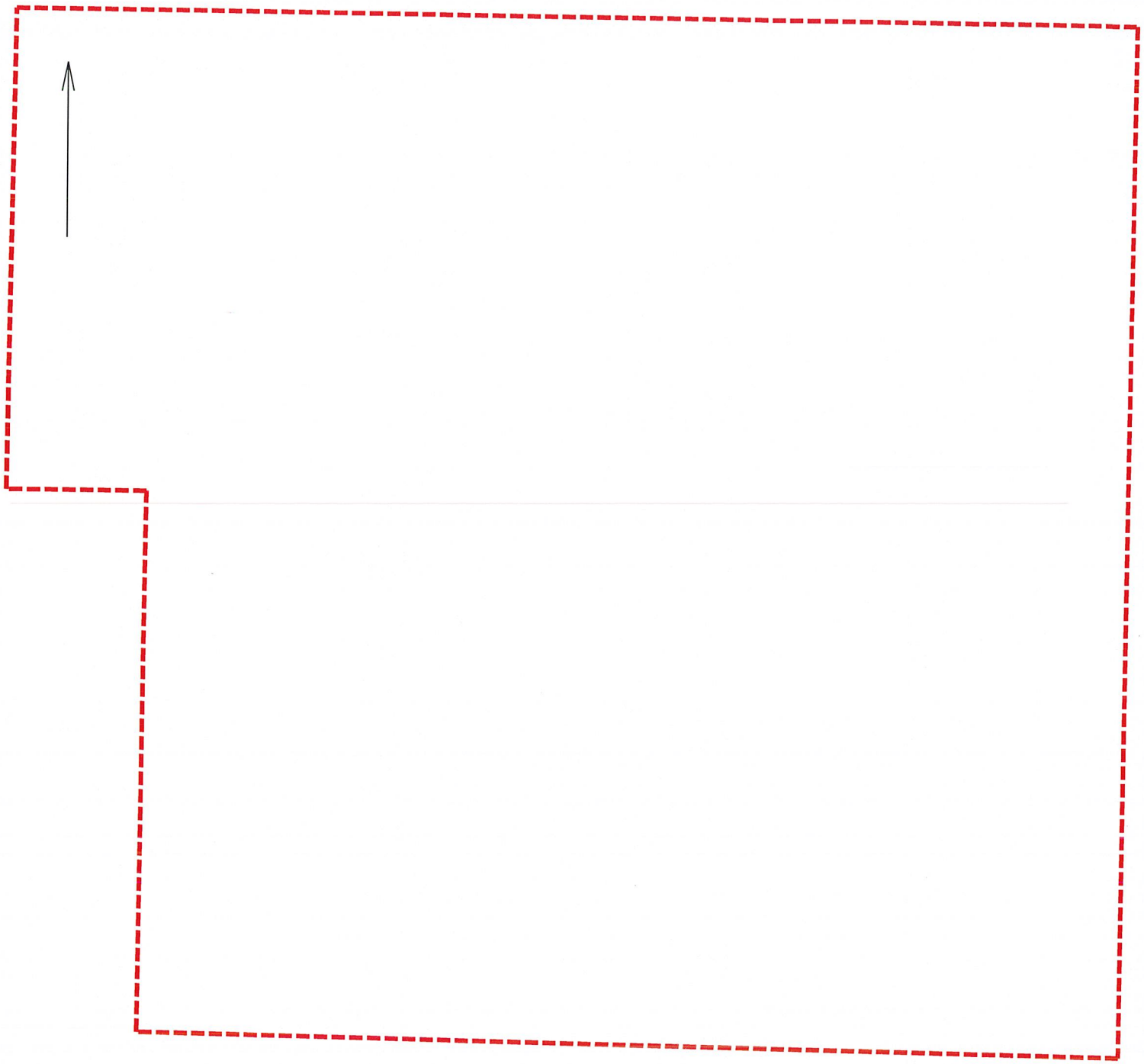
PROFESSIONAL LAND SURVEYOR
REGISTERED
8575
06-08-21
STATE OF IDAHO
RONALD M. HODGE

FOX LAND SURVEYS
(208) 342-7957

Rezone Survey Map 2.dwg

NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

SCALE: 1"=200'

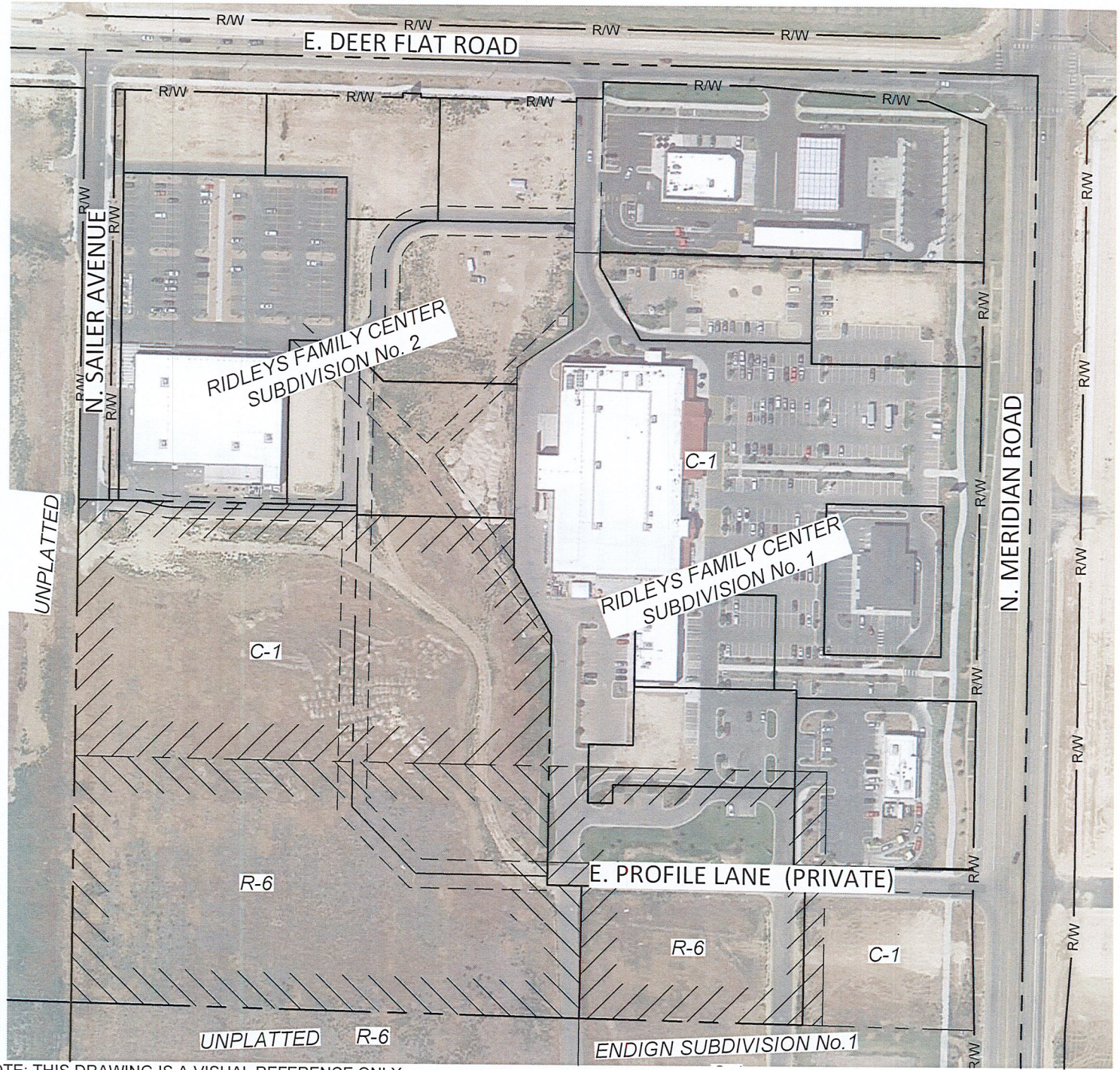


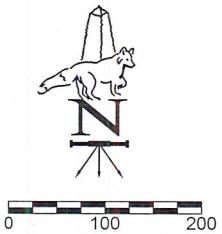
	6/8/2021
Scale: 1 inch= 50 feet	File:

Tract 1: 2.8720 Acres (125105 Sq. Feet), Closure: n46.4136e 0.01 ft. (1/117967), Perimeter=1465 ft.

01 n00.4605e 184.05
02 n89.1357w 47.35
03 n00.4605e 164.15
04 s89.1020e 382.97
05 s00.4953w 351.45
06 n88.3635w 335.26

REZONE VICINITY MAP





SCALE: 1"=200'

NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

FOX LAND SURVEYS
(208) 342-7957

Vicinity Map.dwg

FOX LAND SURVEYS

HMH engineering

R-20 Rezone
Kuna Apartments
Legal Description

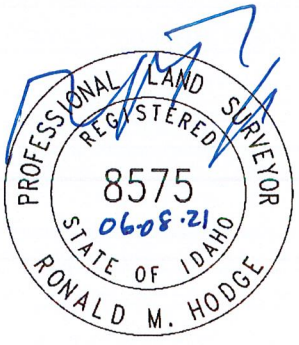
A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16 Corner; thence along the north-south 1/16th line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16th line and the westerly right-of-way, South 00°39'30" West, 571.40 to the **POINT OF BEGINNING;**

Thence along the boundary of the existing C-1 Zone, South 89°13'52" East, 385.47 feet;
Thence South 00°46'02" West, 12.95 feet;
Thence South 89°13'52" East, 217.87 feet;
Thence South 00°46'05" West, 67.90 feet;
Thence South 29°13'55" East, 107.67 feet;
Thence South 00°46'05" West, 345.74 feet;
Thence South 89°13'55" East, 47.35 feet;
Thence South 00°46'05" West, 184.05 feet the northwest corner of the Ensign Subdivision No.1;
Thence along the east-west 1/16th line, North 88°36'35" West, 703.23 feet to the northeast 1/16th corner;
Thence along the north-south 1/16th line and the existing RUT Zone, North 00°39'30" East, 696.26 feet to the **POINT OF BEGINNING**.

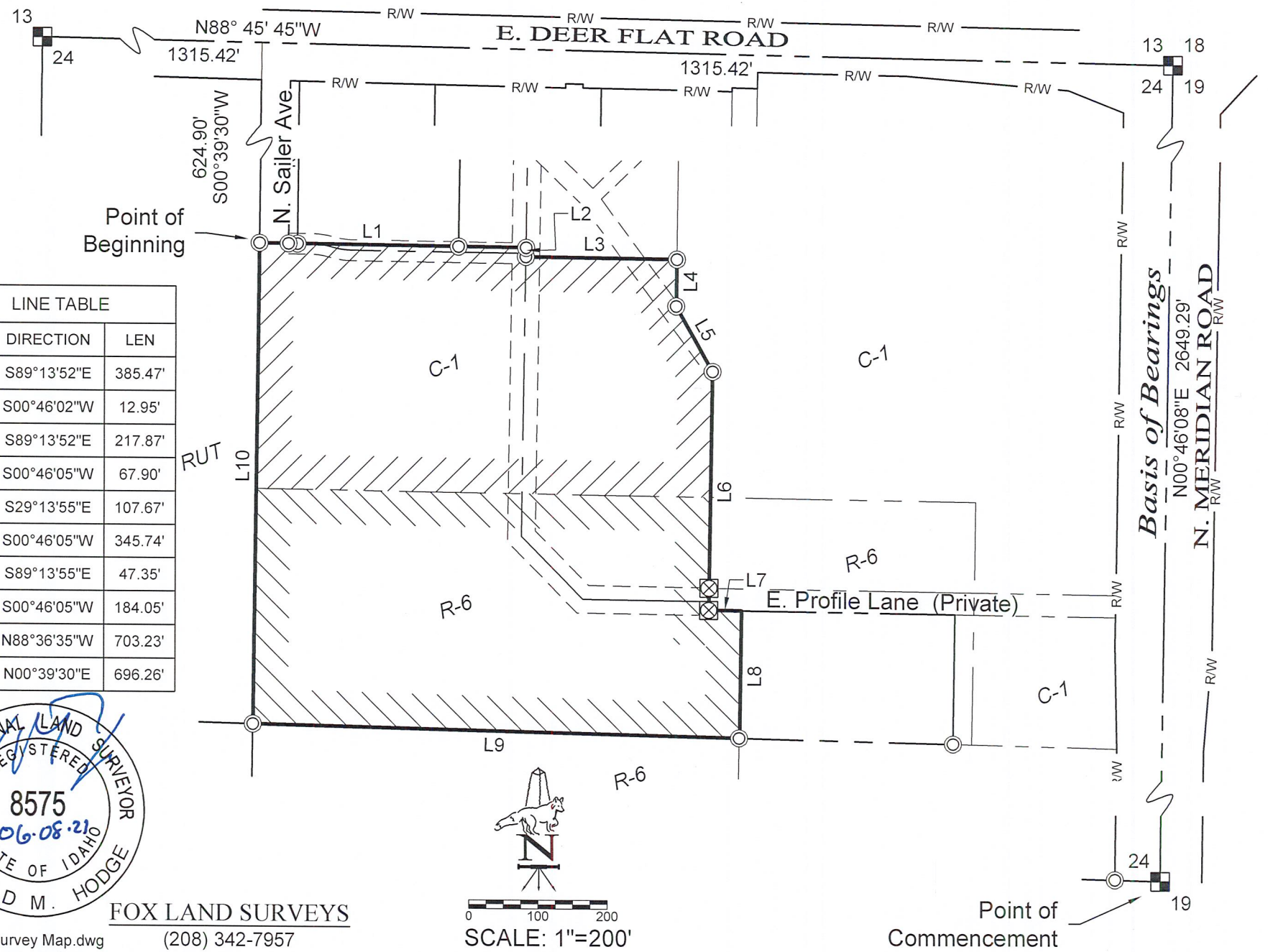
Containing 10.525 acres, more or less

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

R-20 REZONE MAP



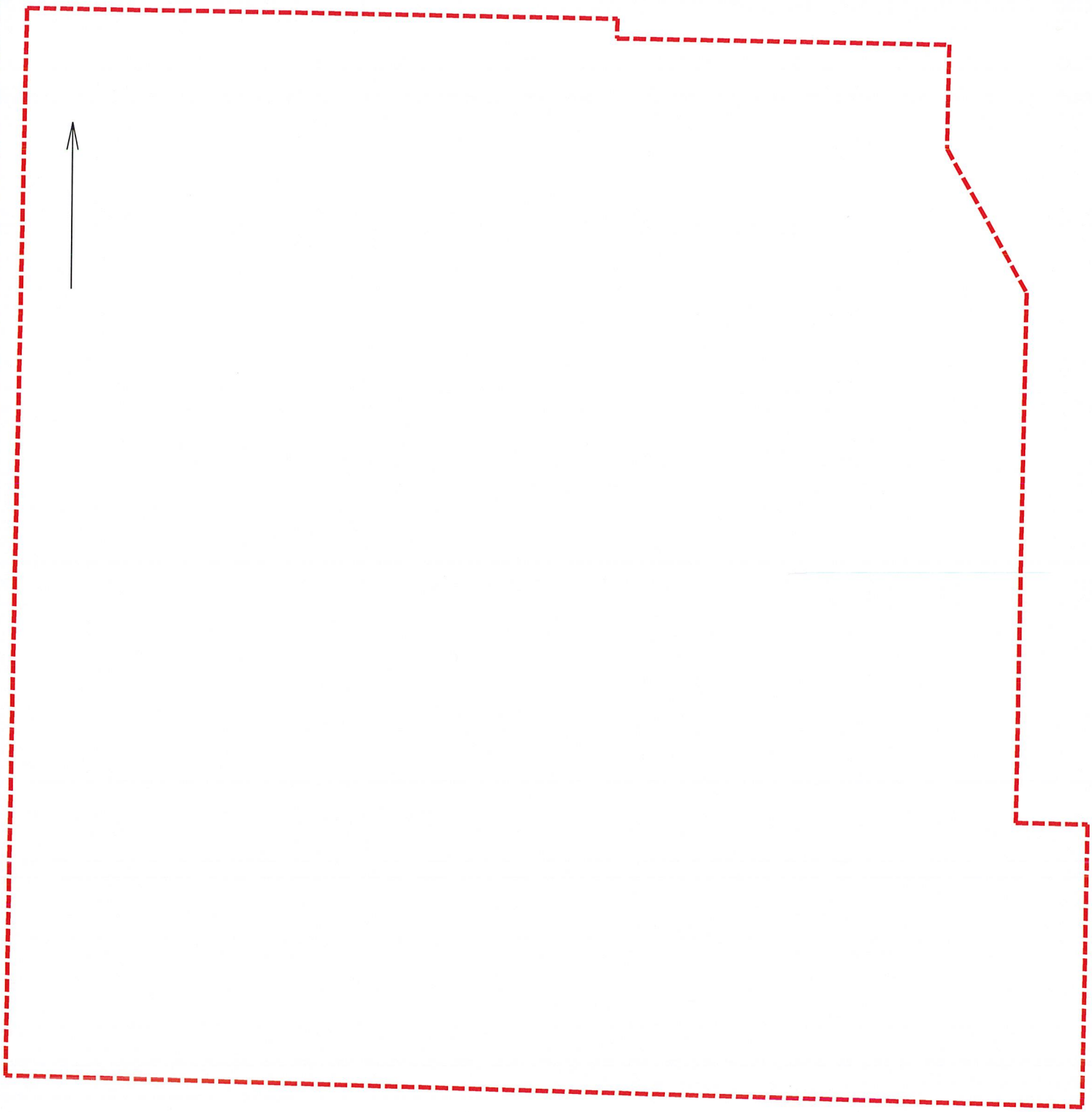
LINE TABLE		
L	DIRECTION	LEN
L1	S89°13'52"E	385.47'
L2	S00°46'02"W	12.95'
L3	S89°13'52"E	217.87'
L4	S00°46'05"W	67.90'
L5	S29°13'55"E	107.67'
L6	S00°46'05"W	345.74'
L7	S89°13'55"E	47.35'
L8	S00°46'05"W	184.05'
L9	N88°36'35"W	703.23'
L10	N00°39'30"E	696.26'

PROFESSIONAL LAND SURVEYOR
REGISTERED
8575
06.08.21
STATE OF IDAHO
RONALD M. HODGE

FOX LAND SURVEYS
(208) 342-7957

Rezone Survey Map.dwg

NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

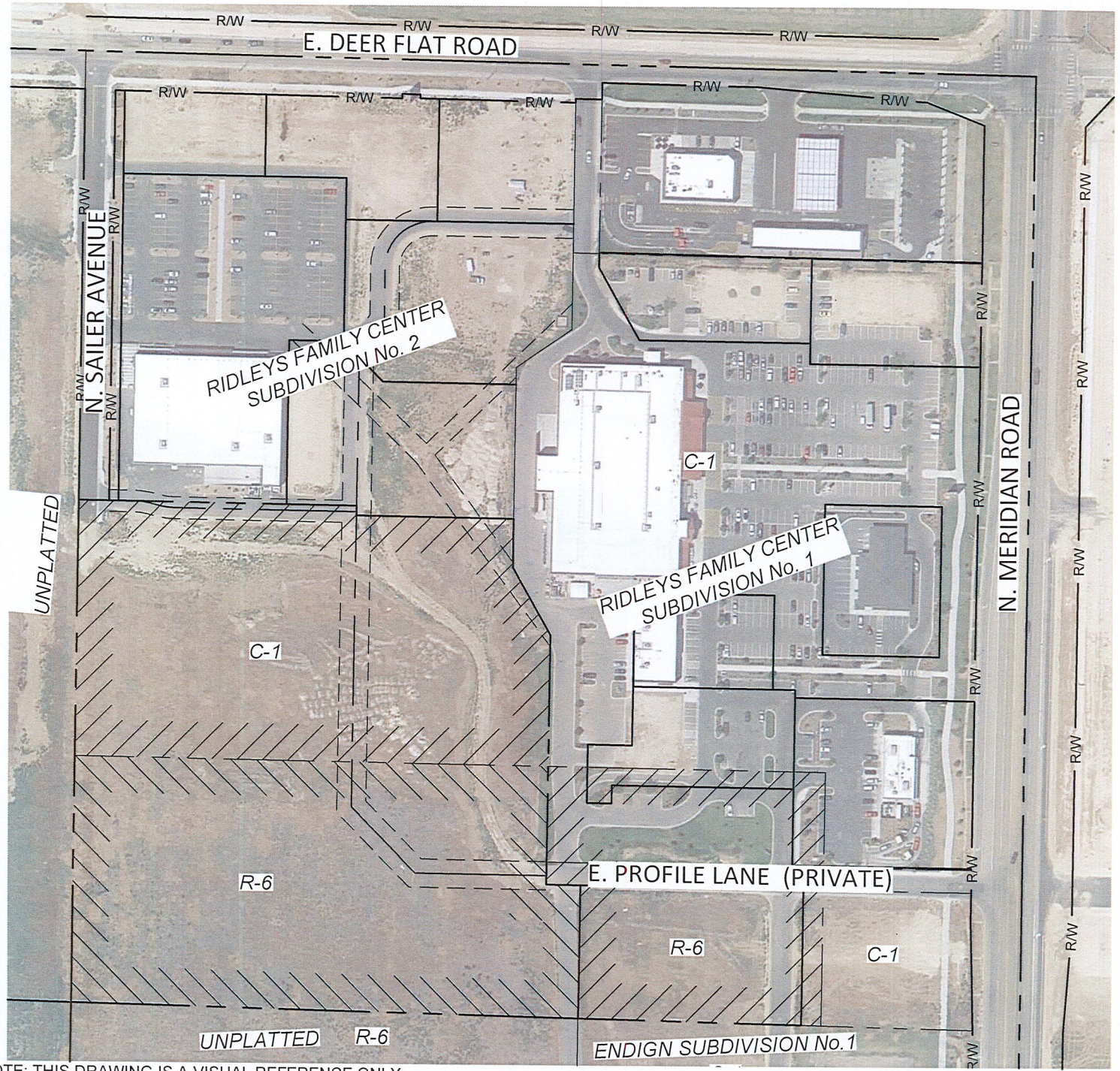


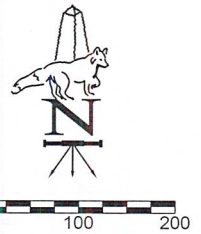
	6/8/2021
Scale: 1 inch= 91 feet	File:

Tract 1: 10.5245 Acres, Closure: n00.0000e 0.00 ft. (1/734893), Perimeter=2768 ft.

01 s89.1352e 385.47
02 s00.4602w 12.95
03 s89.1352e 217.87
04 s00.4605w 67.9
05 s29.1355e 107.67
06 s00.4605w 345.74
07 s89.1355e 47.35
08 s00.4605w 184.05
09 n88.3635w 703.23
10 n00.3930e 696.26

REZONE VICINITY MAP





SCALE: 1"=200'

NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

FOX LAND SURVEYS
(208) 342-7957

Vicinity Map.dwg

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JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

#	REVISION DESCRIPTION	DATE

RIDELY'S FAMILY CENTER SUBDIVISION NO. 1

S 89° 13' 52" E 385.47'

S 0° 46' 02" W 12.95'

S 89° 13' 52" E 217.87'

S 0° 46' 05" W 67.90'

S 29° 13' 55" E 107.67'

30'

ACCESS & UTILITY EASEMENT

UTILITY EASEMENT

27'

BUILDING SETBACK (TYP)

EXISTING ACCESS & UTILITY EASEMENT

40'

42'

20'

PROPOSED LANDSCAPE EASEMENT

N 0° 39' 30" E 696.26'

N. SAILER AVENUE
(PUBLIC)

UNPLATTED

R-20
10.52 acres
458,448 SF

S 0° 46' 05" W 345.74'

S 89° 10' 20" E 382.97'

N 0° 46' 05" E 164.15'

S 89° 13' 55" E 47.35'

E. PROFILE LANE
(PRIVATE)

32'

ACCESS & UTILITY EASEMENT

C-1
2.87 acres
125,105 SF

S 0° 46' 05" W 184.05'

S 0° 49' 53" W 351.45'

RIDELY'S FAMILY CENTER SUBDIVISION NO. 1

BUILDING SETBACK (TYP)

N 88° 36' 35" W 703.23'

N 88° 36' 35" W 335.26'

NE 1/16 CORNER
"PLS 4998"

UNPLATTED

UNPLATTED

KUNA APARTMENTS
PRELIMINARY PLAT
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634

PROJECT #: 2011.06
SCALE: 1" = 60'-0"
DATE: 8/8/2022 1:40:52 PM

SP1

Autodesk Docs://Kuna Apartments/Kuna Apartments - 192 Units.rvt

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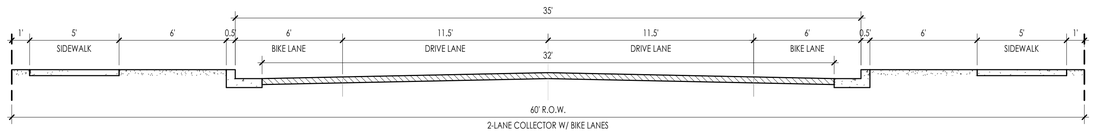
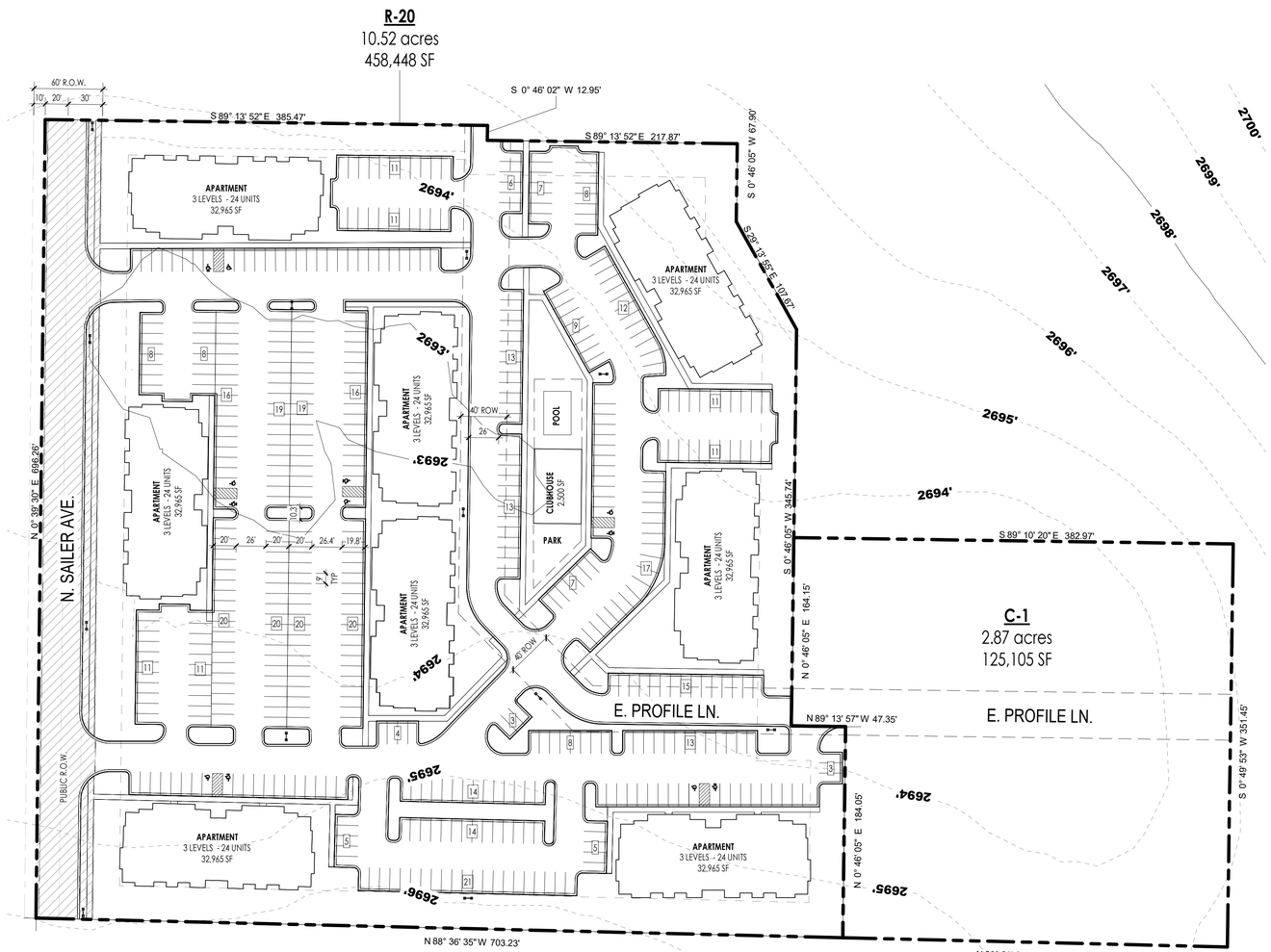


2 2-LANE COLLECTOR W/BIKE LANE
1/4" = 1'-0"



1 PRELIMINARY PLAT
1" = 60'-0"

BLDG AREAS					
QTY.	BUILDING NAME	FOOTPRINT	LEVELS	BLDG AREA	UNITS
8	APARTMENT	10,988 SF	3	32,965 SF	192

PARKING RATIO		
STALLS	UNITS	STALLS/UNIT
516	192	2.7

LAND USE AREAS		
BUILDINGS	90,404 SF	19.7%
PUBLIC R.O.W.	34,827 SF	7.6%
LANDSCAPING	150,194 SF	32.8%
PRIVATE DRIVE/PARKING	183,019 SF	39.9%
TOTAL:	458,444 SF	100%

JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
3701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

DATE
REVISION DESCRIPTION

FOX LAND SURVEYS
HMH engineering

C-1 Rezone
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16 Corner; thence along the north-south 1/16th line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16th line and the westerly right-of-way, South 00°39'30" West, 1,267.66 to the northeast 1/16th Corner; thence along the east-west 1/16th line, South 88°36'35" East, 703.23 feet to the northwest corner of the Ensign Subdivision No.1 and the **POINT OF BEGINNING;**

Thence North 00°46'05" East, 184.05 feet;

Thence North 89°13'57" West, 47.35 feet;

Thence North 00°46'05" East, 164.15 feet to the boundary of the existing C-1 Zone;

Thence along the boundary of the C-1 Zone, South 89°10'20" East, 382.97 feet;

Thence continuing along the boundary of the C-1 Zone, South 00°49'53" West, 351.45 feet to the boundary of the existing R-6 Zone, the east-west 1/16th line, and the northerly boundary of the Ensign Subdivision No.1;

Thence along the east-west 1/16th line, and the northerly boundary of the Ensign Subdivision No.1, North 88°36'35" West, 335.26 feet to the **POINT OF BEGINNING**.

Containing 2.872 acres, more or less

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager

PROFESSIONAL LAND SURVEYOR 8575 01-06-2015 STATE OF IDAHO RONALD W. HODGE

RMH:tc

680 S. Progress Ave., Suite #2B • Meridian, Idaho 83642 • Tel: 208-342-7957 • Web: hmh-llc.com
Equal Opportunity Employer

FOX LAND SURVEYS
HMH engineering

R-20 Rezone
Kuna Apartments
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16 Corner; thence along the north-south 1/16th line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16th line and the westerly right-of-way, South 00°39'30" West, 571.40 to the **POINT OF BEGINNING;**

Thence along the boundary of the existing C-1 Zone, South 89°13'52" East, 385.47 feet;
Thence South 00°46'02" West, 12.95 feet;
Thence South 89°13'52" East, 217.87 feet;
Thence South 00°46'05" West, 67.90 feet;
Thence South 29°13'55" East, 107.67 feet;
Thence South 00°46'05" West, 345.74 feet;
Thence South 89°13'55" East, 47.35 feet;
Thence South 00°46'05" West, 184.05 feet the northwest corner of the Ensign Subdivision No.1;
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Thence along the north-south 1/16th line and the existing RUT Zone, North 00°39'30" East, 696.26 feet to the **POINT OF BEGINNING**.

Containing 10.525 acres, more or less

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager

PROFESSIONAL LAND SURVEYOR 8575 01-06-2015 STATE OF IDAHO RONALD W. HODGE

RMH:tc

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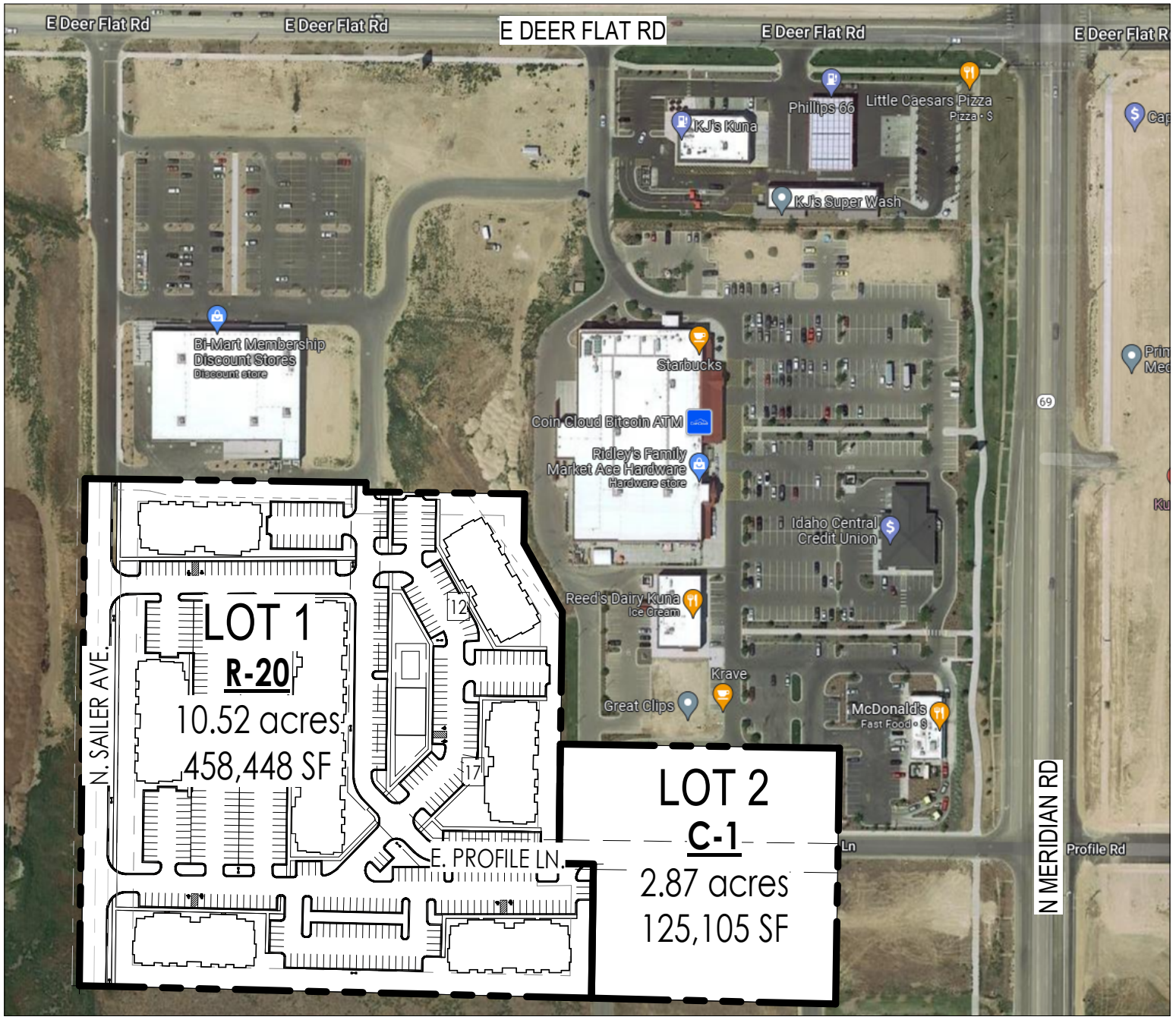
Equal Opportunity Employer

KUNA APARTMENTS
PRELIMINARY PLAT
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634

PROJECT #: 2011.06
SCALE: As indicated
DATE: 5/5/2022 5:51:35 PM

SP1

Autodesk Docs://Kuna Apartments/Kuna Apartments - 192 Units.rvt



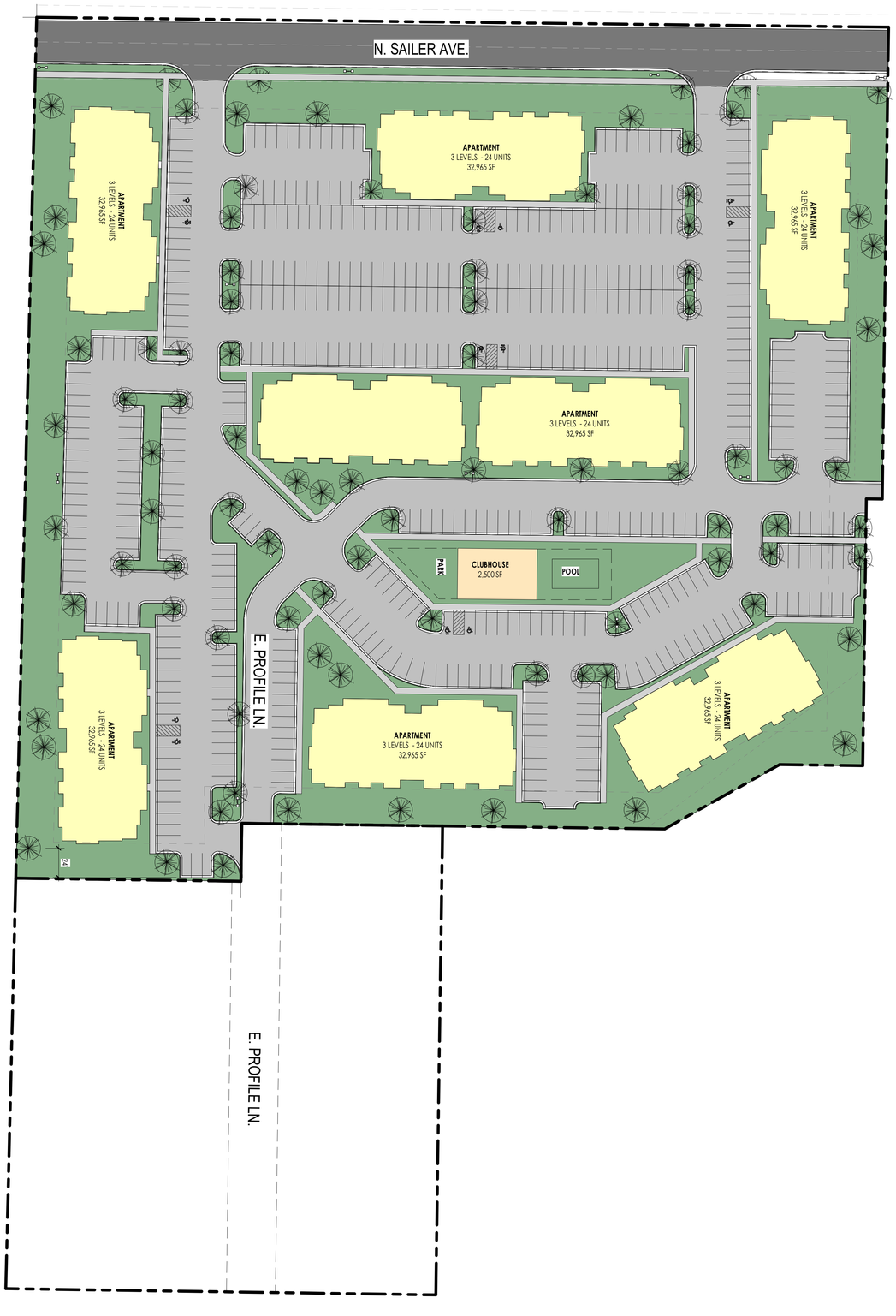
1 | VICINITY MAP
1" = 200'-0"

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
801.901.0506
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634
VICINITY MAP

SP0

1 OVERALL LANDSCAPE PLAN
1" = 50'-0"



KUNA APARTMENTS
OVERALL LANDSCAPE PLAN
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634

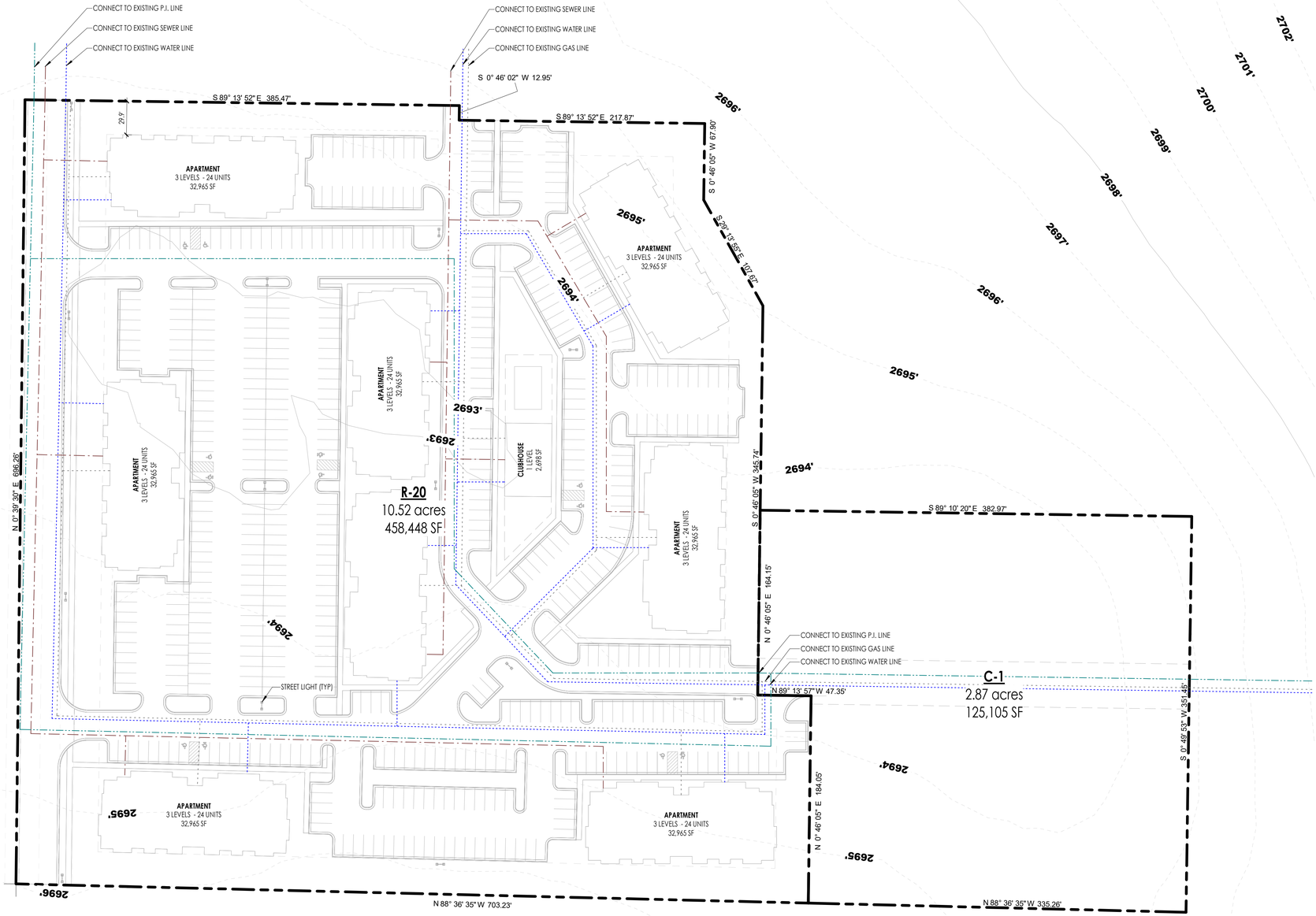
#	REVISION DESCRIPTION	DATE

JARRETT ARCHITECTURE
801.901.6006 | JARRETTARCHITECTURE.COM
2201 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

PROJECT #: 2011.04
SCALE: 1" = 50'-0"
DATE: 5/5/2022 5:51:36 PM

JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
3701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

#	REVISION DESCRIPTION	DATE



KUNA APARTMENTS
SITE UTILITY AND GRADING
MERIDIAN RD AND DEER FLAT RD
KUNA IDAHO 83634

1 SITE UTILITY AND GRADING
1" = 50'-0"

PROJECT #: 2011.06
SCALE: 1" = 50'-0"
DATE: 5/5/2022 5:51:35 PM

SP2

5/5/2022 5:51:35 PM

Autodesk Docs://Kuna Apartments/Kuna Apartments - 192 Units.rvt

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 or the application(s) on the property under consideration; all posting must be in substantial compliance.

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

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

Print Name: Kevin W Peay

Signature: Kevin W Peay Date: 6/28/21

WHEN RECORDED, MAIL TO:

Mark Hampton
Dry Creek Properties, LLC
772 West 1000 North Circle
AF Utah 84003

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

OF

KUNA APARTMENTS

DRAFT

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DRAFT

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
OF
KUNA APARTMENTS

This Declaration of Covenants, Conditions, Easements and Restrictions, hereinafter referred to as the "Declaration" is made and executed this ____ day of _____, 2022, by Kuna Apartments, LLC, a Utah limited liability company, hereinafter referred to as the "Declarant."

1. RECITALS.

1.1. Declarant intends, by this Declaration, to create an apartment community to be known as Kuna Apartments, containing 10 apartment walk up buildings, a clubhouse, and common areas including parking. Each Building will contain 12 to 24 Apartment Units. The Project is located within the boundaries of the City of Kuna, as described in Section 3.1 of this Declaration.

1.2. The Project will have common areas and facilities to be owned by the Residents but enjoyed by the residents The Project is not a cooperative and is not a condominium project.

1.3. The covenants, conditions and restrictions contained in this Declaration and in the Exhibits hereto shall be enforceable equitable servitudes and shall run with the land.

NOW, THEREFORE, for the foregoing purposes, the Declarant adopts the following covenants, conditions, easements and restrictions to govern the development, use, maintenance and management of this project:

2. DEFINITIONS.

Unless the context clearly indicates otherwise, certain terms as used in this Declaration and the foregoing Recitals shall have the meanings set forth in this Section 2.

2.1. Act shall mean the Community Association Act (Title 57, Chapter 8a, Utah Code, as amended).

2.2. Amendment shall mean any amendment to this Declaration made in accordance with the Declaration and the Act.

2.3. Assessable Unit shall mean each Unit, except for Exempt Units.

2.4. Assessments shall mean all assessments described in Section 19, including Regular Common Assessments, Special Common Assessments and Specific Assessments.

2.5. Association shall not apply to this community

DRAFT

2.6. Building(s) shall mean the buildings constructed as part of the Project, as described in Section 3.2.

2.7. Capital Improvement shall mean any improvement with a useful life of more than three (3) years.

2.8. Common Areas and Facilities shall mean all portions of the Project other than the Units, as described in Section 0 hereof.

2.9. Common Expense Account shall mean one or more deposit or investment accounts of the Association into which are deposited the Common Assessments.

2.10. Common Wall(s) means the walls in each Building that divide and are located between any two (2) adjoining Units in a Building. The Common Walls are used by the Residents of adjoining Units in a Building, and are subject to the provisions of Section 7.2 and the subsections thereof.

2.11. Declarant shall mean Kuna Apartments, LLC, a Utah limited liability company, and its successors and assigns.

2.12. Declarant Control Period means the period of time during which the Declarant has Class B membership status as provided herein.

2.13. Lease shall mean any agreement for the leasing or rental of any portion of the Project.

2.14. Limited Common Areas and Facilities shall mean a portion of the Common Areas and Facilities, if any, allocated by the Declaration or the Act, as may be shown on the Plat, for the exclusive use of one or more, but fewer than all, of the Units.

2.15. Manager shall mean the person(s) or company(ies) hired by the Residents to manage the affairs of the Project.

2.16. Plat shall mean the plat for Kuna Apartments, as filed of record in the County Recorder's Office, State of Utah, as the same may be amended, including the plats for subsequent phases of this Project.

2.17. Project shall mean the Property, Buildings, the Units, the Common Areas and Facilities and all improvements constructed on the Property, as approved by the applicable governmental authorities.

2.18. Property shall mean that certain real property situated in Salt Lake County, State of Utah, more particularly described in Section 3 below, on which the Units, Buildings, and other improvements are or will be located.

2.19. Unit shall mean each apartment within the Project

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2.20. Unit Number shall mean the number, letter or combination of numbers and letters that identifies only one Unit in the Project.

3. DESCRIPTION OF PROPERTY; EXPANDABLE PROJECT

3.1. The Property on which the Units and improvements are or will be located is situated in the City Kuna. The boundaries of the Property are depicted on the recorded Plat, and the Property is described as follows:

[Insert Legal Description of all Property covered by the Recorded Plat – first phase]

Containing _____ acres.

3.2. The Buildings in the Project will be principally constructed of the following materials: Wooden frames with load bearing or non-load bearing walls studded with wood; hardiplank siding; glass openings; wooden joist floors and roofs; roof surfaces with asphalt shingles; interior walls surfaced with gypsum sheets. The exterior finishes will include stucco, siding, and masonry products.

4. DESCRIPTION OF UNITS.

See Site Plan and as amended thru Entitlements and Construction

5. COMMON AREAS AND FACILITIES.

The Common Areas and Facilities shall mean and include those portions of the Property that are not part of the Units, as well as the open space areas of the Project, the common landscaping of the Project, the non-public roadways, streets and walkways, if any, within the Project, all landscaping; all fencing installed by Declarant;

The Common Areas and Facilities shall also include, without limitation, the clubhouse and related structures (if any) that are built for the common use of Residents (and their guests and invitees)

5.1. The Common Areas and Facilities in the Project shall be owned and maintained by the Declarant.

5.2. No Resident, directly or indirectly, shall make any alterations to any of the Common Areas and Facilities without the prior written consent of the Board, including, without

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limitation, any changes to any of the exterior elements of the Units, the paint color of the exterior of the Units, the landscaping of the Project or any other Common Areas and Facilities.

6. NATURE AND INCIDENTS OF UNIT RESIDENTSHIP.

6.1. Each Unit will be managed by the lease agreement signed by the individual Residents. No rights outside of this Lease Agreement exist

7. RESTRICTIONS ON USE.

The Units and Common Areas and Facilities, including but not limited to the Limited

MAINTENANCE, ALTERATION AND IMPROVEMENT.

7.1. The Declarant, shall be responsible for the exclusive management and control of the Common Areas and Facilities and all improvements thereon and shall keep the same in a good, clean, attractive, safe and sanitary condition, order and repair; and as per Kuna City requirements. All the costs shall be born by Declarant and paid from the rental incomes

8. EASEMENTS.

8.1. Utilities Easements outlined on the Final Plat are for the access, installation and maintenance of public Utilities. All Easements and rights there under will be recorded and available for review and enforcement after the Final Plant is recorded

9. AGENT FOR SERVICE OF PROCESS. The name and address of the person to receive service of process shall be the registered agent and address of the Declarant

10. SEVERABILITY. The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision hereof.

11. LAW CONTROLLING. This Declaration shall be construed and controlled by and under the laws of the State of Idaho.

12. EFFECTIVE DATE. This Declaration shall take effect when recorded. In this Declaration, the singular shall include the plural and the masculine shall include the feminine and vice versa, if the context so requires.

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IN WITNESS WHEREOF, the Declarant has executed this instrument this _____ day of _____, 2014.

DECLARANT:

Kuna Apartments, LLC, a
Utah limited liability company

By: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____, as Manager of Kuna Apartments, LLC, a Utah limited liability company.

_____
NOTARY PUBLIC

SEAL:

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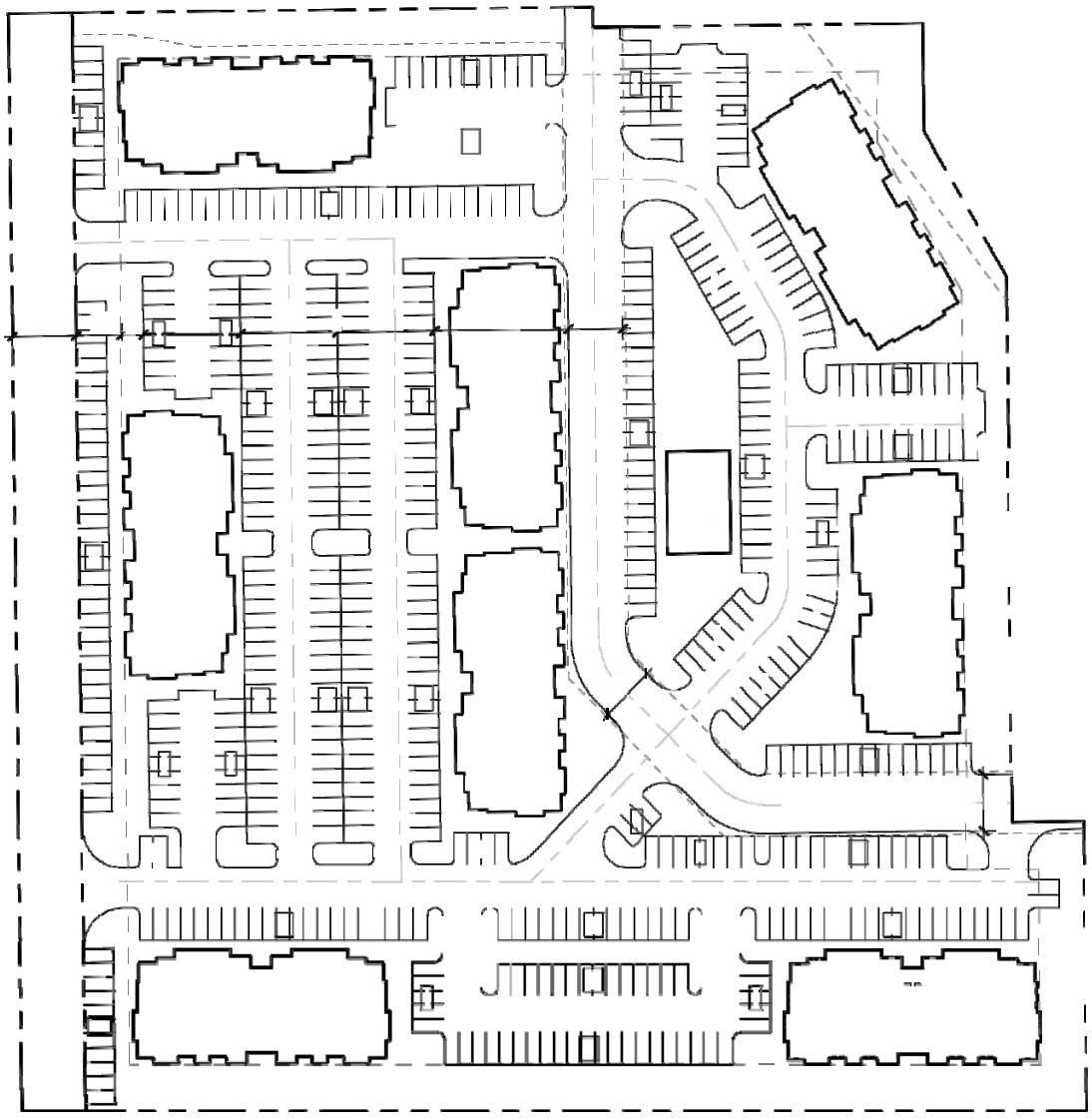
EXHIBIT A

12.1.



SITE NOTES:

1. CRACKING, SHIFTING OR DAMAGED CONCRETE SHALL BE REPLACED AT CONTRACTORS EXPENSE PRIOR TO ACCEPTANCE OF WORK.
2. CONTRACTOR SHALL PROVIDE ALL MATERIAL AND PLANT GUARANTEES IN WRITING AND WORDED AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
3. PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF SITE INSPECTIONS TO BE MADE ON WORKMANSHIP, PERFORMANCE AND QUALITY OF WORK, PRODUCTS AND MATERIALS PRIOR, DURING AND AFTER TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS. IF ANY INSPECTION IDENTIFIES FAILURES OR DEFICIENCIES TO MEET SPECIFICATIONS. RE-INSPECTIONS OR SUPPLEMENTAL TESTS OR REJECTIONS SHALL BE REQUIRED. SUCH INSPECTIONS, INCLUDING RE-TESTING OF REJECTED MATERIALS OR REPLACEMENT OF PRODUCTS MATERIALS OR WORKMANSHIP FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT & MATERIAL QUANTITIES. THE SCHEDULE IS INTENDED AS A REFERENCE ONLY. SEE ENLARGED PLANTING PLANS FOR SHRUB AND PLANT LOCATIONS. QUANTITIES IN SCHEDULE ARE ESTIMATES ONLY.
2. OWNER AND/OR LANDSCAPE ARCHITECT IS TO APPROVE ALL LANDSCAPE MATERIALS PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS. OWNER AND OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIALS INCLUDING PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.
3. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
4. APPLY TOPSOIL IN ALL PLANTING AREAS. A SOIL TEST SHALL BE DONE TO VERIFY QUALITY. CONTRACTOR TO AMEND TOP SOIL AS NECESSARY FROM SOIL REPORT TO COMPLY WITH ACCEPTABLE SOIL STANDARDS AND SPECIFICATIONS. SEE SPECIFICATIONS FOR DEPTH OF TOP SOIL.
5. THE LANDSCAPE & IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THEY OBTAIN ANY & ALL DRAWINGS, SPECIFICATIONS & AS-BUILDS APPLICABLE TO CONTRACTORS SCOPE OF WORK PRIOR TO & DURING CONSTRUCTION ON SITE. CONFLICTING OR VAGUE INFORMATION SHALL BE NOTED AND SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED NEW & EXISTING LANDSCAPE, INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, IRRIGATION, WEED BARRIER, CURBING, WALKS, ETC.
7. CONTRACTOR SHALL TIE ALL PROPOSED LANDSCAPE MATERIALS WITH EXISTING INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, IRRIGATION, CURBING, WALKS, ETC.
8. SHRUBS & TREES MUST BE PERMANENTLY IRRIGATED WITH AN EMITTER SYSTEM. TURF AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY AND ROTOR HEADS 4" MIN. POP-UP REQ'D, USE RAIN BIRD COMMERCIAL GRADE IRRIGATION COMPONENTS OR APPROVED EQUAL.
9. CONTRACTOR TO REVIEW COMPLETE CONSTRUCTION DOCUMENTS FOR THE ENTIRE PROJECT INCLUDING, BUT NOT LIMITED TO, PROGRAM SPECIFICATIONS, GEOTECHNICAL REPORTS, CIVIL PLAN SET, ARCHITECTURAL PLAN SET (INCLUDING STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS), AND ANY OTHER SHOP DRAWINGS OR SUBMITTALS PERTINENT TO, OR THAT IMPACTS, THE CONTRACTORS SCOPE OF WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE GENERAL CONTRACTOR TO GENERATE A REQUEST FOR CLARIFICATION/INFORMATION TO BE DISTRIBUTED TO THE ENGINEER/ARCHITECT OF RECORD.
10. CONTRACTOR SHALL CAREFULLY STUDY AND INSPECT CIVIL AND ARCHITECTURAL PLANS AS-BUILTS DRAWING AND VISUALLY INSPECT. MAKE ON-SITE ADJUSTMENTS TO LANDSCAPE BASED OF FINAL DIMENSIONS AND LAYOUTS OF SITE AND BUILDINGS. PROVIDE A UNIT PRICE CREDIT FOR ANY PLANTS, AREA, OR PORTIONS OF THE LANDSCAPE OMITTED.
11. ANY PORTIONS OF THE LANDSCAPE NOT SHOWN OR CLEARLY IDENTIFIED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IDENTIFIED, AND A REQUEST FOR INFORMATION SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE PRE-BID TO ADDRESS.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
2. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATION OF UNDERGROUND SERVICES AND IMPROVEMENTS.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
5. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
6. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT ACTUAL AMOUNTS REQUIRED FOR FINISHED INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
9. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
11. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
12. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
13. OWNER / LANDSCAPE ARCHITECT INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OF CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
14. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES.
15. OWNER / LANDSCAPE ARCHITECT SHALL REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. OWNER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
16. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OR THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.
17. WALKS AND PLANTERS SHOWN ON LANDSCAPE PLANS ARE FOR LAYOUT REFERENCE ONLY. REFER TO CIVIL PLANS FOR HORIZONTAL AND VERTICAL CONTROL
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB- CONTRACTORS AS APPLICABLE.

PLAN SET NOTES:

1. SHEET L001 PLANT SCHEDULE, AND NOTES. ALL PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION.
2. SHEET L101 - L104 PLANTING PLAN
3. SHEET L501 LANDSCAPE PLANTING DETAILS
4. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR FURTHER SITE DESIGN, LAYOUT, GRADING AND UTILITY LOCATIONS.
5. SEE ARCHITECTURAL PLAN SET AND CONSTRUCTION DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUTS, ELEVATIONS AND ARCHITECTURAL DETAILS AND STRUCTURAL ELEMENTS AND EXACT BUILDING FOOTPRINTS.
6. SEE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE ADDENDUMS, DIRECTIVES, REVISIONS ETC ARE OBTAINED PRE-CONTRACT.
7. NO IMPROVEMENTS OVER 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB ARE ALLOWED WITHIN SIGHT TRIANGLE AS SHOWN ON PLAN
8. 3:1 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ADHERED TO.

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PLANT SCHEDULE KUNA APARTMENTS

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	ACE TAT	Acer tataricum / Tatarian Maple	B & B	2"Cal		17	
	CAT SPE	Catalpa speciosa / Northern Catalpa	B & B	2"Cal		16	
	GLE SH2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"Cal		14	
	ZEL MUS	Zelkova serrata `Musashino` / Sawleaf Zelkova	B & B	2"Cal		21	
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	JUN SKY	Juniperus virginiana `Skyrocket` / Skyrocket Juniper	6`-8` Tall	B&B		19	
	PIC SPR	Picea pungens glauca `Hoopsii` / Hoopsi Blue Spruce	6`-8` Tall	B&B		38	
	PIN SYL	Pinus sylvestris / Scotch Pine	6`-8` Tall	B&B		11	
FLOWERING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		25	
	PRU CHA	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B & B	2"Cal		37	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	BER ATR	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry	5 gal			99	
	CCB	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	5 gal			55	
	CHA FE3	Chamaebatiaria millefolium `Fernbush` / Fernbush	5 gal			27	
	COR ELE	Cornus alba 'Elegantissima' / Silveredge Dogwood	5 gal			70	
	COR KE2	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 gal			62	
	EUO ALA	Euonymus alatus `Compactus` / Compact Burning Bush	5 gal			51	
	JUN WI2	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal			140	
	JUN GR2	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper	10 gal			93	
	MAH COM	Mahonia aquifolium `Compacta` / Compact Oregon Grape	5 gal			137	
	PHY LIT	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark	5 gal			45	
	PIN SLO	Pinus mugo `Slowmound` / Mugo Pine	5 gal			86	
	PRU CIS	Prunus x cistena / Purple Leaf Sand Cherry	5 gal			13	
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			231	
	SPI LI2	Spiraea x bumalda `Limemound` TM / Limeound Spirea	5 gal			102	
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	CAK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			518	
	FES EL2	Festuca glauca `Elijah Blue` / Blue Fescue	4"pot			24	
	MIS GRA	Miscanthus sinensis `Gracillimus` / Maiden Grass	1 gal			103	
	PEN HAM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal			212	
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
	ECH C12	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 gal			174	
	GAU WHI	Gaura lindheimeri `Whirling Butterflies` / Whirling Butterflies Gaura	1 gal			57	
	HEM ORO	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal			206	
	HOS PAT	Hosta undulata `Patriot` / Variegated Hosta	1 gal			69	
	RUD GO2	Rudbeckia fulgida sullivantii `Goldstrum` / Black-eyed Susan	1 gal			77	

NO.	REVISION DESCRIPTION	DATE

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THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN APPROVED AND ARE SUBJECT TO CHANGE

SUBMITTAL	DRAWN BY:	CHECKED BY:	APPROVED BY:	PLOT DATE:
-----	TS	CH	TS	7/15/22

PSOMAS
Balancing the Natural and Built Environment
11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777
www.psomas.com

PROJECT NUMBER: 8#########

KUNA APARTMENTS
KUNA, ID

PLANTING NOTES AND SCHEDULE

L001

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PLANT SCHEDULE KUNA APARTMENTS

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACE TAT	Acer tataricum / Tatarian Maple
	CAT SPE	Catalpa speciosa / Northern Catalpa
	GLE SH2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	ZEL MUS	Zelkova serrata `Musashino` / Sawleaf Zelkova
EVERGREEN TREES	**CODE**	**BOTANICAL / COMMON NAME**
	JUN SKY	Juniperus virginiana `Skyrocket` / Skyrocket Juniper
	PIC SPR	Picea pungens glauca `Hoopsii` / Hoopsi Blue Spruce
	PIN SYL	Pinus sylvestris / Scotch Pine
FLOWERING TREES	**CODE**	**BOTANICAL / COMMON NAME**
	MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple
	PRU CHA	Pyrus calleryana `Chanticleer` / Chanticleer Pear
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BER ATR	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	CCB	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub
	CHA FE3	Chamaebatiaria millefolium `Fernbush` / Fernbush
	COR ELE	Cornus alba 'Elegantissima' / Silveredge Dogwood
	COR KE2	Cornus sericea `Kelseyi` / Kelseyi Dogwood
	EUO ALA	Euonymus alatus `Compactus` / Compact Burning Bush
	JUN WI2	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper
	JUN GR2	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
	MAH COM	Mahonia aquifolium `Compacta` / Compact Oregon Grape
	PHY LIT	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark
	PIN SLO	Pinus mugo `Slowmound` / Mugo Pine
	PRU CIS	Prunus x cistena / Purple Leaf Sand Cherry
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
	SPI LI2	Spiraea x bumalda `Limemound` TM / Limeound Spirea
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	CAK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	FES EL2	Festuca glauca `Elijah Blue` / Blue Fescue
	MIS GRA	Miscanthus sinensis `Gracillimus` / Maiden Grass
	PEN HAM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass
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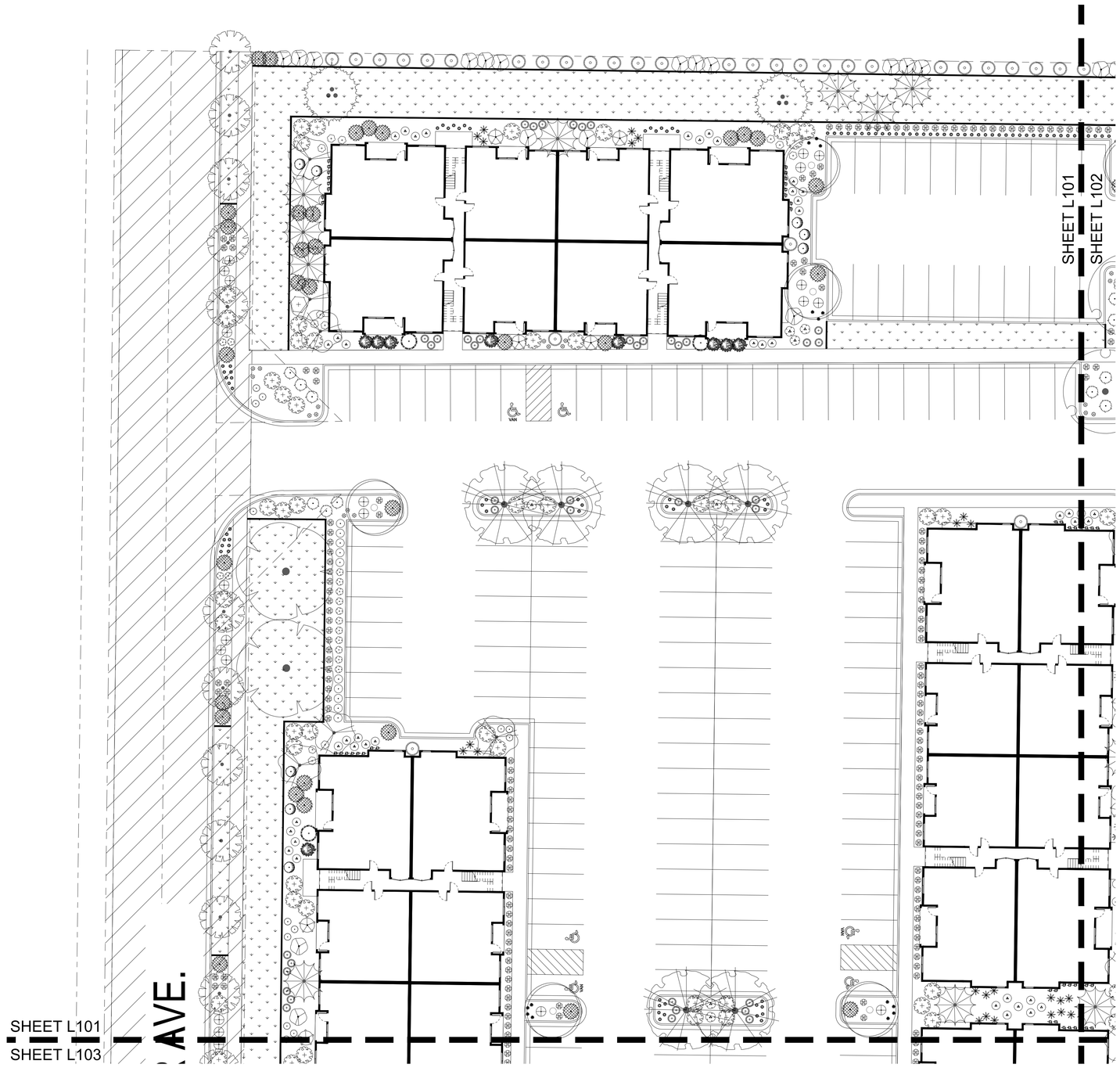

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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SUBMITTAL	-----	
DRAWN BY:	TS	
CHECKED BY:	CH	
APPROVED BY:	TS	
PLOT DATE:	7/15/22	

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PROJECT NUMBER: 8#########

KUNA APARTMENTS
KUNA, ID

PLANTING PLAN

L101

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PLANT SCHEDULE KUNA APARTMENTS

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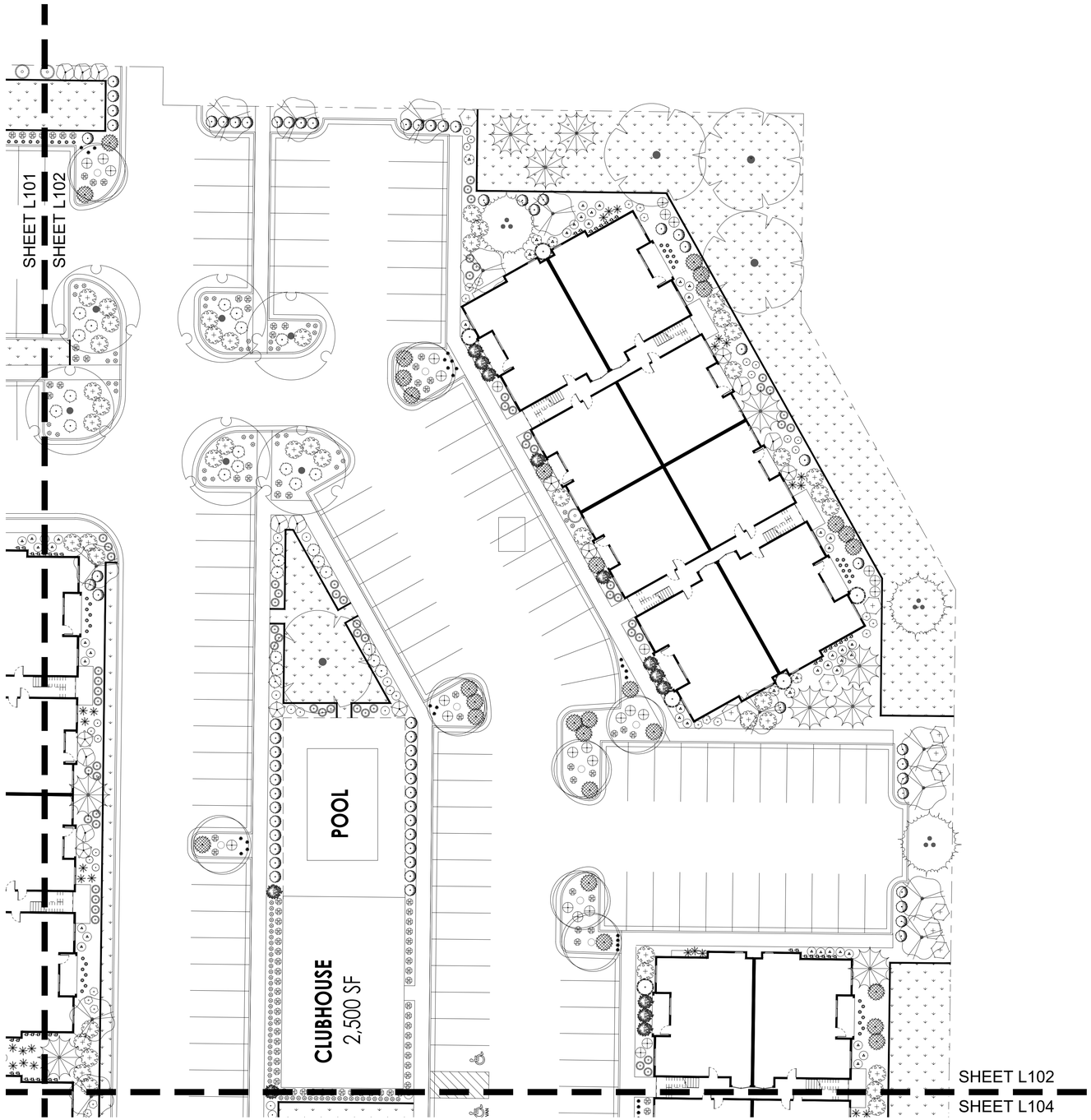

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-----	TS	CH	TS	7/15/22

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(801) 270-5777
www.psomas.com
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KUNA APARTMENTS
KUNA, ID

PLANTING PLAN

L102

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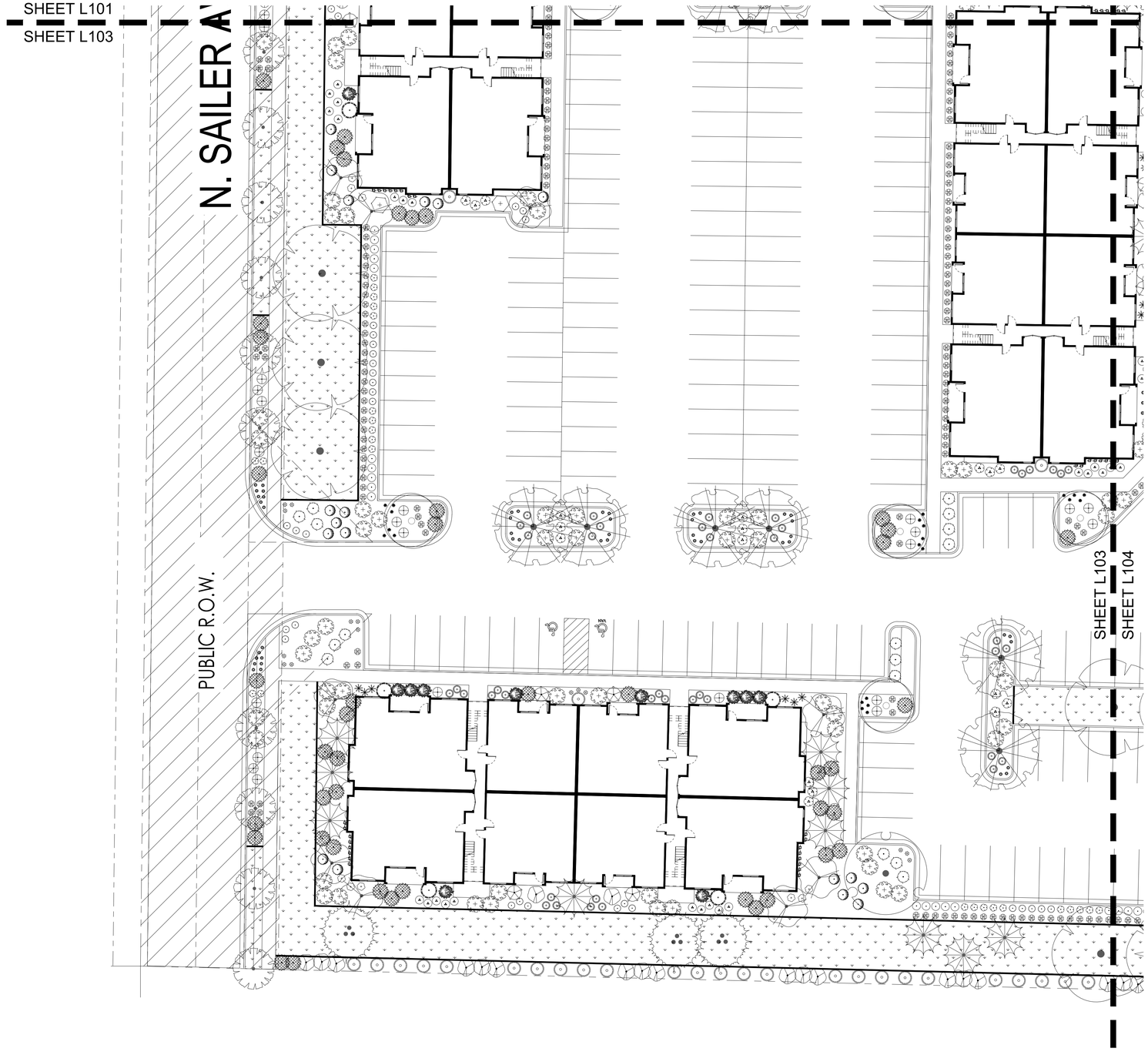
PLANT SCHEDULE KUNA APARTMENTS

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACE TAT	Acer tataricum / Tatarian Maple
	CAT SPE	Catalpa speciosa / Northern Catalpa
	GLE SH2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	ZEL MUS	Zelkova serrata `Musashino` / Sawleaf Zelkova
EVERGREEN TREES	**CODE**	**BOTANICAL / COMMON NAME**
	JUN SKY	Juniperus virginiana `Skyrocket` / Skyrocket Juniper
	PIC SPR	Picea pungens glauca `Hoopsii` / Hoopsi Blue Spruce
	PIN SYL	Pinus sylvestris / Scotch Pine
FLOWERING TREES	**CODE**	**BOTANICAL / COMMON NAME**
	MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple
	PRU CHA	Pyrus calleryana `Chanticleer` / Chanticleer Pear
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BER ATR	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	CCB	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub
	CHA FE3	Chamaebatiaria millefolium `Fernbush` / Fernbush
	COR ELE	Cornus alba 'Elegantissima' / Silveredge Dogwood
	COR KE2	Cornus sericea `Kelseyi` / Kelseyi Dogwood
	EUO ALA	Euonymus alatus `Compactus` / Compact Burning Bush
	JUN WI2	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper
	JUN GR2	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
	MAH COM	Mahonia aquifolium `Compacta` / Compact Oregon Grape
	PHY LIT	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark
	PIN SLO	Pinus mugo `Slowmound` / Mugo Pine
	PRU CIS	Prunus x cistena / Purple Leaf Sand Cherry
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
	SPI LI2	Spiraea x bumalda `Limemound` TM / Limeound Spirea
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	CAK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	FES EL2	Festuca glauca `Elijah Blue` / Blue Fescue
	MIS GRA	Miscanthus sinensis `Gracillimus` / Maiden Grass
	PEN HAM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass
ANNUALS/PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**
	ECH C12	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower
	GAU WHI	Gaura lindheimeri `Whirling Butterflies` / Whirling Butterflies Gaura
	HEM ORO	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
	HOS PAT	Hosta undulata `Patriot` / Variegated Hosta
	RUD GO2	Rudbeckia fulgida sullivantii `Goldstrum` / Black-eyed Susan



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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KUNA APARTMENTS
KUNA, ID

PLANTING PLAN

L103

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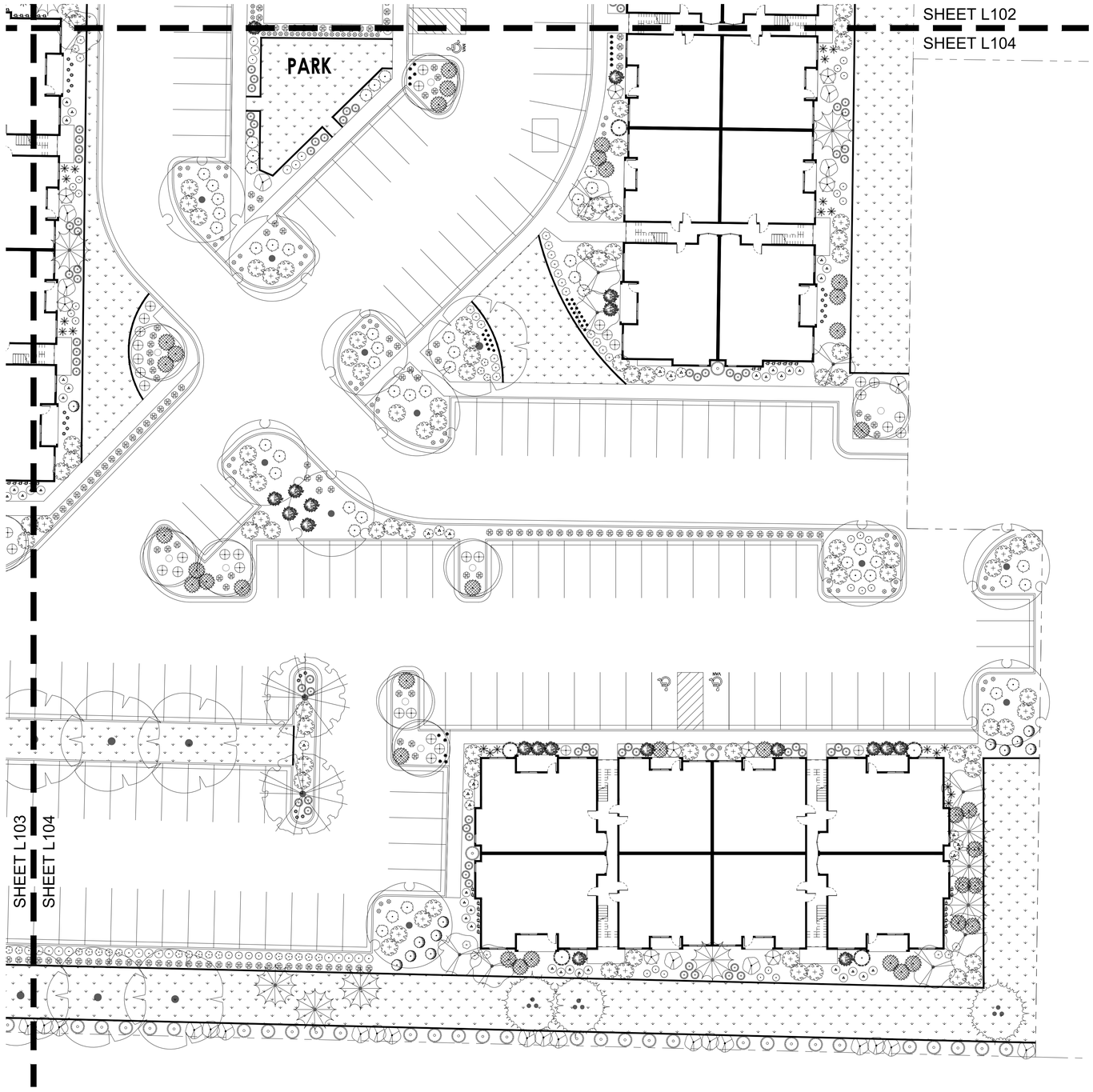

NORTH

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SCALE: 1" = 20'

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KUNA APARTMENTS
KUNA, ID

PLANTING PLAN

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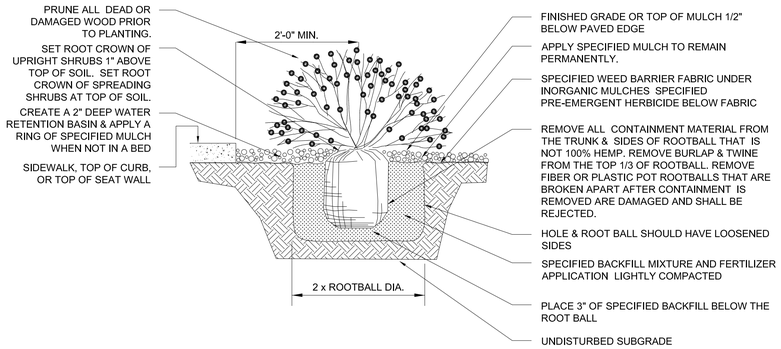
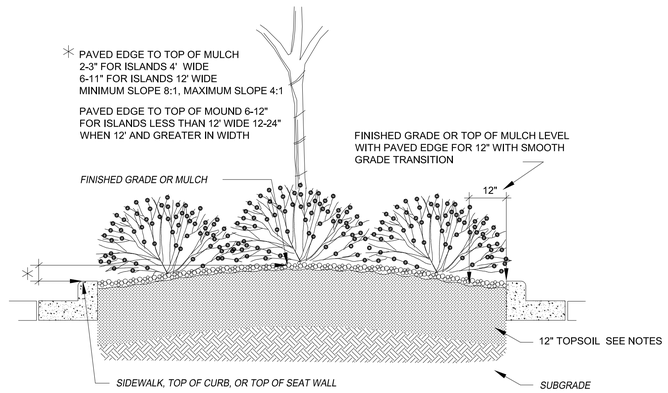


A SHRUB PLANTING
NO SCALE



B MOUNDED ISLAND - SHRUBS AND TREES
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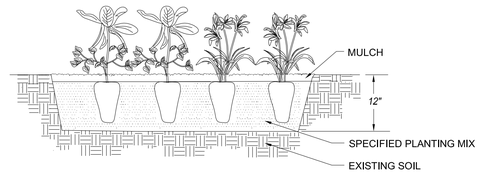
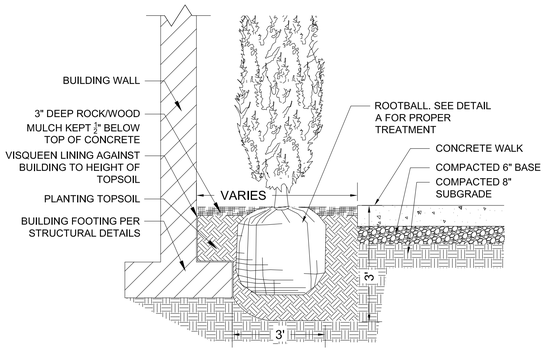
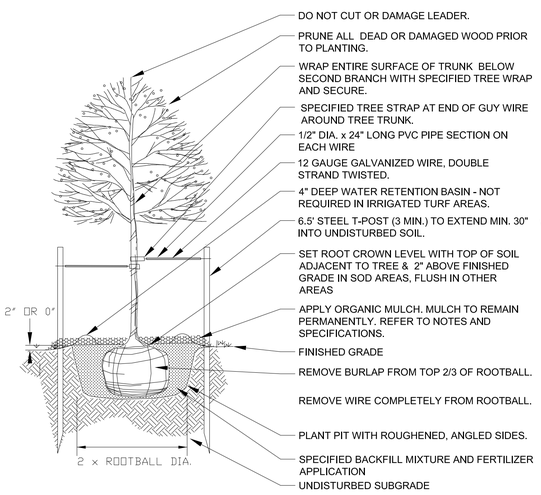


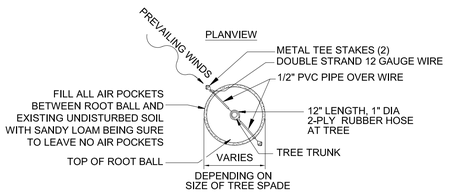
C PERENNIAL PLANTNIG
NO SCALE

NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL. ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS TO BE 2 FEET WIDER THAN DIAMETER OF CANOPY.



D BUILDING FRONT PLANTER
NO SCALE





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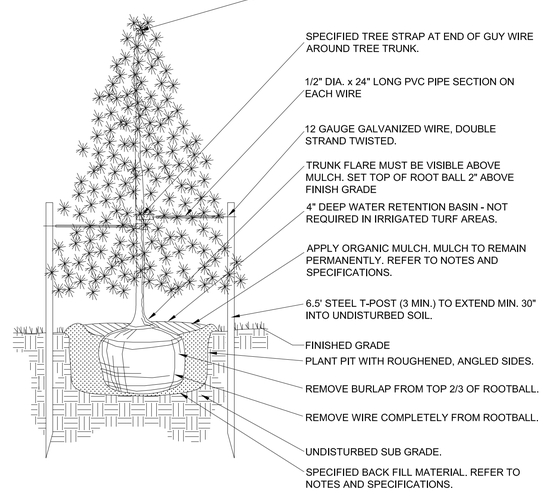
4. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
5. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
6. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.

E TREE PLANTING
NO SCALE



F EVERGREEN TREE PLANTING
NO SCALE

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PLANTING DETAILS

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

Planning & Zoning Department

Agency Notification

May 4, 2022

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

File Numbers & Case Name:	22-01-CPM (FLUM Amendment) & 22-03-ZC (Rezone) and 22-02-S (Preliminary Plat) – ***Kuna Apartments Subdivision***.
Project Description	Mark Hampton, requests approval to Amend the Future Land Use Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) TO R-20 (HDR); and approx. 2.88 ac. from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots. The site is located in Section 24, Township 2 North, Range 1 West (Parcel number; S1324110095).
Site Location	Near the SEC of Sailer Place and Deer Flat Rd., Kuna, ID 83634.
Applicant	**Mark Hampton / Kevin Peay** 11716 S 700 E Draper, UT 84020 801.676.7625 / 801.897.3456 mark@rimrock.us ; kcpcorp6@gmail.com
Representative	**Riley Jarrett** Jarrett Architecture 2701 N Thanksgiving Way, Ste. 100 Lehi, UT, 84043 801.901.0506 riley@jarrettarchitecture.com
Tentative Public Hearing Date	P and Z Commission: On Tuesday, **October 11, 2022** *(Tentative)* 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*	

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

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **30 September 2022**

RE: **Public Works Comments**

Kuna Apartments Subdivision, 22-01-CPM (FLUM Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat)

The Kuna Apartments Subdivision, 22-01-CPM, 22-03-ZC, 22-02-S, FLUM amendment, rezone, and Preliminary Plat request dated 4 May 2022 has been reviewed. The applicant wishes to rezone and plat with a City of Kuna (City) R-20 (high density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase.

The applicant has approximately 186 prepaid equivalent dwelling units (EDU's) available for this property. The total projected EDU's is approximately 193.The City can service up to 186 EDU's. Additional EDU's may become available when the 18" Danskin force main is complete. Rezoning this parcel from R-6 and C-1 to a R-20 will increase demand on a gravity sewer line downstream of this project. The gravity sewer line can support R-6 and C-1 zones, but cannot support an R-20 zone. Public Works staff recommends a lower density zoning. If the applicant wishes to proceed with R-20 zoning, the applicant shall upsize approximately 1,800 feet of gravity sewer to a diameter supported by the sewer model.

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 fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests to plat approximately 12 acres.
b) Equivalent Dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 611. Commercial EDU's are based on a fixture count analysis at the time of building permit.
c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
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 permits will be issued and no construction can begin without adequate fire protection.
k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 representative, must approve fire/public safety 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) EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase.
b) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located in N Sailer Ave. The applicant has approximately 186 prepaid EDU's

available for this property. The remaining EDU's will be based on first come first serve upon completion of the 18" Danskin force main.

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) 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) Sewer must provide connectivity for surrounding developments.
f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
g) All sewer infrastructure must meet or exceed City of Kuna requirements.
h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
i) Sewer connection fees apply to each lot containing a home or other facility.
j) 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 to water is located in N Sailer Ave and E Profile Lane.
b) The applicant shall design and construct 12" water mainline in N Sailer Ave.
c) 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.
d) 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.
e) 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.
f) All water infrastructure must meet or exceed City of Kuna requirements.
g) Water connection fees apply to each lot containing a home or other facility.
h) 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 to pressurized irrigation is located in N Sailer Ave and E Profile Lane.
b) The applicant shall design and construct 12" pressurized irrigation mainline in N Sailer Ave.
c) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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.

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

August 25, 2022

To: Mark Hampton, Kevin Peay
11716 S 700 E Draper
Draper, UT 84020

Subject: KPP22-0015/ 22-01/22-03-ZC/ 22-02-S/ 22-28-DR
N. Sailer Avenue (S1324110095) and a portion of R7448420042
Kuna Apartments

The applicant is requesting a comprehensive plan map change, a future land use map change, and a rezone of 12 acres consisting of 9 acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) to R-20 (High Density Residential) and 3 acres from R-6 to C-1 acres. The applicant is also requesting preliminary plat approval for 2 buildable lots consisting of 192 apartment units on one lot and one lot for 233,220 square feet of commercial.

A. Findings of Fact

1. Sailer Avenue

a. Existing Conditions: There are no local commercial streets within the site. Sailer Avenue stubs to the site's north property line.

Sailer Avenue stubs to the site's north property line and is improved with 2-travel lanes, 27-feet of pavement, vertical curb, gutter, and 5-foot wide attached concrete sidewalk on the east side of the roadway and no curb, gutter or sidewalk on the west side of the roadway. There is 42-feet of right-of-way for Sailer Avenue abutting 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.
- 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.

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 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.

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

c. Applicant's Proposal: The applicant is proposing to extend Sailer Avenue into the site as ½ of a 40-foot commercial street section to include vertical curb, gutter and 5-foot wide attached concrete sidewalk on the east side of the roadway plus 9-feet of additional pavement widening and a borrow ditch sized to accommodate the roadway storm runoff on the west side of the roadway within 42-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy with the exception of the 9-feet of pavement on the west side of the roadway. Consistent with ACHD's Half Street policy the applicant should be required to improve the west side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the east side and to 2-feet behind back of borrow ditch on the west side.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that

extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

2. Stub Streets

a. Existing Conditions: There is an existing stub street to the site's north property line, Sailer Avenue.

b. Policy:

Stub Street Policy: District policy 7208.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7208.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7208.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant's Proposal: The applicant is proposing to construct a commercial stub street to the south, Sailer Avenue, located 1,294-feet west of Meridian Road.

d. Staff Comments/Recommendations: The applicant's proposal to construct a commercial street stub to the south, Sailer Avenue, located 1,294-feet west of Meridian Road meets District policy and should be approved, as proposed.

The applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Sailer Avenue, as it extends greater than 150-feet. The temporary turnaround should be paved and constructed to the same dimensional standards as a standard cul-de-sac turnaround. If the turnaround extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to install a sign at the terminus of the stub street, Sailer Avenue, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

3. Private Roads/Driveways

3.1 Sailer Avenue

a. Existing Conditions: Sailer Avenue has not been constructed within the site.

b. Policy:

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.

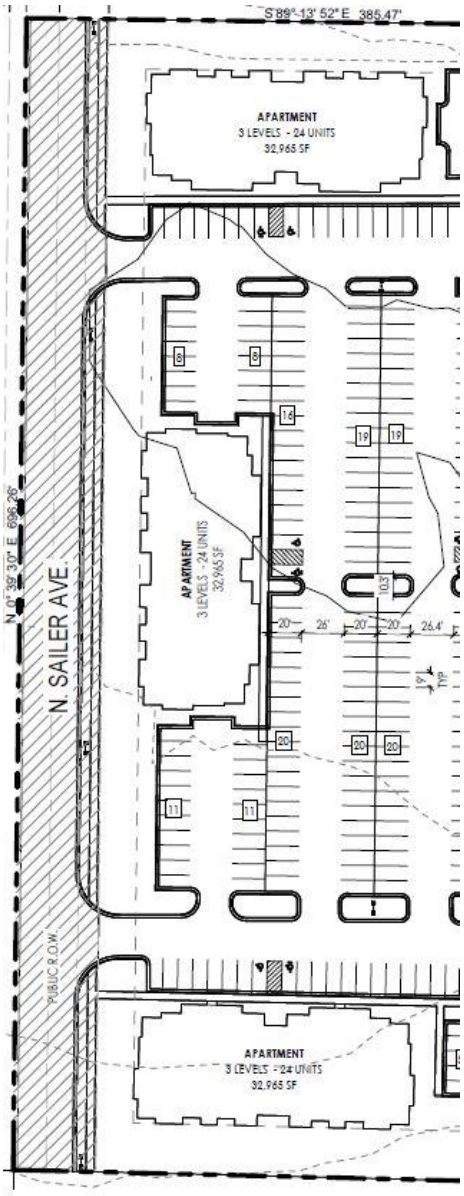
Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

c. Applicant's Proposal: The applicant is proposing to construct two 24-foot wide paved curb return type private road/drive aisles onto Sailer Avenue and both driveways transition to 45-feet in width to provide back out parking into the driveway (illustrated below) and are located as follows:

- 145-feet south of the site's north property line
- 135-feet north of the site's south property line

d. Staff Comments/Recommendations: The applicant's proposal to construct two 24-foot wide paved curb return type private road/drive aisles onto Sailer Avenue meets District policy and should be approved, as proposed.



Staff recommends that the parking located within the private road/drive aisles near Sailer Avenue be eliminated due to the safety concerns associated with its proximity to the Sailer Avenue intersection and the potential for conflict with vehicles entering and exiting the site as vehicles are backing in and out of the parking spots.

If the City of Kuna approves the private roads, the applicant shall be required to pave the private roadways their 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 roads. 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 if rught-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

4. Traffic Calming

a. Policy:

Speed Control and Traffic Calming Policy: District policy 7208.3.7 states that the design of commercial street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also

consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

b. **Applicant's Proposal:** The applicant is proposing to extend Sailer Avenue into the site as a long straight roadway to be greater than 750-feet in length.

c. **Staff Comments/Recommendations:** The applicant should be required to redesign Sailer Avenue to reduce the length or to include the use of passive design elements.

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

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

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

B. Site Specific Conditions of Approval

1. Redesign Sailer Avenue to be less than 750-feet in length or provide traffic calming including the use of passive design elements for review and approval prior to ACHD's signature on the first final plat.

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

2. Extend Sailer Avenue into the site as ½ of a 40-foot street section to include vertical curb, gutter and 5-foot wide attached or detached concrete sidewalk on the east side of the roadway plus an additional 12-feet of pavement widening beyond the centerline of the roadway established for the street, a 3-foot gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff on the west side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the east side and to 2-feet behind back of borrow ditch on the west side.

3. Reduce the right-of-way width for detached sidewalk to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

4. Construct a commercial stub street to the south, Sailer Avenue, located 1,294-feet west of Meridian Road.

5. Construct a temporary cul-de-sac turnaround at the terminus of Sailer Avenue, as it extends greater than 150-feet. Pave the temporary turnaround and construct to the same dimensional standards as a standard cul-de-sac turnaround. If the turnaround extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

6. Install a sign at the terminus of the stub street, Sailer Avenue, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

7. Construct two 24-foot wide paved curb return type private road/drive aisles onto Sailer Avenue located as follows:

    - 145-feet south of the site's north property line
    - 135-feet north of the site's south property line.

8. Install street name and stop signs for the private road/drive aisle. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.

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 1,294 vehicle trips per day; and 98 vehicle trips per hour in the PM peak hour, 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
Deer Flat	None	Minor Arterial	707	"E"
**Sailer Avenue	42-feet	Collector	N/A	N/A

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)
** ACHD does not set level of service thresholds for local streets.

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

- The average daily traffic count for Deer Flat Road west of SH-69 was 12,012 on June 17, 2021.
- There are no current traffic counts for Sailer Avenue.

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) 387-6218.

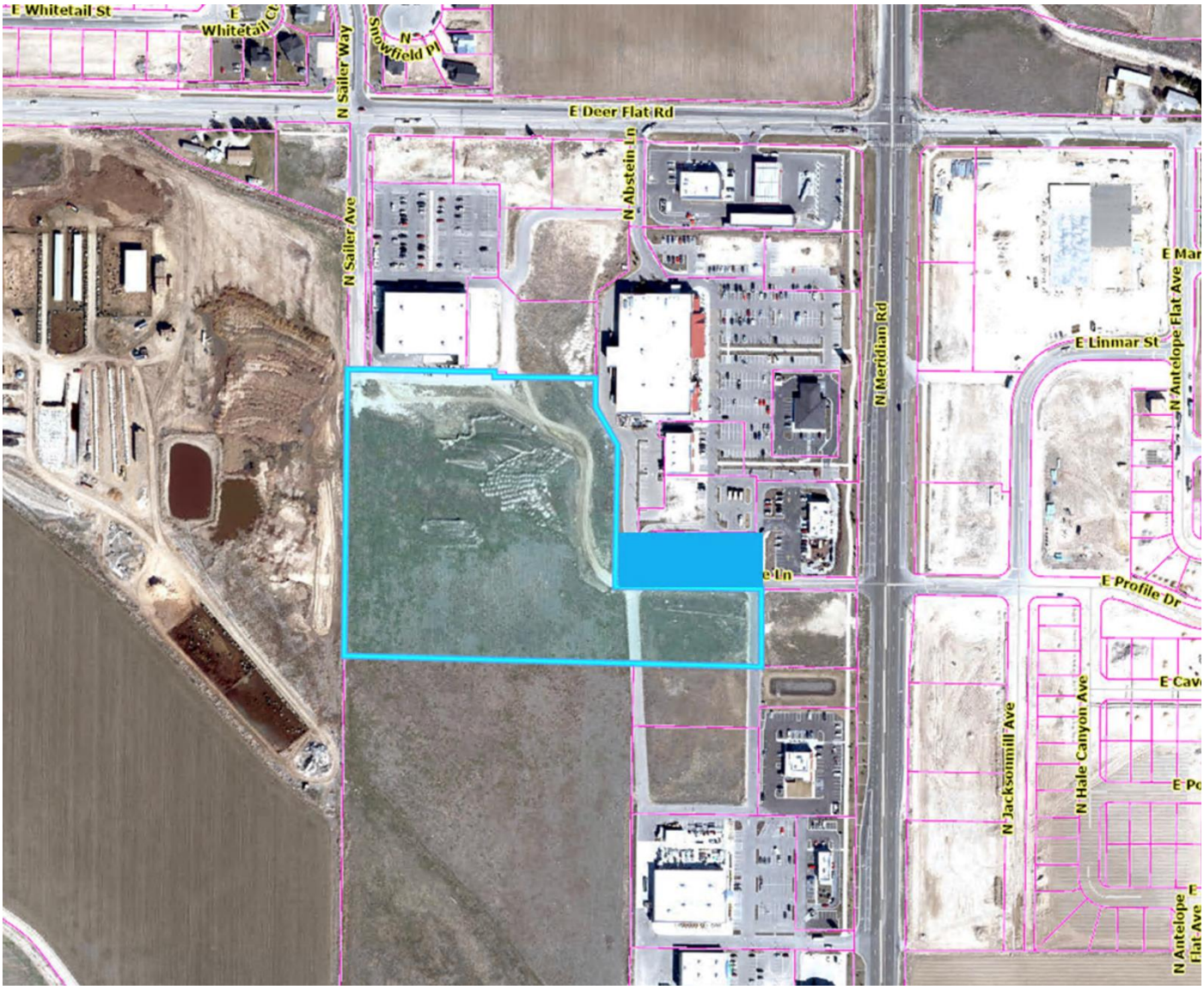
Sincerely,

Dawn Battles

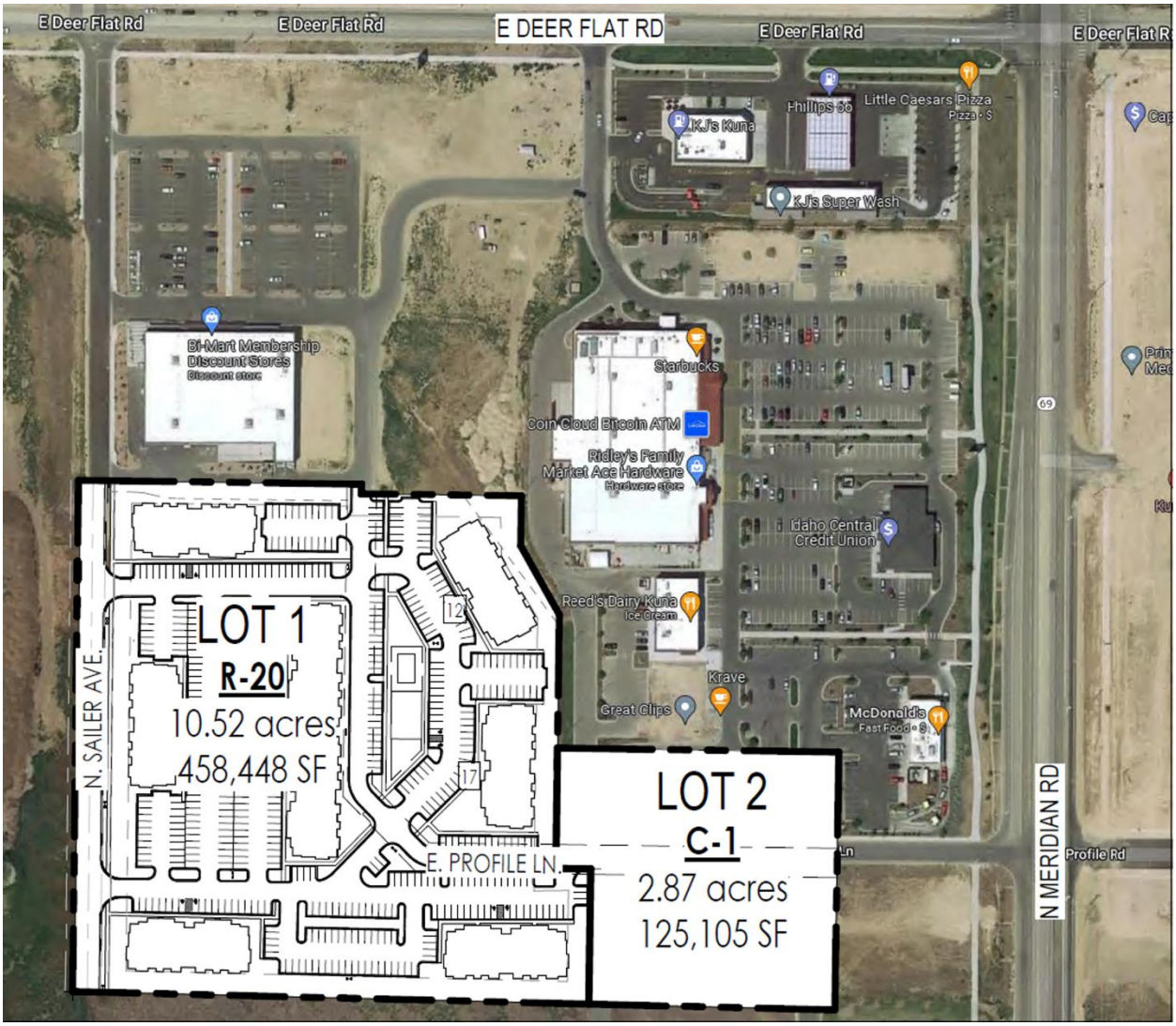
Dawn Battles
Planner
Development Services

cc: City of Kuna (Troy Behunin), via email
Jarrett Architecture, via email

VICINITY MAP



SITE PLAN


E Deer Flat Rd
E Deer Flat Rd
E DEER FLAT RD
E Deer Flat Rd
E Deer Flat Rd
Phillips 66
Little Caesars Pizza
KJ's Kuna
KJ's Super Wash
BJ's Membership Discount Stores
Discount store
Starbucks
Coin Cloud Bitcoin ATM
Ridley's Family Market Ace Hardware
Hardware store
Idaho Central Credit Union
Reed's Dairy Kuna
Ice Cream
Krave
Great Clips
McDonald's
Fast Food
LOT 1
R-20
10.52 acres
458,448 SF
LOT 2
C-1
2.87 acres
125,105 SF
N. SAILER AVE.
E. PROFILE LN.
N MERIDIAN RD
Profile Rd
69

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.

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
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
AUG 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

08 August 2022

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

RE: Kuna Apartments Sub, Mark Hampton
Sailer Place and Deer Flat Rd. Kuna 83634
Boise-Kuna Irrigation District BK-381-A3
Teed Lateral 61+90
Sec. 24, T2N, R1W, BM.

Troy Behunin, Senior Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

.

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
Alicia Flavel
File
Watermaster, Div. 2 BPBC
Secretary – Treasurer, BKID

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone/OTD # 22-03-ZC

Conditional/Accessory Use # 22-01-CPM

Preliminary / Final / Short Plat 22-02-S

Development Name/Section Kuna Apartments

☐ 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. 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 _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. 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

☒ 7. 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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

_____

_____

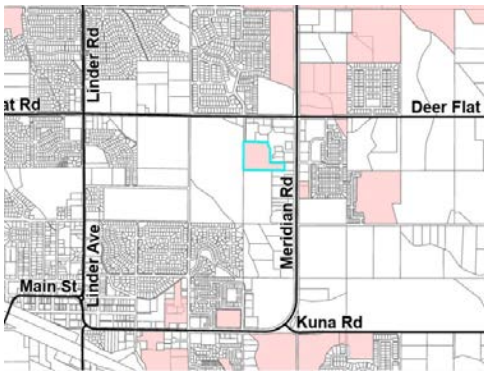
_____ Reviewed By: _____ Date: 8/11/22

3/22 lb

Review Sheet

Communities in Motion 2050 Development Checklist

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 2050 (CIM 2050), 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 2050 goals.



Development Name:	Kuna Apartments Subdivision		
CIM Vision Category:	Existing Neighborhood	**New Jobs:**	0
CIM Corridor:	none	**New Households:**	192

Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access	✓
Farmland Preservation	✓
Net Fiscal Impact	✓
Within CIM Forecast	✓

Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop	✗
Nearest public school	✓
Nearest public park	✓

Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	✓
Public Transportation	✓
Roadway Capacity	✓

✓ **Improves performance**

✓ **Does not improve or reduce performance**

✗ **Reduces performance**

Comments:
The project places high-density residential nearby a commercial area and a future bus route. The Kuna Express Route, tentatively planned for late 2025, would run along North Kay Street, about 0.25 miles from the development. Work with Valley Regional Transit on strategies to encourage transit use such as joining the group pass program. Also, consider accessibility in apartment design.

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Sent: 8/24/22

Public Transportation Infrastructure

Providing safe and comfortable transit stops and appropriate amenities can make public transportation a more convenient and competitive option, reduce the overall cost of housing + transportation, and expand the potential customer base for businesses.

While stop location and spacing will depend on the circumstances of the route, there are some general guidelines to improve the user experience:

Locate bus stop amenities in areas that are expected to generate the most ridership, such as near employment centers, residential areas, retail centers, education centers, or major medical facilities.

Provide sidewalks and/or bike paths designed to meet the needs of all users (including elderly, children, and individuals with disabilities) to connect development to transit stops.

✓ Provide bicycle parking that includes covered bike racks at transit stops; ensure it does not conflict with vehicular or pedestrian travel.

Provide shelters, benches, trash receptacles, lighting, and landscaping to enhance the overall comfort and attractiveness of transit; ensure amenities do not block pathways, sidewalks, or bike lanes.

✓ Include doors with 32 inches of clear passage space, and at least one zero-step entrance and accessible bathroom on the main floor to support those with limited mobility.

✓ Join the Valley Regional Transit group pass program: https://www.valleyregionaltransit.org/group-pass-programs

Use Valley Regional Transit's Bus Stop Location and Transit Amenities Development Guidelines for siting new bus stops and reviewing current and bus stops.

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision- makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm

Overall Net Fiscal Impact
Net Fiscal Impact by Agency

City

County

Highway District

School District

Break Even: 1 year

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

August 15 ,2022

RE: Kuna Apartments

Dear Honorable Members of Planning and Zoning,

Kuna School District has reviewed the application of Kuna Apartments and provides the following comments for your consideration. Kuna School District has experienced approximately unprecedented growth and we know we share the vision that every child deserves to have room to learn in Kuna.

At this time, we cannot support the student growth anticipated from Kuna Apartments.

The proposed future land use map supports mixed use and we support more commercial expansion in this mixed use.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district, we are open and willing to continually engage in voluntary partnership conversations with area developers.

Regards,

Robbie Reno & Danielle Horras

School District Planners

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

RECEIVED
AUG 15 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

August 9, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-01-CPM, 22-03-ZC, 220-02-S/ Kuna Apartments Sub; S1324110095

To Whom It May Concern:

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/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

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

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:
09/20/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
284550	22-01-cpm, 22-03-zc,	09/21/22	09/21/22	1	$55.14

LEGAL NOTICE

Case Nos. 22-01-CPM (Comprehensive Plan Amendment), 22-03-ZC (Rezone) and 22-02-S (Pre Plat) Kuna Apartments Subdivision.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 11, 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 Kuna Apartments Subdivision. Mark Hampton, requests approval to Amend the Future Land Use Map (FLU) from Commercial to High Density Residential, and to Rezone approx. 8.93 acres from R-6, and C-1 TO R-20; and approx. 2.88 ac. from R-6 to C-1; and requests Preliminary Plat approval to subdivide the site into two buildable lots. The site is located in Section 24, Township 2 North, Range 1 West (Parcel number; S1324110095).

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 21, 2022
284550

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$55.14**
Paid Amount:**$0.00**

Amount Due:**$55.14**

We Appreciate Your Business!

AD# 284550

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 FIRST-CLASS MAIL
09/20/2022
US POSTAGE $000.00⁰

ZIP 83634
041M11460992

Proof of LEGAL MAILER NOTICE
TB. 9.20.22

DH 9/20/22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, October 11, 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:

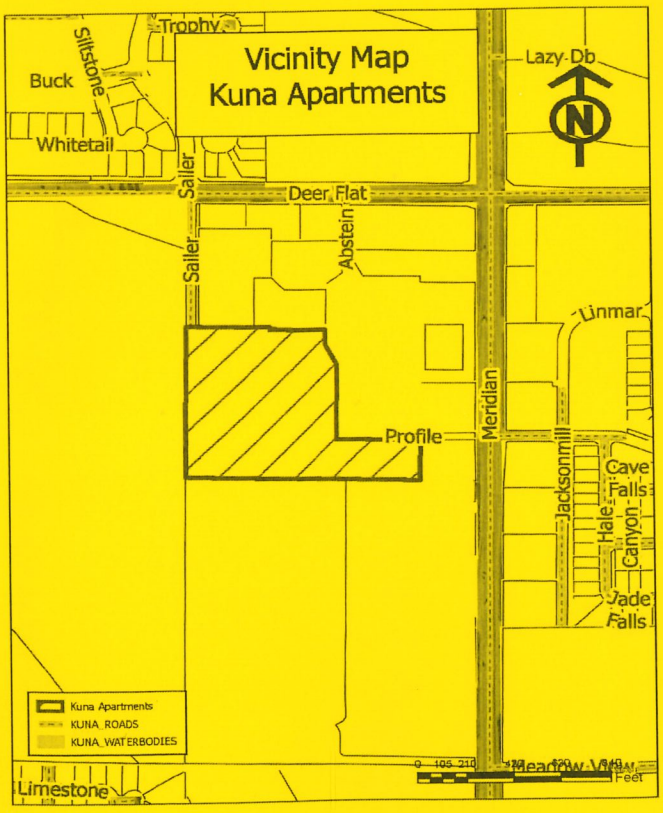
Case Nos. 22-01-CPM (Comprehensive Plan Amendment), 22-03-ZC (Rezone) and 22-02-S (Pre Plat) Kuna Apartments Subdivision.

Mark Hampton, requests approval to Amend the Future Land Use Map (FLU) from Commercial to High Density Residential, and to Rezone approx. 8.93 acres from R-6, and C-1 TO R-20; and approx. 2.88 ac. from R-6 to C-1; and requests Preliminary Plat approval to subdivide the site into two buildable lots. The site is located in Section 24, Township 2 North, Range 1 West (Parcel number; S1324110095).

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 5, 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 9.20.2022



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Planning & Zoning

PO BOX 13
Kuna, ID 83634

US POSTAGE $000.57⁰

ZIP 83634
041M11460992

SCHWENKFELDER JR & BONNIE P LP
5500 W OLD SCHOOL LN
MERIDIAN, ID 83646-0000

you do not wish to speak, write…
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BLACK OWEN H
1099 E DEER FLAT RD
KUNA, ID 83634-0000

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.

EXCHANGERIGHT NET LEASED
PORTFOLIO 16 DST
PO BOX 60308
PASADENA, CA 91116-0000

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CRMM LLC
8942 SPANISH RIDGE AVE
LAS VEGAS, NV 89145-0000

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 22-01CPM, 22-03ZC, & 22-02-S Kuna Apartments Subdivision, et. al. was posted, as required per Kuna City Code 5-1A-8, on September 28, 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 3rd day of October, 2022.

Signature: _____

State of Idaho)
) ss
County of Ada)

On this 3rd day of October, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

Lucas M Howarth

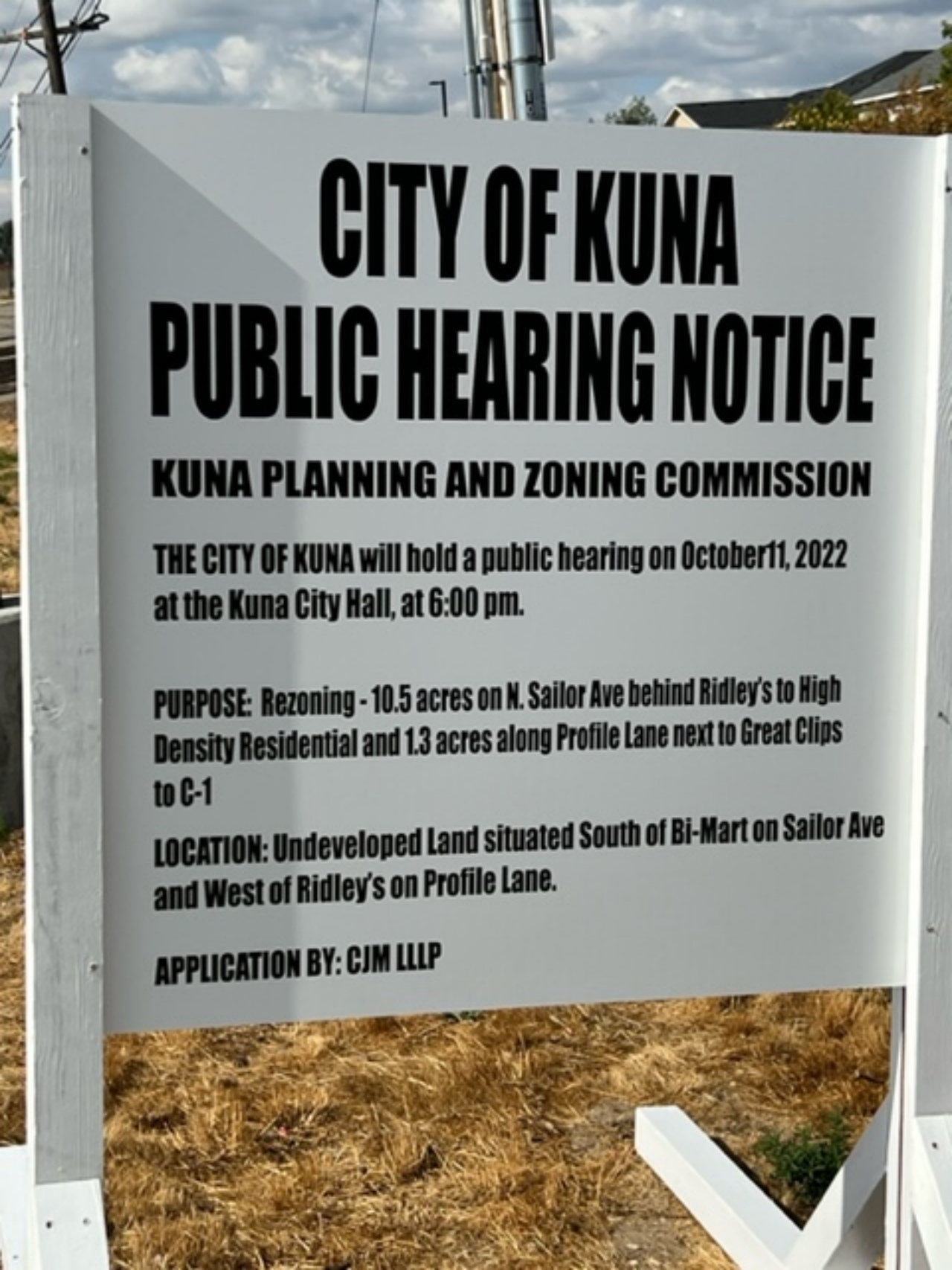
Residing at: Boise, ID

My Commission expires: 7/8/27

LUCAS HOWARTH
Comm. No. 20213232
NOTARY PUBLIC
Expires: 07/08/2027
STATE OF IDAHO

Signature

CITY OF KUNA
PUBLIC HEARING NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA will hold a public hearing on October 11, 2022 at the Kuna City Hall, at 6:00 pm.
PURPOSE: Rezoning - 10.5 acres on N. Sailor Ave behind Ridley's to High Density Residential and 1.3 acres along Profile Lane next to Great Clips to C-1
LOCATION: Undeveloped Land situated South of Bi-Mart on Sailor Ave and West of Ridley's on Profile Lane.
APPLICATION BY: CJM LLLP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APPLICATION BY: CJM LLLP

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 22-01-CPM (Comprehensive Plan Amendment), 22-03-ZC (Rezone) and 22-02-S (Pre Plat) Kuna Apartments Subdivision.

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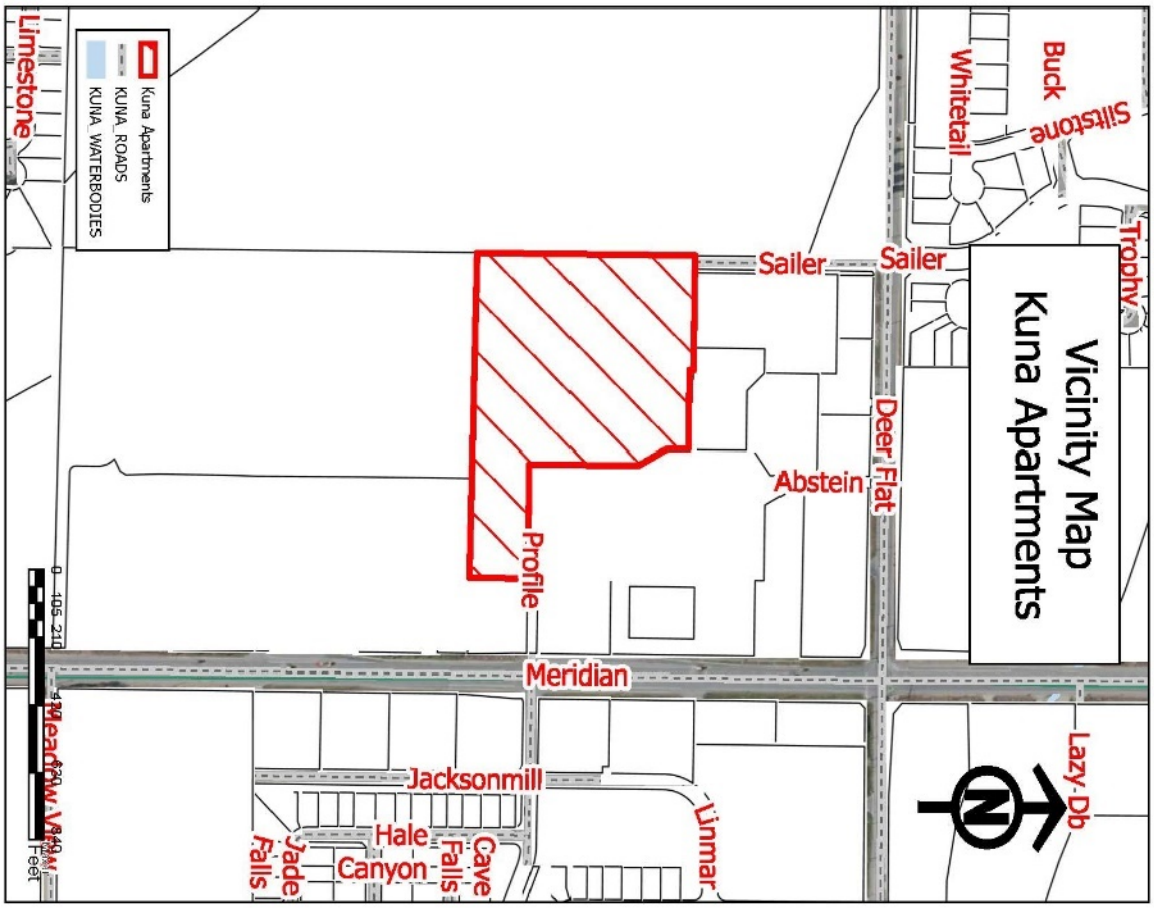
Kuna Planning & Zoning Department



BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-33-DR (DESIGN REVIEW)**
TIM GORDON	)	
For a Design Review of E Stagecoach Industrial Flexspace, associated parking lot and landscaping.	)	**STAFF REPORT FOR 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	Narrative			X
2.4	Deeds			X

2.5	Affidavit of Legal Interest			X
2.6	Site Plan			X
2.7	Materials & Renderings			X
2.8	Building A Elevations			X
2.9	Building B Elevations			X
2.10	Building C Elevations			X
2.11	Building D Elevations			X
2.12	Landscape Plan			X
2.13	Photometrics & Lighting Cutsheets			X
2.16	Boise Project Board of Control			X
2.18	Ada County Highway District (ACHD) Draft Staff Report Conditions of Approval (Pg. 5)			X
2.19	Applicant Questions for ACHD & Response			X
2.20	ACHD Final Staff Report			X
2.21	Public Works Memo			

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new projects, landscaping, and other various amenities 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: August 18, 2022
2.2.2 Agency Notifications: August 18, 2022 & August 22, 2022
2.2.3 Agenda: October 11, 2022

III
APPLICANTS REQUEST

3.1 On behalf of Tim Gordon, Hillside Architecture requests Design Review Approval to develop four (4) industrial flexspace ranging from 6,000 SF to 11,600 SF, their associated parking lots and landscaping. The subject sites are located approximately 400-feet West of the E Stagecoach and S Best Business Avenue intersection APNs: S1325233614, S1325233618, S1325233622, S132533626); Section 25, Township 2 North, Range 1 West.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject sites have historically been vacant and covered with general weeds. Beginning on in the east then moving westerly, the sites have an estimated bedrock depth of 20 – 40 inches to greater than 60-inches and a slope of 1 – 1.9%.

4.2 Surrounding Land Uses

North	M-1	Light Industrial/Manufacturing – Kuna City
South	M-1 R1	Light Industrial/Manufacturing – Kuna City Estate Residential – Ada County
East	M-1 O	Light Industrial/Manufacturing – Kuna City Office – Kuna City
West	O R-4	Office – Kuna City Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Size and Zoning

4.3.1 S1325233614 (Parcel A)
- **4.3.1.1** Gordon Properties LLC
- **4.3.1.2** 1.51 acres
- **4.3.1.3** M-1 Light Industrial/Manufacturing

4.3.2 S1325233618 (Parcel B)
- **4.3.2.1** Gordon Properties LLC
- **4.3.2.2** 1.15 acres
- **4.3.2.3** M-1 Light Industrial/Manufacturing

4.3.3 S1325233622 (Parcel C)
- **4.3.3.1** Gordon Properties LLC
- **4.3.3.2** 1.24 acres
- **4.3.3.3** M-1 Light Industrial/Manufacturing

4.3.4 S1325233626 (Parcel D)
- **4.3.4.1** Gordon Properties LLC
- **4.3.4.2** 0.77 acres
- **4.3.4.3** M-1 Light Industrial/Manufacturing

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject sites are generally flat and contains general weeds. The sites have an average bedrock depth of 20 – 40-inches and an average slope of 1 – 1.4 %.

4.6 Environmental Issues

4.6.1 Other than being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) identifies the subject sites as Light Industrial/Manufacturing; the subject sites are currently zoned M-1 (Light Industrial/Manufacturing.

4.8 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control	2.16
Ada County Highway District (ACHD) Draft Staff Report Conditions of Approval (Pg. 5)	2.18
ACHD Response to Applicant Questions	2.19
ACHD Final Staff Report	2.20
Public Works Memo	2.21

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject sites currently have no curb, gutter, sidewalk or curb cuts; these items will be installed at time of development. Per the project site plan, Exhibit 2.6, two (2) curb cuts will be provided for ingress/egress from E Stagecoach; the first 30-ft curb cut will be on the lot line shared with Parcel A and Parcel B, while the second 40-ft curb cut will be parallel with Parcel D's west lot line and will provide through access to the J&M Sanitation yard immediately to the south.

On page five (5) of Ada County Highway Districts (ACHD) Draft Staff Report (Exhibit 2.18), site specific Conditions of Approval are listed. These include constructing E stagecoach Way as half of a 40-foot local Industrial street section with pavement widening, vertical curb, gutter & 5-foot sidewalk; dedicating existing prescriptive right-of-way from centerline of E Stagecoach Way to extend to 2-feet behind back of sidewalk; construct a 30-foot wide paved curb return for shared driveway access 507-feet east of S Swan Falls Road; construct a 40-foot wide paved curb return for shared driveway access 835-feet east of S Swan Falls Road; as well as general Conditions applied to all projects. The Applicant had questions regarding these Conditions and reached out to ACHD staff; answers were provided and can be reviewed in Exhibit 2.19.

Planning and Zoning staff reached out to ACHD regarding a final staff report on September 19, 2022; the final report (Exhibit 2.20) was received same day and the Conditions of Approval were unchanged.

VI
STAFF ANALYSIS

6.1 The subject sites were created by a Lot Line Adjustment approved by City Council February 16, 2021 (Case No. 21-01-LLA), and kept their existing M-1 (Light Industrial/Manufacturing) zone. The Parcels are identified in this staff report begin with Parcel/Building A on the west, with Parcels/Buildings B – D following as you move east.

Parcel A is proposed to contain an 80-feet by 130-feet steel building totaling 10,400 SF, with the possibility to have three suites. Building A is proposed to be approximately 20-feet 8-inches tall, have three (3) anodized aluminum storefronts with a man-door and widows, a stone veneer accent

under the windows, and canopy. The rear of the building is proposed to provide three (3) man-doors and three (3) roll-up doors. Bollards are proposed around the building to provide protection. Northwest of Building A, an at grade loading dock is proposed, with truck traffic circulation moving counterclockwise around the building. 10 standard parking stalls and two (2) ADA stalls are immediately adjacent to the storefronts, and 12 additional standard parking stalls are provided north of the building. A sidewalk runs the length of the building frontage, thus providing safe pedestrian access.

Parcel B is proposed to contain the largest steel building standing at 20-feet 18-inches in height, is 80-feet by 145-feet or 11,600 SF, and also provides the potential for two (2) large suites. The two (2) proposed anodized aluminum storefronts face west towards Parcel/Building A; these storefronts mimic the same design, materials and colors as Building A. The rear of the building proposes two (2) man-doors and two (2) roll-up doors. Bollards are placed at intervals around the building to provide protection. 11 standard parking stalls and two (2) ADA stalls are immediately adjacent to the storefronts, with 12 additional standard stalls to the north. A sidewalk runs the length of the building frontage, thus providing safe pedestrian access.

Parcel C is proposed to contain a 20-feet 18-inch-tall, 70-feet by 145-feet steel building, totaling 10,150 SF and has the potential to have five (5) suites. Five (5) anodized aluminum storefronts face east while five (5) man-doors and roll-up doors are proposed for the rear, or west, of the building; these storefronts mimic the design, materials and colors of Building A. Bollards are placed at intervals around the building to provide protection.11 standard parking stalls and two (2) ADA stalls are immediately adjacent with the storefronts, with 13 additional standards stalls to the north. A sidewalk runs the length of the frontage, thus providing safe pedestrian access. A landscaped area is proposed to separate the parking stalls in front of the building and the through access drive from E Stagecoach to the J&M Sanitation yard.

Parcel D is proposed to contain a 20-feet 18-inch-tall, 60-feet by 100-feet steel building, totaling 6,000 SF, and has the potential for three (3) suites. The three (3) anodized aluminum storefronts face north towards E Stagecoach and mimic the design, materials and colors of Building A. 7 standard parking stalls and two (2) ADA stalls are immediately adjacent to the building, while 14 additional standard stalls are immediately north. A sidewalk runs the length of the building frontage, thus providing safe pedestrian access.

The overall colors and materials are the same on all four (4) buildings, offering a cohesive look. The buildings themselves will have vertical metal in Beige, and a painted wainscot in Antique Bronze while standing seam metal roof is proposed to be in Patrician Bronze. The anodized aluminum storefronts and associated canopies are proposed to be Dark Bronze, along with a stone veneer under the storefront windows. The man-doors and roll-up doors found on the rear of each building are proposed to be Dark Bronze.

Proposed landscaping for the subject sites includes an approximately 5-foot sidewalk along E stagecoach, running the entire length of the four (4) parcels frontage. A 10-foot landscape buffer is also proposed along E Stagecoach, which contains location for a monument sign, ample deciduous trees, evergreen shrubs, grasses and groundcover roses; the multiple landscaped parking islands contain various plantings as well. As staff supports drought-tolerant plantings, the subject sites are located within an Industrial/Manufacturing area, and they will not be connected to city pressurized irrigation, the remaining “landscape” buffers on the east, west & south, as well as the remaining southern portion of the strip separating parking stalls from the through drive, is proposed to be gravel. Two (2) trash enclosures are also proposed for the sites, with one near the southwest corner of Building A, and the other on the southeast corner if Building D. Measurements and materials for the trash enclosures were not provided, however, the enclosures

shall be built to J&M Sanitation standards and should be constructed of CMU block. In an effort to provide site-obstruction to the neighboring properties, one of which is a residential home, the Applicant proposes 6-foot vinyl fencing on both the east and west property lines. In the southwest of Parcel A, a small dogleg creates almost a void space, therefore, the Applicant proposes the north portion of the dogleg to have a 6-foot chainlink fence with privacy screening. On the southeast corner of Parcel D, the Applicant also proposes a 6-foot chainlink fence with privacy screening.

Proposed lighting for the subject sites proposes two (2) LED streetlights facing E Stagecoach, and four (4) facing the parking lot. Additionally, wall mounted LED lighting is proposed around each building.

In Exhibit 2.22, Public Works provides their support of this application. All four (4) of the parcels will be connected to city water & sewer, but will not be connected to pressurized irrigation.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-33-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
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-33-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. 22-33-DR, a request from Hillside Architecture, on behalf of Tim Gordon, for Design Review Approval to develop four (4) industrial flexspace buildings, associated parking lots and landscaping, located approximately 400-feet West of the E Stagecoach and S Best Business Avenue intersection.

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. 22-33-DR, the structure design, including mass, proportion, relationship of exterior materials, and relationship of openings, 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 structures and their design appear appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-33-DR, this proposal *does/does not* generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the subject sites as Light Industrial/ Manufacturing; the subject sites are currently zoned M-1 (Light Industrial/Manufacturing), thus meeting this requirement.

7.4 The overall proposed project *is/is not* appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed project is an appropriate fit for the proposed location as the parcels lie within the city's Industrial/manufacturing area.*

7.5 The orientation of the structures and the site design *does/does not* minimize the impact on adjacent properties.

Staff Finding: *The placement and orientation of the structures, including building façade and colors, proposed landscaping and fencing, appear to offer a cohesive design and provides adequate screening between the subject sites and neighboring properties.*

7.6 The surrounding pedestrian amenities *do/do not* provide safe access for pedestrians.

Staff Finding: S*idewalks immediately adjacent to the structures and the proposed sidewalk on E Stagecoach Way, provides safe pedestrian access.*

7.7 The availability of existing and proposed public services and infrastructure can/cannot accommodate the proposed development.

Staff Finding: *Based on comments provided by ACHD in Exhibits 2.18 – 2.20, the existing infrastructure can support the proposed development once roadway improvements are made; the Public Works Department in Exhibit 2.21 also states the existing infrastructure can support the proposed development.*

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. 22-33-DR (Design Review), a request from Hillside Architecture, on behalf of Tim Gordon, to develop four (4) industrial flexspace buildings, associated parking lots and landscaping, located approximately 400-feet West of the E Stagecoach and S Best Business Avenue intersection, subject to the following Conditions of Approval:

8.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation 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:

8.2.1 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.

8.2.2 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.

8.2.3 The city shall approve any modifications to the existing water, sewer or irrigation system.

8.2.4 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 Developer/Owner/Applicant shall submit civil plans to pwoffice@kunaid.gov for review, and receive formal Civil plan approvals, *prior* to construction or Building Permit application.

8.5 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.

8.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

8.7 The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.

8.8 Developer/Owner/Applicant shall 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.

8.9 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

8.10 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.

8.11 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.

8.12 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles. All rope, twine, burlap and wire cages shall be removed half way down the rootball.

8.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.14 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

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 11th day of October, 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): 22-33-DR

Project Name: E Stagecoach Flexspace

Date Received: 07.19.2022

Date Accepted as Complete: 08.18.2022

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: Timothy Gordan

Address: 2598 W. Kuna Rd, Idaho 83634

Phone: _____ Email: timothywtimjm@aol.com

Applicant (Developer) Information

Name: Brett Gulash

Address: 409 S. 8th Street, Ste 201, Boise ID 83703

Phone: 775.722.1682 Email: bgulash@hillside-architecture.com

Engineer/Representative Information

Name: David Gronbeck

Address: P.O. Box 235 Kuna, ID 83634

Phone: 208.861.6664 Email: gronbeck@kggdev.com

Subject Property Information

Site Address: E Stagecoach Way, Kuna ID 83634

Nearest Major Cross Streets: E Stagecoach Way and Swan Falls Rd

Parcel No.(s): S1325233614, S1325233618, S1325233622, S132533626

Section, Township, Range: 2N1W25

Property Size: 3.17 acres (138,128 sqft)

Current Land Use: Previously undeveloped Proposed Land Use: Industrial Park

Current Zoning: M-1 Proposed Zoning: M-1

Project Description

Project Name: Stagecoach Industrial Park

General Description of Project: Design is the proposal of four separate building on four individual parcels, the zone is M-1 the proposed buildings are for flex industrial use.

Type of proposed use (check all that apply and provide specific density/zoning):
☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☑ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 4 Other lots: _____

Gross floor area square footage: 38,150 sqft Existing (if applicable): _____

Building height: 20'-8" Hours of Operation: 8am - 5 pm (typical business hours

Total No. of Employees: TBD Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: 8 Dimensions: 9' (W) x 20' (L)

Regular parking spaces: 108 Dimensions: 9' (W) x 20' (L)

Width of driveway aisle: 22'-0" min, 35'-0" typical

Proposed lighting: Please see photometric and lighting cut sheets

Is lighting "Dark Sky" compliant? (YES) NO

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

Landscaping at perimeter and flanking all parking stalls - please reference landscape plans for more information.

_____

_____

_____

Applicant Signature: Brett Gulash Date: 07.19.32022

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).: 22-33-DR

Project Name: E Stagecoach Flexspace

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 07.19.2022

Date Accepted as Complete: 08.18.2022

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: Timothy Gordon

Address: 2598 W. Kuna Rd, Idaho 83634

Phone: _____ Email: timothywtimjm@aol.com

Applicant Information

Name: Brett Gulash

Address: 409 S. 8th Street, Ste 201, Boise ID 83703

Phone: 775.722.1682 Email: bgulash@hillside-architecture.com

Engineer/Representative

Name: David Crawford

Address: 2323 S. Vista Ave. Suite 206, Boise, ID. 83705

Phone: 208.343.3381 Email: dacrawford@centengr.com

Property Information

Address: 680 Swan Falls Rd, Kuna ID 83634

Parcel No(s).: S1325233614, S1325233618, S1325233622, S132533626

Closest Major Cross Streets: E Stagecoach Way, Swan Falls Rd

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 is the proposal of four separate buildings on four individual parcels, the zone is M-1 the proposed buildings are for flex industrial use.

2. Dimension of property: 675'-0" (W) X 298'-4" (L)

3. Current land use(s): M-1

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

   North: M-1 South: M-1

   East: O (NON-CONFORMING RESIDENTIAL) West: O (NON-CONFORMING RESIDENTIAL)

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

   Proposal assumes all 4 parcels to be developed at once, current market trends may affect this.

6. Number and use(s) of all structures: 4 Structures, Industrial Flex Space

7. Building Height: 20'-8"

8. Number of Stories: 1

   (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:

   Lot size: 138,128.76 sqft

   Building Sqft: 38,150 sqft = 27.6%

See attached page

Exterior Building Materials and Colors

	Material	Color
Roof:		
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:		
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:		
Soffits and Fascia:		
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: TBD, Dependant upon tenant size, at grade on the rear side of the buildings.

Proposed screening method? The Buildings will screen the Mechanical Units.

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: 3 trash enclosures located to the Southwest, Southeast and North (lot midpoint), CMU with metal gates. Reference Site Plan.

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? Boise Kuna Irrigation District

What is the proposed method of on-site drainage retention/detention? Storm drainage system to be a subsurface disposal / infiltration basins.

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? 6'-0" Vinyl and chain link (with privacy screening) - reference Site Plan.

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?	27.65	38,150
% of site devoted to landscaping? (Include landscaped rights-of-way)	14.94	Square Footage: 20,642
% of site that is hard surface? (paving, driveways, walkways)	57.44	Square Footage: 79337
% of site devoted to other uses:		Describe: Total: 138,129

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: 2'-0" Along Swan Falls Rd.

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: 1 at grade loading dock, located on the Northwest corner of the site - reference site plan.

What is the proposed method of screening? surrounded by landscaping - reference landscape plan.

Pedestrian Amenities

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

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? 108 Dimensions? 9' (W) x 20' (L)

Total number of ADA accessible spaces? 8 Dimensions? 9' (W) x 20' (L)

Total number of compact spaces (8’ x 17’)? 0

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? (YES) NO Please see note below.

If YES, please provide setbacks below, in feet:
Front: 27'-0" Rear: 15'-0" Side: 15'-0" Side: 15'-0"

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: Brett Gulush Date: 7.14.2022

Additional Information

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

Parcels immediately East & West, though they are designated as Office for future development, they have endured as Residential Non-Conforming uses. Design proposal has taken this into account and has provided a 15'-0" landscape buffer the entire east and west perimeter of the property. The northern perimeter of the property has a 12'-0" landscape buffer (2'-0 being R.O.W.)

EXTERIOR BUILDING MATERIALS AND COLORS

STAGECOACH INDUSTRIAL PARK

680 Swan Falls Rd, Kuna ID 83634

BLDG A	Material	% Coverage	Color
Roof:	Standing Seam Roof	--	Kynar Fluropon Patrician Bronze
Metal Paneling- Field 1:	Vertical Metal Paneling	71.7%	Kynar Fluropon Surrey Beige
Metal Paneling- Field 2:	Vertical Metal Paneling	17.2%	Kynar Fluropon Antique Bronze
Masonry (Flat):	Cultured Stone	2.0%	Colorado Smokey Grey
Masonry (Caps): Linear	Cultured Stone	26 feet	Colorado Smokey Grey
Other:	--	--	--
Windows/Doors:	Anodized Aluminum	--	Dark Bronze
Trim/Canopy:	Metal	--	Dark Bronze

BLDG B	Material		Color
Roof:	Standing Seam Roof	--	Kynar Fluropon Patrician Bronze
Metal Paneling- Field 1:	Vertical Metal Paneling	73.6%	Kynar Fluropon Surrey Beige
Metal Paneling- Field 2:	Vertical Metal Paneling	19.6%	Kynar Fluropon Antique Bronze
Masonry (Cultured Stone):	Cultured Stone	0.4%	Colorado Stone Smokey Grey
Masonry (Caps):	Cultured Stone	18 feet	Colorado Stone Smokey Grey
Other:	--	--	--
Windows/Doors:	Anodized Aluminum	--	Dark Bronze
Trim/Canopy:	Metal	--	Dark Bronze

BLDG C	Material		Color
Roof:	Standing Seam Roof	--	Kynar Fluropon Patrician Bronze
Metal Paneling- Field 1:	Vertical Metal Paneling	65.8%	Kynar Fluropon Surrey Beige
Metal Paneling- Field 2:	Vertical Metal Paneling	15.4%	Kynar Fluropon Antique Bronze
Masonry (Cultured Stone):	Cultured Stone	0.9%	Colorado Stone Smokey Grey
Masonry (Caps):	Cultured Stone	44 feet	Colorado Stone Smokey Grey
Other:	--	--	--
Windows/Doors:	Anodized Aluminum	--	Dark Bronze
Trim/Canopy:	Metal	--	Dark Bronze

BLDG D	Material		Color
Roof:	Standing Seam Roof	--	Kynar Fluropon Patrician Bronze
Metal Paneling- Field 1:	Vertical Metal Paneling	68.2%	Kynar Fluropon Surrey Beige
Metal Paneling- Field 2:	Vertical Metal Paneling	16.8%	Kynar Fluropon Antique Bronze
Masonry (Cultured Stone):	Cultured Stone	0.7%	Colorado Stone Smokey Grey
Masonry (Caps):	Cultured Stone	26 feet	Colorado Stone Smokey Grey
Other:	--	--	--
Windows/Doors:	Anodized Aluminum	--	Dark Bronze
Trim/Canopy:	Metal	--	Dark Bronze

July 15, 2022

Jessica Reid
Planner II
751 W 4th Street
Kuna, ID 83634

Re: **Stagecoach Industrial Park**
Design Review Application Narrative

Project Information:
E Stagecoach Way
Kuna, Idaho 83634
APN(s): S1325233614, S1325233618, S1325233622, S1325233626
Lot(s): 1.151 + 1.153 + 1.242 + 0.776 = 5.832 Acres (254,041.92 sq sf)
Zoning: M-1

Project Description:
The proposed design consists of four new pre-manufactured metal buildings of varying size and square footage, three trash enclosures located throughout the overall site, one at grade loading dock, and relative site landscape improvements. Each building is located on its own respective parcel, the buildings are self-parked per individual parcel. A conscious effort has been put forth to minimize landscaping for water preservation, the concept aims to prioritize trees for shade and meet landscape requirements while recognizing the treasure valley's water limitations.

The four buildings vary slightly in overall size, the smallest being 6,000 sqft and the largest being 11,600 sqft. The buildings have a simple monochromatic color palette consisting of strong earth tones, The building(s) primary field color is Surrey Beige with a darker earth tone "Antique Bronze" for the wainscotting grounding it to the earth. A cultured stone accent is provided at each storefront entry. Lastly, the building has a dark bronze metal trim located at the canopy and storefront system. The metal canopy will assist in wayfinding and locating the front entries of the tenants which will occupy each building.

Additional item of note: The client has expressed interest in building all the buildings at once but has recognized based on current market conditions that this intent may change. There has been interest expressed in ensuring that each lot is responsible for their own right-of-way improvements - ensuring improvements would be built at the appropriate time. This approach does recognize that the water and sewer service installation would occur for every lot as it was a condition of approval for the sewer main construction plans.

Thank you for your time and consideration,

Brett Gulash

Brett Gulash, AIA, NCARB
409 S. 8th St., Ste 201
Boise, ID 83702
Direct: 775-722-1682
bgulash@hillside-architecture.com

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
CLARK WARDLE LLP

2021-068813
04/29/2021 03:18 PM
$15.00

After Recording
Return to:

T. Hethe Clark
CLARK WARDLE LLP
P.O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Parcel A)

FOR VALUE RECEIVED, Gordon Properties, LLC, an Idaho limited liability company ("**Grantor**"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Gordon Properties, LLC, an Idaho limited liability company ("**Grantee**"), whose address is PO Box 236, Kuna, Idaho 83634, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

Legal Description attached hereto as **Exhibit A** and incorporated herein by reference;

together with all appurtenances thereto.

Dated this 28 day of April, 2021.

GRANTOR:

GORDON PROPERTIES, LLC,
an Idaho limited liability company

By: Timothy W. Gordon
Name: TIMOTHY W. GORDON
Its: MGR

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 28 day of April, 2021, by Timothy Gordon, as Manager of Gordon Properties, LLC.

BARBARA BEAUSHAW
NOTARY PUBLIC
Comm. No. 26047
STATE OF IDAHO

Notary Public for Idaho
Residing at Meridian
My commission expires: 10/19/26

EXHIBIT A
LEGAL DESCRIPTION

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208.343.3381 Facsimile 208.342.5792

Legal Description for
Record of Survey for Timothy W. Gordon
Parcel A Description

December 21, 2020

A portion of the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 25, thence S00°21'49"E, 1,325.35 feet along the centerline of South Swan Falls Road and the westerly boundary of the northwest quarter of said Section 25 to the north 1/16 corner of said Section 25 and to the centerline of East Stagecoach Way; thence S88°45'41"E, 335.24 feet along said centerline and the northerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the **Point of Beginning**:

Thence continuing along said centerline and said northerly boundary S88°45'41"E, 173.13 feet;

Thence S01°14'19"W, 294.35 feet;

Thence N88°00'07"W, 95.37 feet;

Thence N00°21'49"W, 11.56 feet

Thence N65°42'46"W, 143.73 feet;

Thence S01°06'11"W, 11.12 feet;

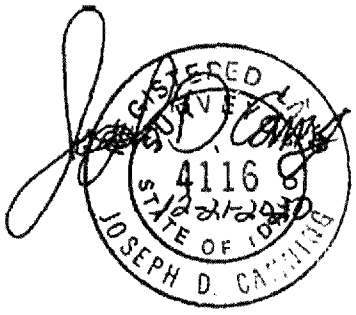
Thence N43°02'58"W, 5.38 feet;

Thence N00°21'31"W, 30.14 feet;

Thence N89°38'29"E, 65.00 feet;

Thence N00°21'31"W, 200.66 feet to the **Point of Beginning**.

Comprising 1.15 acres, more or less.



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
CLARK WARDLE LLP

2021-068814
04/29/2021 03:18 PM
$15.00

After Recording
Return to:

T. Hethe Clark
CLARK WARDLE LLP
P.O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Parcel B)

FOR VALUE RECEIVED, Gordon Properties, LLC, an Idaho limited liability company ("**Grantor**"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Gordon Properties, LLC, an Idaho limited liability company ("**Grantee**"), whose address is PO Box 236, Kuna, Idaho 83634, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

Legal Description attached hereto as **Exhibit A** and incorporated herein by reference;

together with all appurtenances thereto.

Dated this 28 day of April, 2021.

GRANTOR:

GORDON PROPERTIES, LLC,
an Idaho limited liability company

By: Timothy W. Gordon
Name: TIMOTHY W GORDON
Its: MGR.

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 28 day of April, 2021, by Timothy Gordon, as Manager of Gordon Properties, LLC.

Barbara Beaushaw
Notary Public for Idaho
Residing at Meridian
My commission expires: 10/19/26

BARBARA BEAUSHAW NOTARY PUBLIC Comm. No. 26047 STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION

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

Legal Description for
Record of Survey for Timothy W. Gordon
Parcel B Description

December 21, 2020

A portion of the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 25, thence S00°21'49"E, 1,325.35 feet along the centerline of South Swan Falls Road and the westerly boundary of the northwest quarter of said Section 25 to the north 1/16 corner of said Section 25 and to the centerline of East Stagecoach Way; thence S88°45'41"E, 508.37 feet along said centerline and the northerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the **Point of Beginning**:

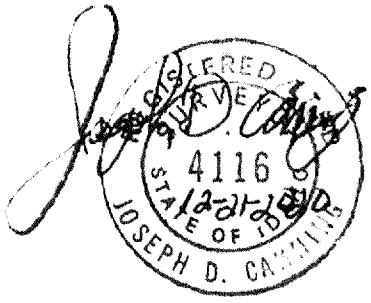
Thence continuing along said centerline and said northerly boundary S88°45'41"E, 170.00 feet;

Thence S01°14'19"W, 296.60 feet;

Thence N88°00'07"W, 170.01 feet;

Thence N01°14'19"E, 294.35 feet to the **Point of Beginning**.

Comprising 1.15 acres, more or less.



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
CLARK WARDLE LLP

2021-068815
04/29/2021 03:18 PM
$15.00

After Recording
Return to:

T. Hethe Clark
CLARK WARDLE LLP
P.O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Parcel C)

FOR VALUE RECEIVED, Gordon Properties, LLC, an Idaho limited liability company ("**Grantor**"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Gordon Properties, LLC, an Idaho limited liability company ("**Grantee**"), whose address is PO Box 236, Kuna, Idaho 83634, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

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together with all appurtenances thereto.

Dated this 28 day of April, 2021.

GRANTOR:

GORDON PROPERTIES, LLC,
an Idaho limited liability company

By: Timothy W. Gordon
Name: Timothy W. Gordon
Its: MGR

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 28 day of April, 2021, by Timothy Gordon, as Manager of Gordon Properties, LLC.

Barbara Beaushaw
Notary Public for Idaho
Residing at Meridian
My commission expires: 10/19/26

BARBARA BEAUSHAW NOTARY PUBLIC Comm. No. 26047 STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION

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

Legal Description for
Record of Survey for Timothy W. Gordon
Parcel C Description

December 21, 2020

A portion of the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 25, thence S00°21'49"E, 1,325.35 feet along the centerline of South Swan Falls Road and the westerly boundary of the northwest quarter of said Section 25 to the north 1/16 corner of said Section 25 and to the centerline of East Stagecoach Way; thence S88°45'41"E, 678.37 feet along said centerline and the northerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the **Point of Beginning**:

Thence continuing along said centerline and said northerly boundary S88°45'41"E, 177.38 feet;

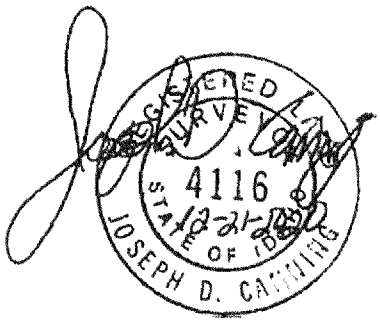
Thence S00°23'03"E, 217.84 feet;

Thence S00°28'07"E, 81.36 feet;

Thence N88°00'07"W, 185.99 feet;

Thence N01°14'19"E, 296.60 feet to the **Point of Beginning**.

Comprising 1.24 acres, more or less.



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
CLARK WARDLE LLP

2021-068816
04/29/2021 03:18 PM
$15.00

After Recording
Return to:

T. Hethe Clark
CLARK WARDLE LLP
P.O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

QUITCLAIM DEED
(Parcel D)

FOR VALUE RECEIVED, Gordon Properties, LLC, an Idaho limited liability company ("**Grantor**"), does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Gordon Properties, LLC, an Idaho limited liability company ("**Grantee**"), whose address is PO Box 236, Kuna, Idaho 83634, any and all right, title and interest that Grantor now has or ever had in and to the following described real property located in Ada County, State of Idaho, more particularly described as follows, to wit:

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together with all appurtenances thereto.

Dated this 28 day of April, 2021.

GRANTOR:

GORDON PROPERTIES, LLC,
an Idaho limited liability company

By: Timothy W. Gordon
Name: TIMOTHY W. GORDON
Its: MGR

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 28 day of April, 2021, by Timothy Gordon, as Manager of Gordon Properties, LLC.

BARBARA BEAUSHAW
NOTARY PUBLIC
Comm. No. 26047
STATE OF IDAHO

Notary Public for Idaho
Residing at Meridian
My commission expires: 10/19/26

EXHIBIT A
LEGAL DESCRIPTION

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

Legal Description for
Record of Survey for Timothy W. Gordon
Parcel D Description

December 21, 2020

A portion of the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 25, thence S00°21'49"E, 1,325.35 feet along the centerline of South Swan Falls Road and the westerly boundary of the northwest quarter of said Section 25 to the north 1/16 corner of said Section 25 and to the centerline of East Stagecoach Way; thence S88°45'41"E, 855.75 feet along said centerline and the northerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the **Point of Beginning**:

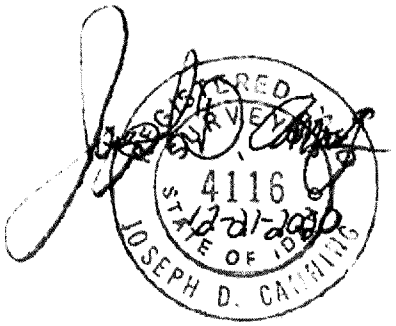
Thence continuing along said centerline and said northerly boundary S88°45'41"E, 154.45 feet;

Thence S00°44'42"E, 217.89 feet;

Thence N88°45'41"W, 155.82 feet;

Thence N00°23'03"W, 217.84 feet to the **Point of Beginning**.

Comprising 0.78 acres, more or less.



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, TIMOTHY W. GORDON,
2598 W. KUNA Rd, KUNA Id 83634
Address City State ZIP

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
Brett Gulash of Hillside Architecture
Full Name
409 S. 8th St. Ste 201 BOISE ID 83703
Address 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 28 Date day of JUNE Month, 20 22 Year

Timothy W. Gordon
Signature

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

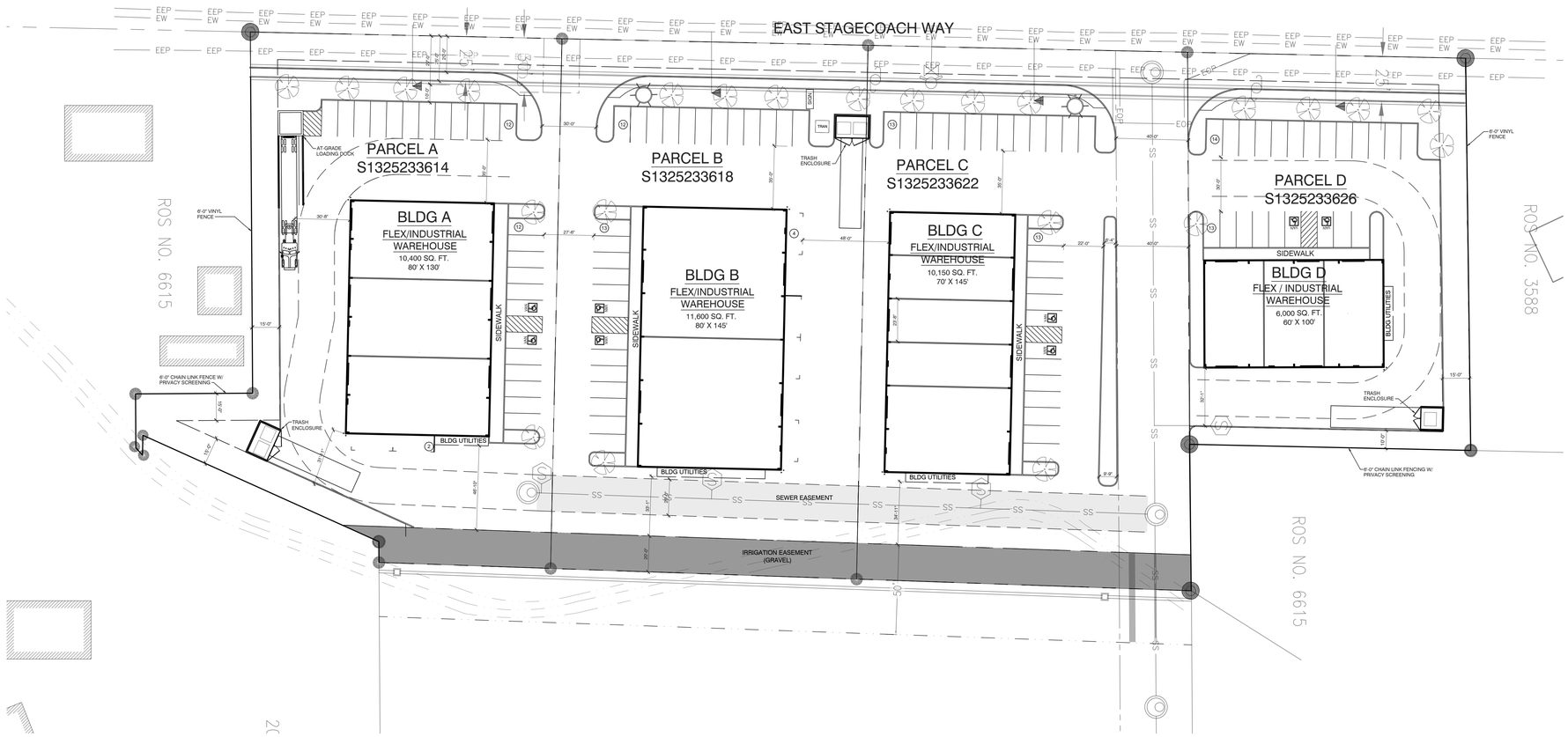
Kimberly K Evans
Print Name

Residing at: 840 East Avalon St
Kuna ID 83634
City

My Commission expires: May 22, 2026
Date

Kimberly K Evans
Signature

KIMBERLY K. EVANS
NOTARY PUBLIC
Commission # 20201659
My Commission Expires May 22, 2026
STATE OF IDAHO
Affix Seal Here



SITE AND BUILIDNG INFORMATION
APNS: S1325233614, S1325233618, S1325233622, S132533626
LOT SIZE: 1.151 + 1.153 + 1.242 + 0.776 = 3.171 (138,128.76 SQFT)
SUBDIVISION: 2D 1W 25
ZONING: M-1

SITE PROPOSED SETBACK:
FRONT: 27'-0"
REAR: 15'-0"
SIDE: 15'-0"

BUILDING STATS:
BUILDING A: 10,400 SF
BUILDING B: 11,600 SF
BUILDING C: 10,150 SF
BUILDING D: 6,000 SF

PARKING:
PARKING PROVIDED: **108 PARKING SPACES PROVIDED**
8 ACCESSIBLE PARKING SPACES PROVIDED
100 REGULAR PARKING SPACES
PARKING REQUIRED: (10,400 + 11,600 + 10,150 + 6,000) = 38,150
38,150 / 400= 95.3 = **96 PARKING SPACES REQUIRED**

SITE NOTES:
REFERENCE LANDSCAPE PLANS FOR MORE INFORMATION

STORM DRAINAGE SYSTEM TO BE SUBSURFACE DISPOSAL / INFILTRATION BASINS.

ARCHITECTURAL SITE PLAN | SCALE 1" = 30'-0" | 1

STAMP:

. . \ . . \ . . \ . . \Criteria Related\logos\logo_rgb 1.jpg

STAGECOACH INDUSTRIAL PARK

E. STAGECOACH WAY
KUNA, ID 83634

PREPARED FOR:

GORDAN PROPERTIES, LLC.
P.O. BOX 235
KUNA, ID 83634

Contact:
David Gronbeck
Phone: (208) 861-6664

REVISIONS

No.	Description	Date

SHEET INFORMATION

Project No.:	HS22-018
Drawn By:	
Reviewed By:	
Date:	

ARCHITECTURAL SITE PLAN

A1.0

VERTICAL METAL PANELING: KYNAR FLUROPAN SURREY BEIGE - FIELD 1

CANOPY: METAL - DARK BRONZE

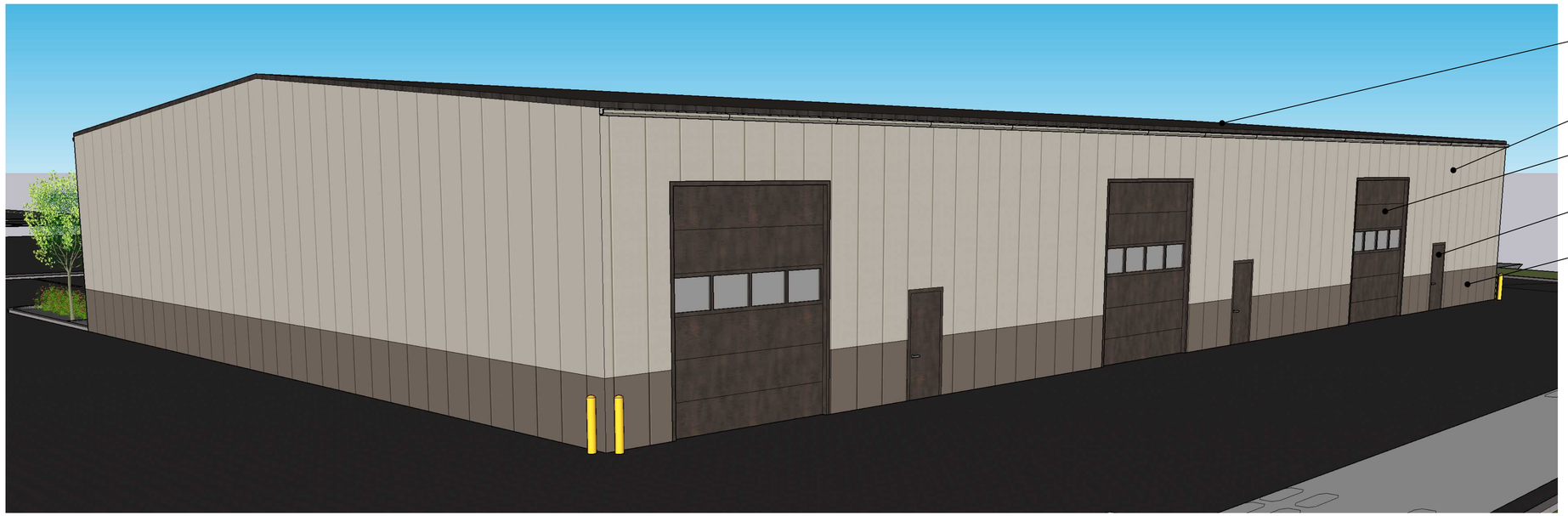
STOREFRONT SYSTEM ANODIZED ALUMINUM - DARK BRONZE

VERTICAL METAL PANELING: CERAM-A-STAR ANTIQUE BRONZE - FIELD 2

CULTURED STONE

KYNAR FLUROPON SURREY BEIGE - FIELD 1

CERAM-A-STAR ANTIQUE BRONZE - FIELD 2



STANDING SEAM ROOF - KYNAR FLUROPON PATRICIAN BRONZE

VERTICAL METAL PANELING : KYNAR FLUROPON SURREY BEIGE - FIELD 1

OVERHEAD DOOR ANODIZED ALUMINUM- DARK BRONZE

INSULATED HOLLOW METAL DOOR- MIDNIGHT BRONZE

VERTICAL METAL PANELING: CERAM-A-STAR ANTIQUE BRONZE - FIELD 2

ANODIZED ALUMINUM- DARK BRONZE

KYNAR FLUROPON PATRICIAN BRONZE

BUILDING LEGEND

SCALE: N.T.S.

STAGECOACH INDUSTRIAL PARK

101 EAST STAGECOACH WAY, KUNA, ID 83634

BUILDING LEGEND A3.2

HillSide architecturepllc

PERSPECTIVE - LOOKING SOUTHEAST ALONG E. STAGECOACH WAY

SCALE: N.T.S.

PERSPECTIVE - LOOKING SOUTHWEST ALONG E. STAGECOACH WAY

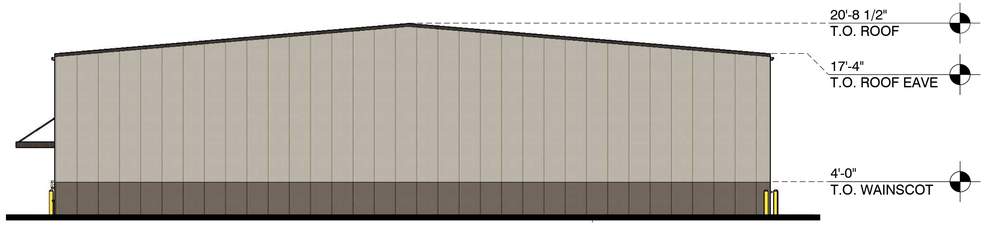
SCALE: N.T.S.

STAGECOACH INDUSTRIAL PARK

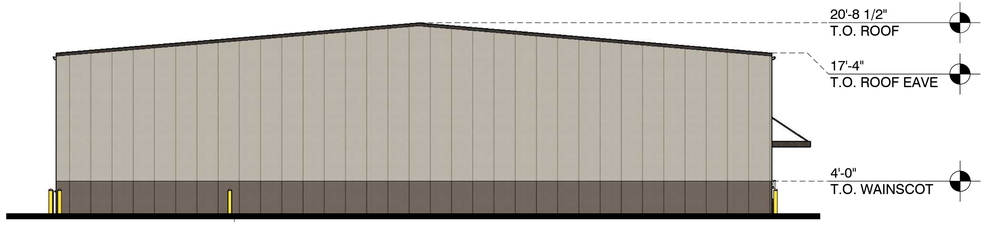
101 EAST STAGECOACH WAY, KUNA, ID 83634

BUILDING PERSPECTIVES A3.1

HillSide architecturepllc



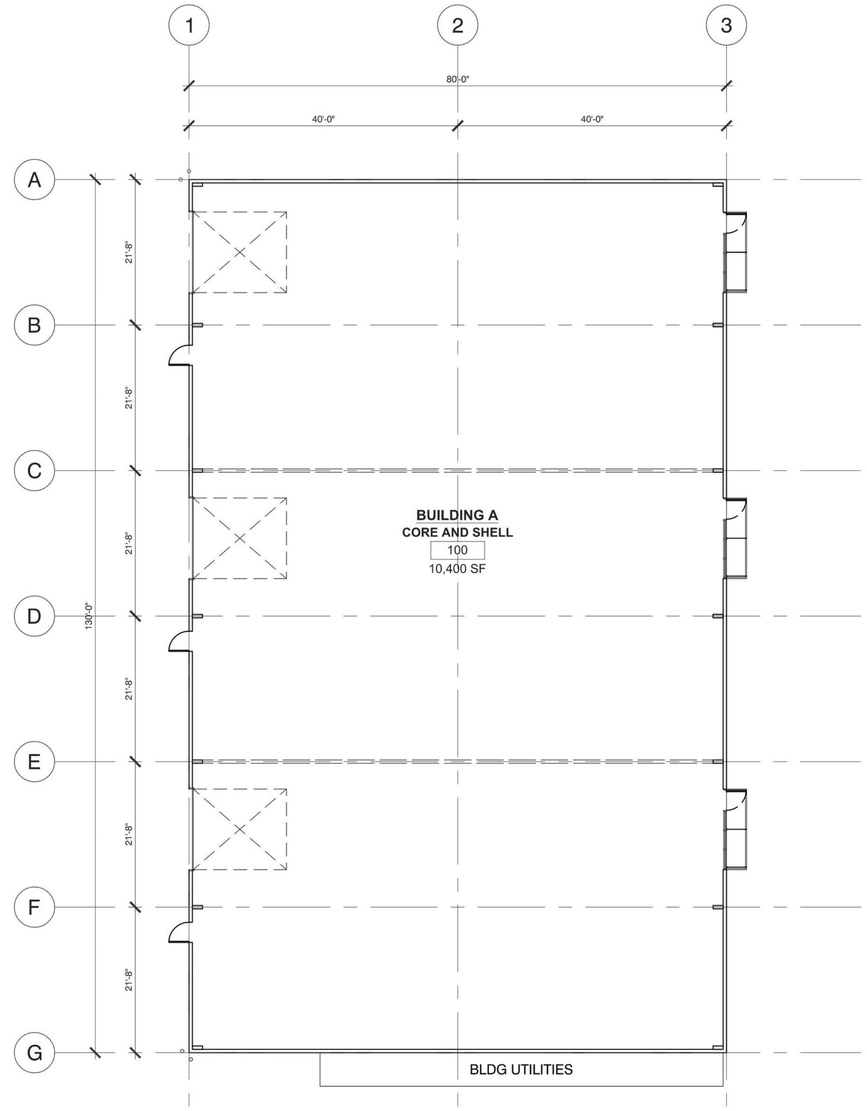
NORTH (STREET SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



SOUTH (SIDE) ELEVATION
SCALE: 3/32" - 1'-0"

EAST (FRONT) ELEVATION
SCALE: 3/32" - 1'-0"

WEST (BACK) ELEVATION
SCALE: 3/32" - 1'-0"



BUILDING A FLOOR PLAN
SCALE: 3/32" - 1'-0"

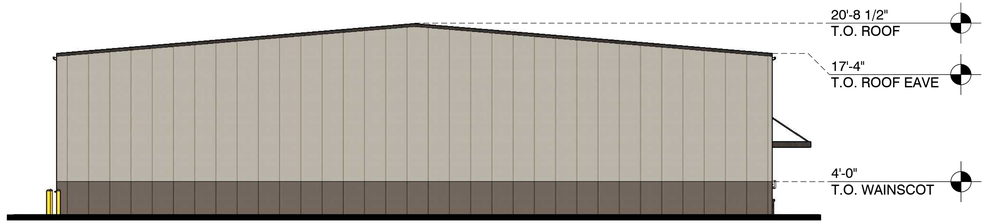
N

STAGECOACH INDUSTRIAL PARK

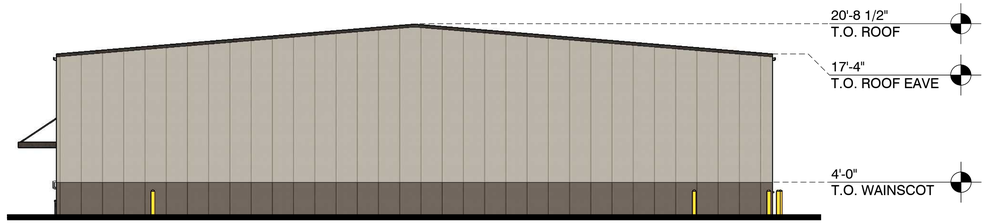
101 EAST STAGECOACH WAY, KUNA, ID 83634

BUILDING A - FLOOR PLAN AND ELEVATIONS A2.1

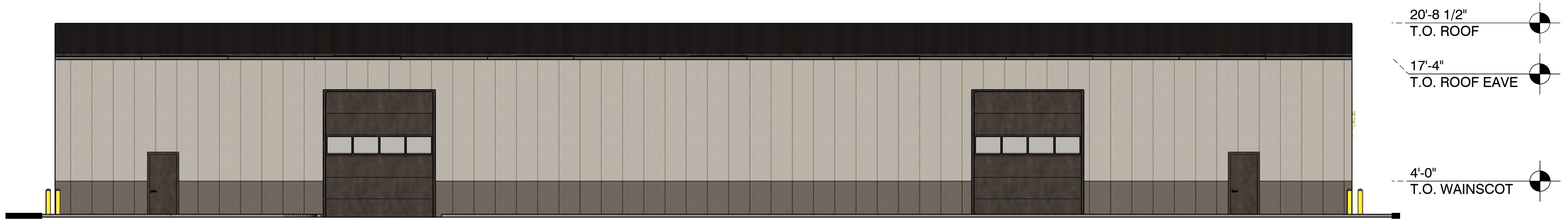
HillSide architecturepllc



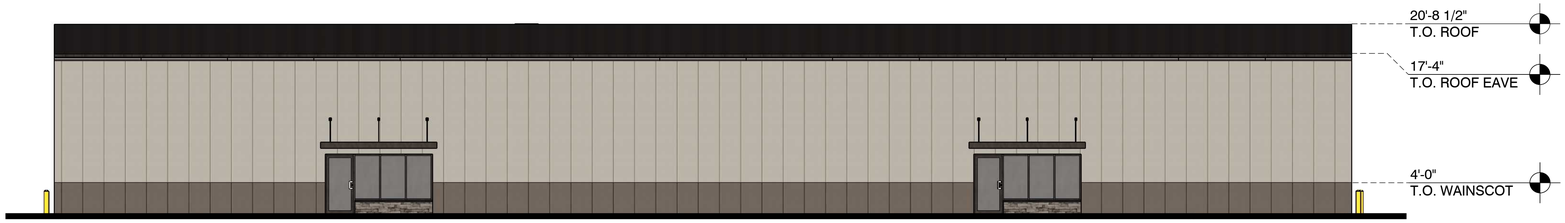
NORTH (STREET SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



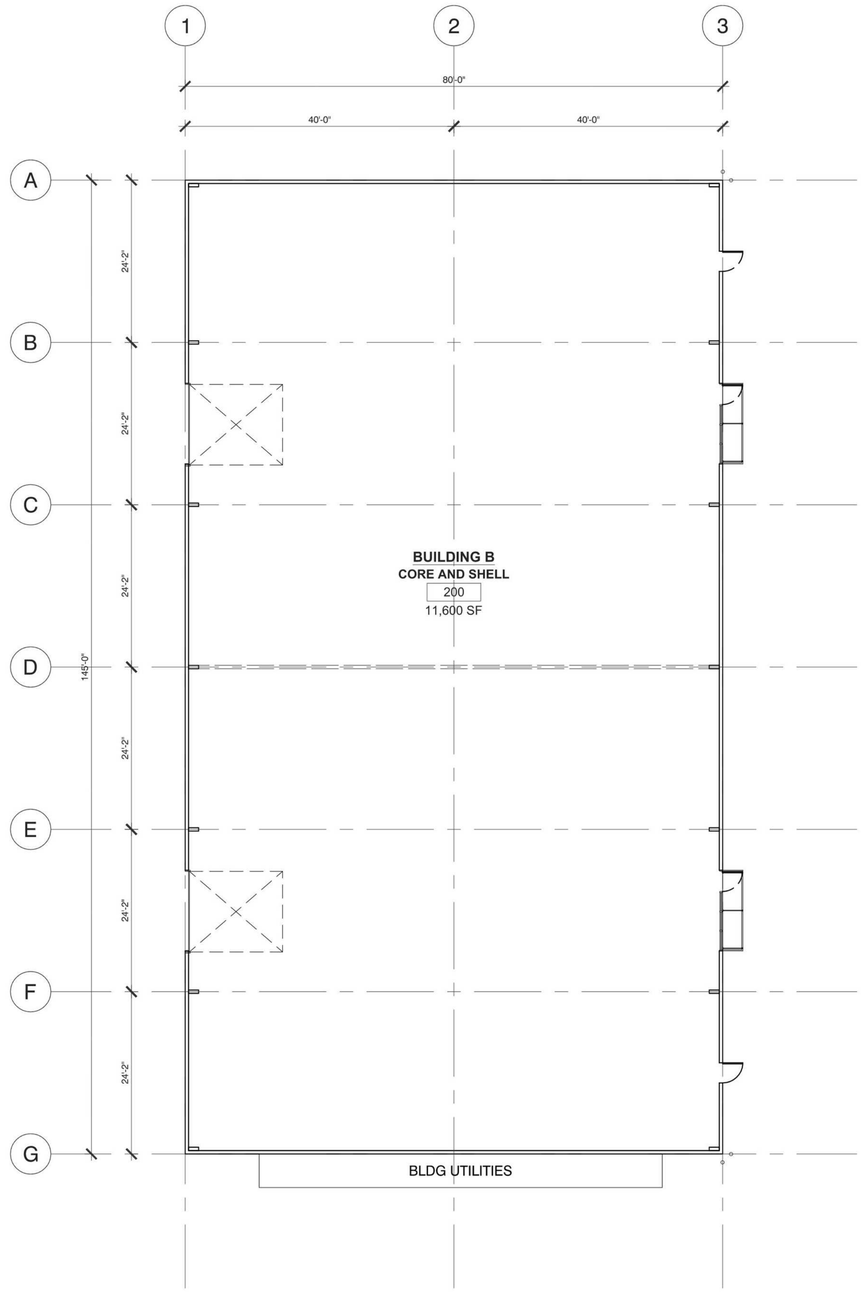
SOUTH (SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



EAST (BACK) ELEVATION
SCALE: 3/32" - 1'-0"



WEST (FRONT) ELEVATION
SCALE: 3/32" - 1'-0"



BUILDING B FLOOR PLAN
SCALE: 3/32" - 1'-0"

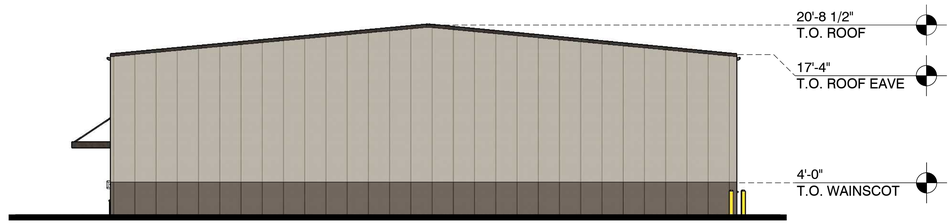
N

STAGECOACH INDUSTRIAL PARK

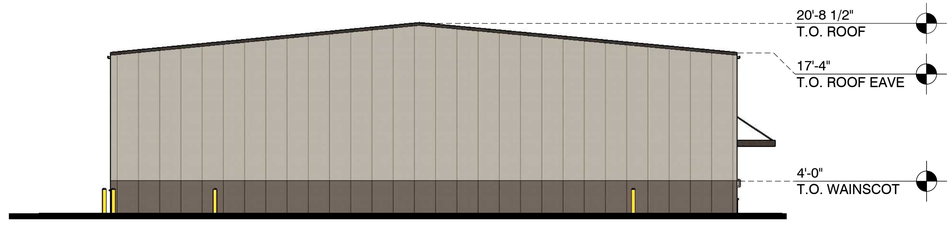
101 EAST STAGECOACH WAY, KUNA, ID 83634

BUILDING B - FLOOR PLAN AND ELEVATIONS A2.2

HillSide architecturepllc



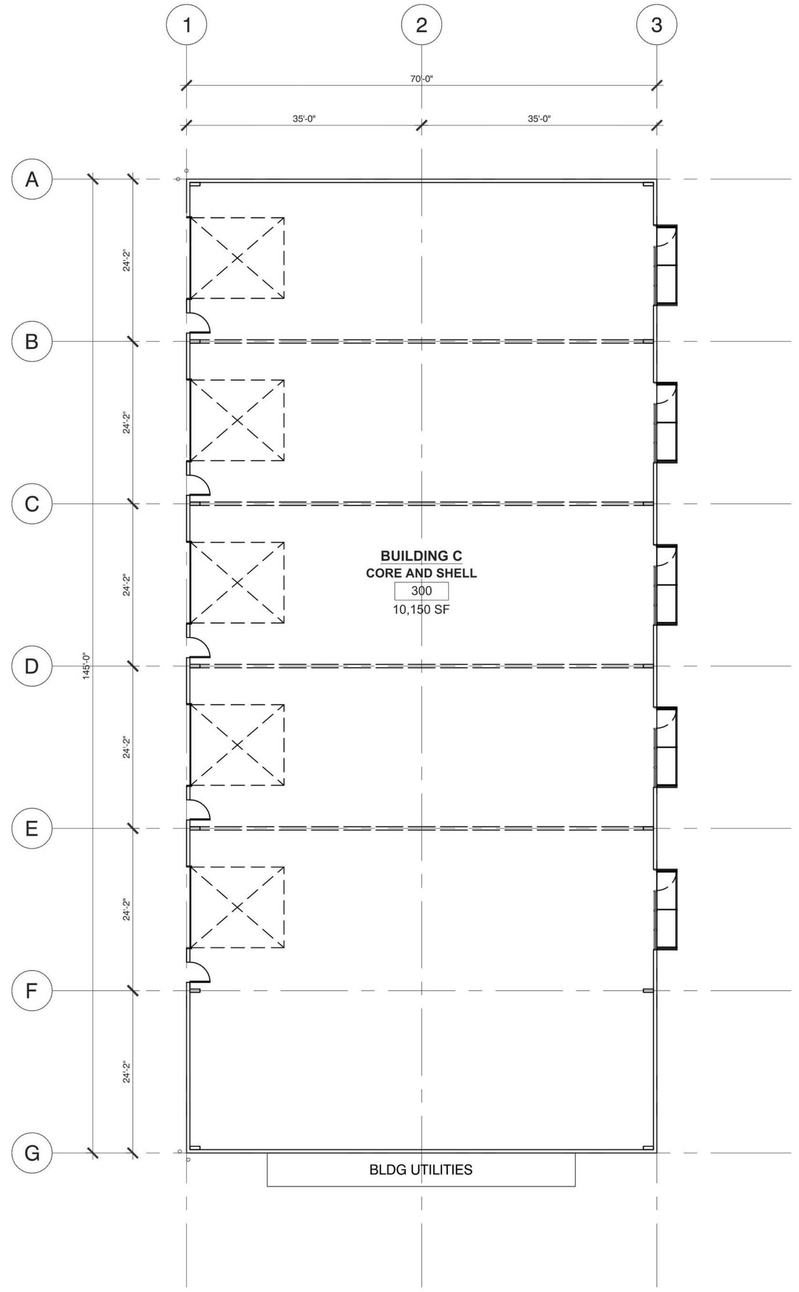
NORTH (STREET SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



SOUTH (SIDE) ELEVATION
SCALE: 3/32" - 1'-0"

EAST (FRONT) ELEVATION
SCALE: 3/32" - 1'-0"

WEST (BACK) ELEVATION
SCALE: 3/32" - 1'-0"



BUILDING C FLOOR PLAN
SCALE: 3/32" - 1'-0"

N

STAGECOACH INDUSTRIAL PARK

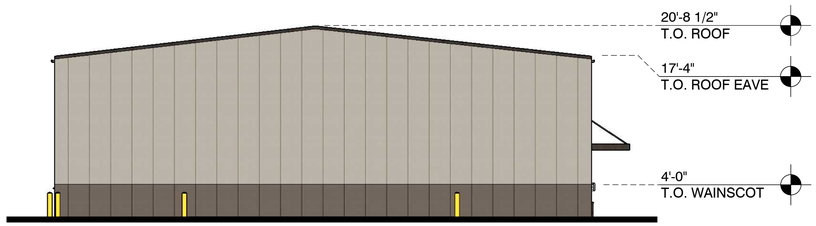
101 EAST STAGECOACH WAY, KUNA, ID 83634

BUILDING C - FLOORPLAN AND ELEVATIONS A2.3

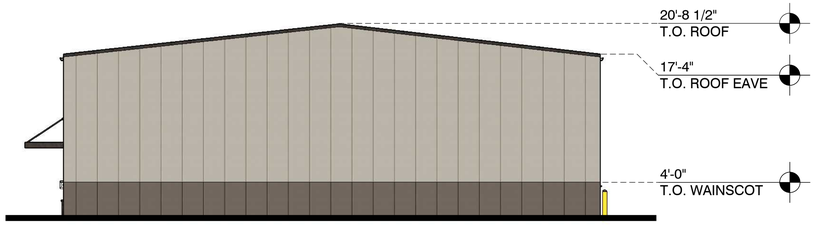
HillSide architecturepllc

NORTH (FRONT/STREET SIDE) ELEVATION
SCALE: 3/32" - 1'-0"

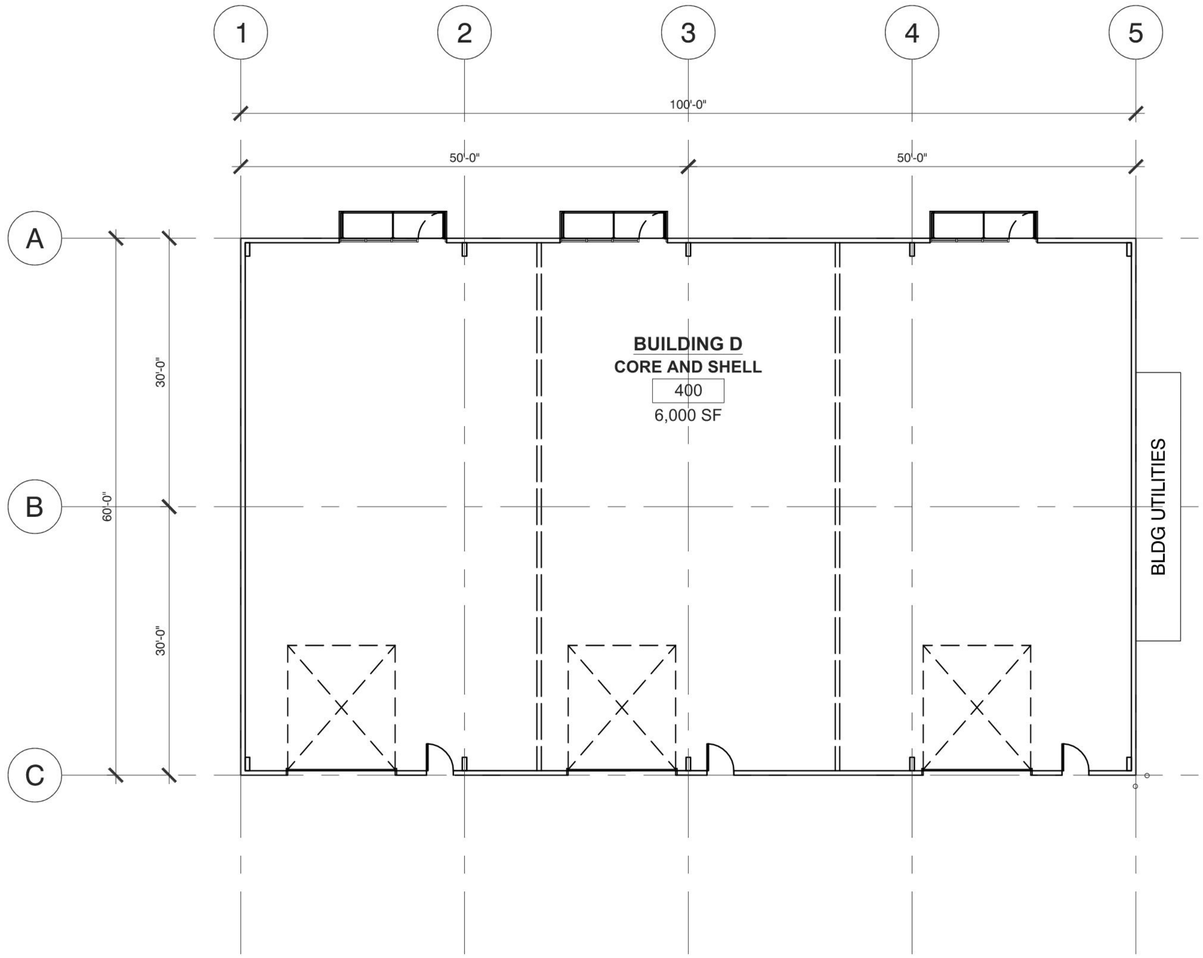
SOUTH (BACK) ELEVATION
SCALE: 3/32" - 1'-0"



EAST (SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



WEST (SIDE) ELEVATION
SCALE: 3/32" - 1'-0"



BUILDING D FLOOR PLAN
SCALE: 3/32" - 1'-0"

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
   - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
   - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE PLAN

STREET BUFFER:
*1 TREE PER 35 LF, 5 SHRUBS PER 35 LF

STREET NAME	LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
STAGECOACH	704	20 / 101	20/103

GRAVEL IN LIEU OF PLANTINGS AROUND PERIMETER TO REDUCE WATER NEEDS IN INDUSTRIAL COMPLEX
FENCE PROVIDES ADEQUATE SCREENING FROM ADJACENT PROPERTIES

PARKING LOT:
*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

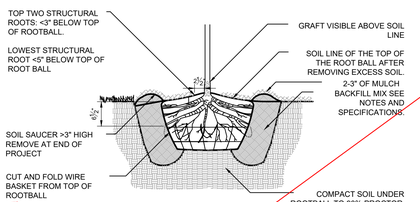
MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Celtis occidentalis / Common Hackberry	B&B	2"	9	40`h x 30`w, Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"	8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"	11	40`h x 25`w Class II
	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear	B&B	2"	6	30`h x 15`w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal		24	3`h x 3`w
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal		11	6"h x 7`w
	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	5 gal		13	15`H x 3`W
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal		2	30"h x 4`w
	Physocarpus opulifolius `Monlo` TM / Diabolo Purple Ninebark	2 gal		25	6`H x 10`W
	Pinus mugo `Mops` / Mops Mugo Pine	5 gal		2	4`h x 5`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		12	2`h x 6`w
	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal		40	3`h x 3`w
	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal		26	3`h x 4`w

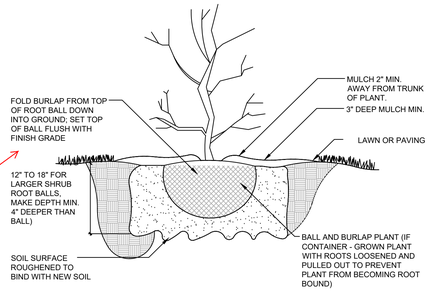
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

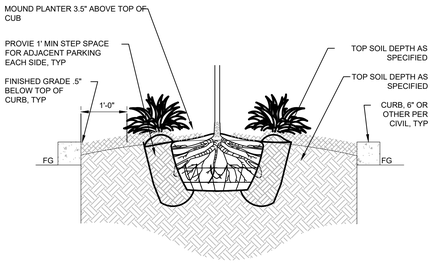
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01

Update note to state: Wire basket, burlap, twine and rope to be removed from tp half of the ball after being placed in the ground.

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
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404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL: WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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STAMP: PRELIMINARY
STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 06.30.22 — LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

HillSide architecture pllc

STAGECOACH INDUSTRIAL PARK
E. STAGECOACH WAY
KUNA, ID 83634

PREPARED FOR:
GORDAN PROPERTIES, LLC
P.O. BOX 235
KUNA, ID 83634
Contact: David Gronbeck
Phone:(208) 861-6664

REVISIONS

No.	Description	Date

SHEET INFORMATION

Project No.:	HS21-018
Drawn By:	JB
Reviewed By:	JB
Date:	06.30.22

COLOR LANDSCAPE PLAN

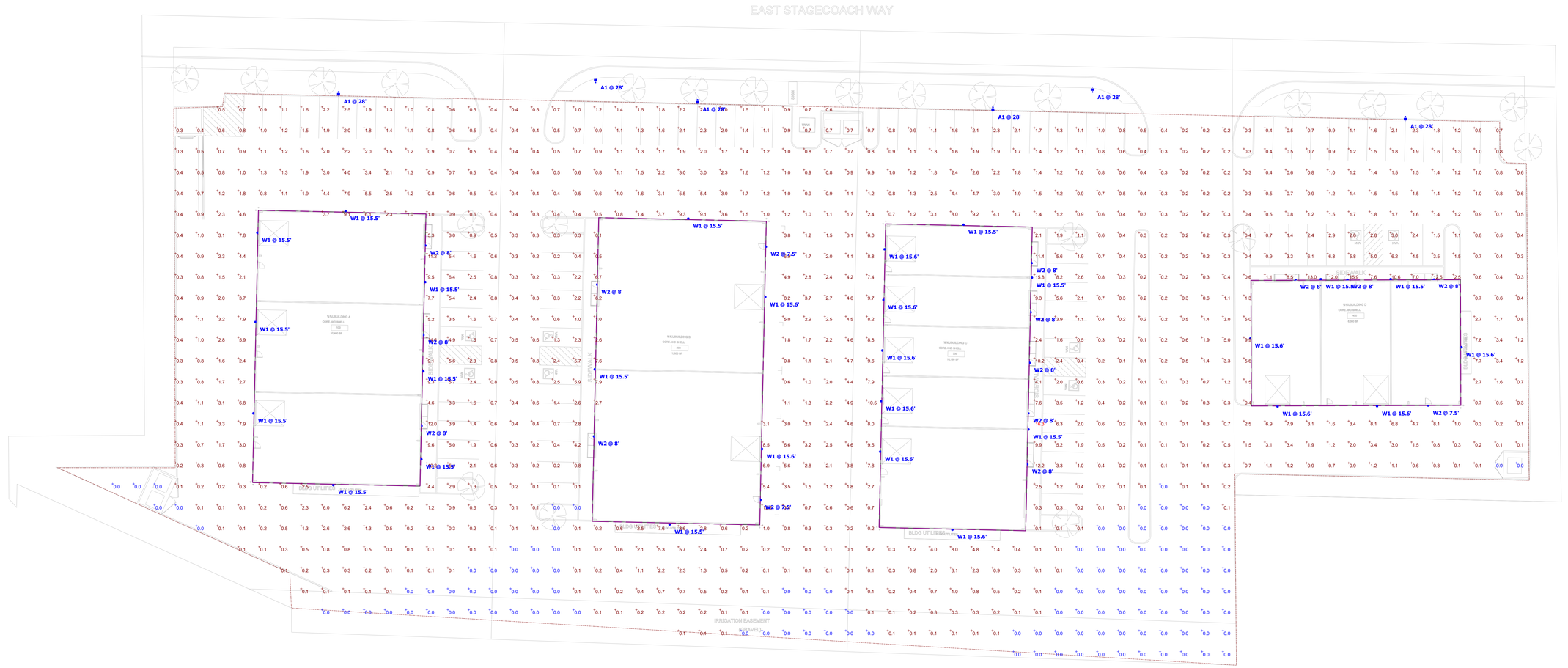
L101

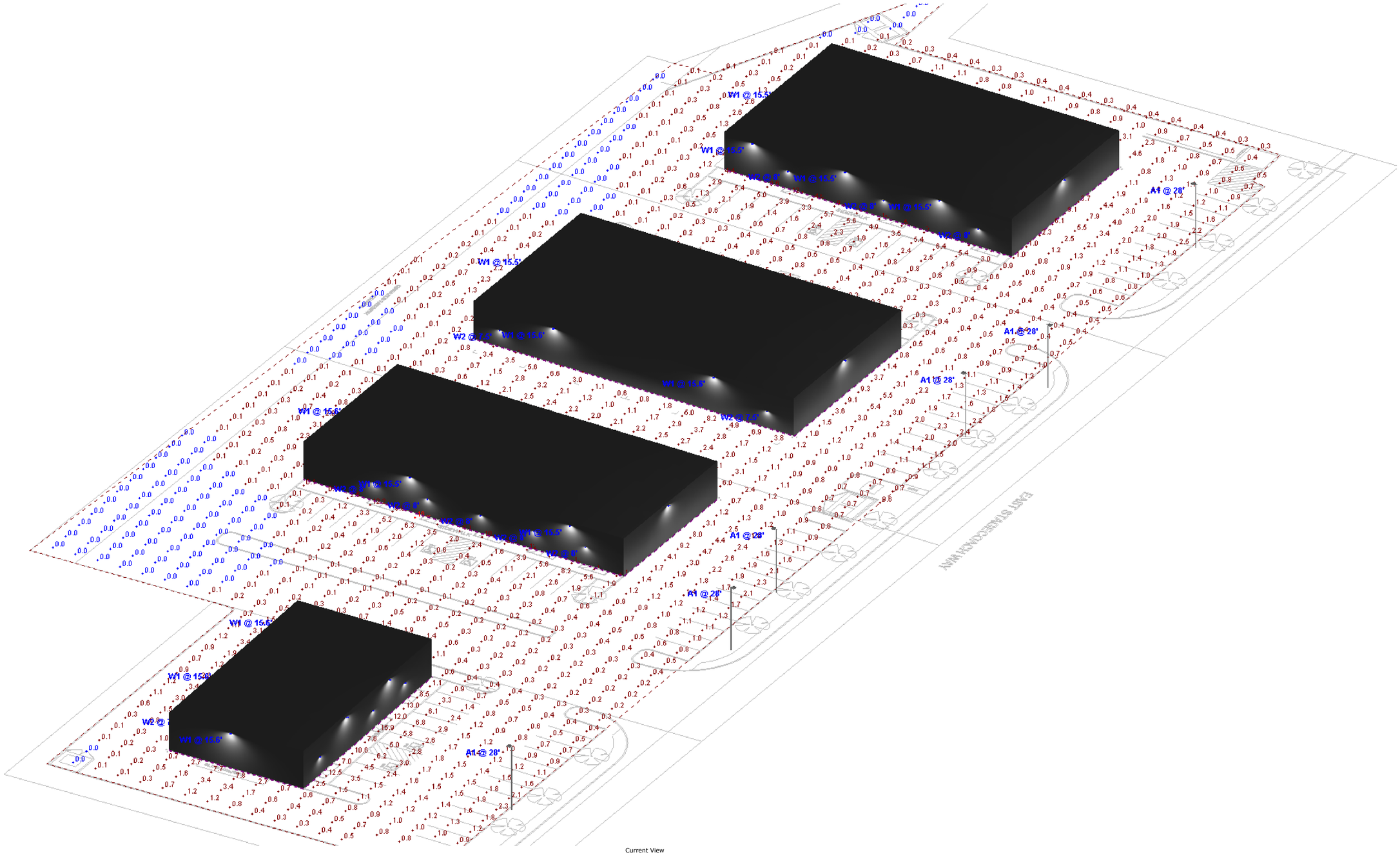
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	16.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A1		9	Lithonia Lighting	ARE LED ARE 1000 40K T4 MVOLT DB	ARE LED, AR LED, 1 AMP PACK T, 1000LM, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELD	1	11000	0.9	141	Max: 1635cd
	W1		20	Lithonia Lighting	WDGE1 LED P5 40K WIDE HF	WDGE1 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	5996	0.9	44.44	Max: 3163cd
	W2		15	Lithonia Lighting	WDGE1 LED P2 40K WIDE HF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1978	0.9	15.6178	Max: 1771cd


EAST STAGECOACH WAY
A1 @ 28'
W1 @ 15.5'
W2 @ 8'
W2 @ 7.5'
W1 @ 15.6'
W2 @ 8'
W1 @ 15.6'
W2 @ 8'
W1 @ 15.6



GRONBECK INDUSTRIAL FLEX BUILDINGS
KUNA, ID

Designer
KWA
Date
06/29/2022
Scale
Not to Scale
Drawing No.

Summary

KAD LED
LED Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

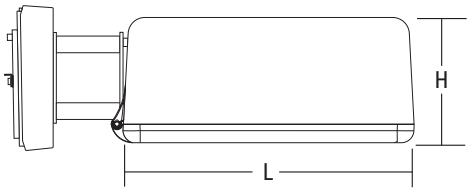
EPA: 1.2 ft² *(0.11 m²)*

Length: 17-1/2" *(44.5 cm)*

Width: 17-1/2" *(44.5 cm)*

Height: 7-1/8" *(18.1 cm)*

Weight (max): 36 lbs. *(16.4 kg)*



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[3]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 277[4] 120[4] 347[1,3] 208[4,5] 480[1,3] 240[4,5]	**Shipped included** SPUMBAK___ Square pole universal mounting adaptor[6] RPUMBAK___ Round pole universal mounting adaptor[6] SPD___ Square pole RPD___ Round pole WBD___ Wall bracket[2] WWD___ Wood pole or wall 04 4" arm 06 6" arm 09 9" arm[5] 12 12" arm[6] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options

Shipped installed

PER5	NEMA twist-lock five-wire receptacle only (no controls)[7,8,9]
PER7	Seven-wire receptacle only (no controls)[7,8,9]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
BL30	Bi-level switched dimming, 30%[3,9,10,11]
BL50	Bi-level switched dimming, 50%[3,9,10,11]
PNMTDD3	Part night, dim till dawn[3,11,16]
PNMT5D3	Part night, dim 5 hrs[3,11,16]
PNMT6D3	Part night, dim 6 hrs[3,11,16]
PNMT7D3	Part night, dim 7 hrs[3,11,16]
HS	Houseside shield[17]

Shipped separately[17]

WG	Wire guard

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adapter (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.

**Round pole top must be 3.25" O.D. minimum.*

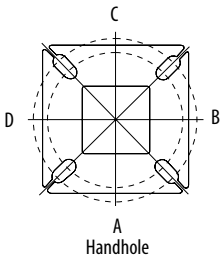
NOTES

1 20C or 30C LED are not available with 530 Drive Current and 347V or 480V.
2 Any Type 5 distribution, is not available with WBA.
3 Any PIRx with BL30, BL50 or PNMT, is not available with 208V,240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
6 Available as a separate combination accessory: PUMBAK (finish) U.
7 Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
10 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control. Dimming driver standard. Not available with PER5 or PER7.
11 Maximum ambient temperature with 347V or 480V is 30°C.
12 Reference Motion Sensor table.
13 Reference PER table on page 3 to see functionality.
14 Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
15 Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
16 Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
17 Also available as a separate accessory; see Accessories information.
18 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

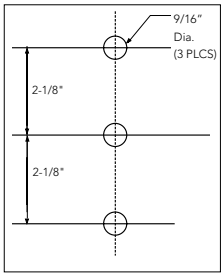
Drilling

Template #5

HANDHOLE ORIENTATION



Top of Pole



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

*** For round pole mounting (RPDXX) only.* *† Requires 9" or 12" arm.*

Pole drilling nomenclature: # of heads at degree from handhole (default side A)				
DM19	DM28	DM29	DM39	DM49
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature				

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	2	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*For use when motion sensor is used as dusk to dawn control						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

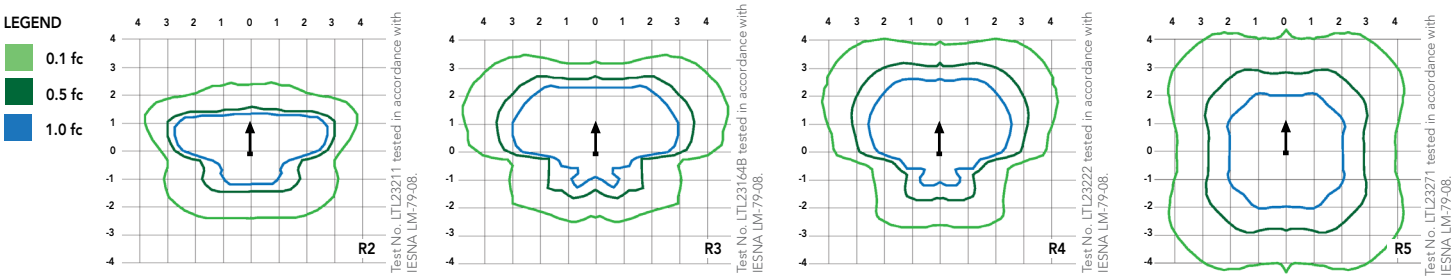
✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAD LED homepage.

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



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FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION
Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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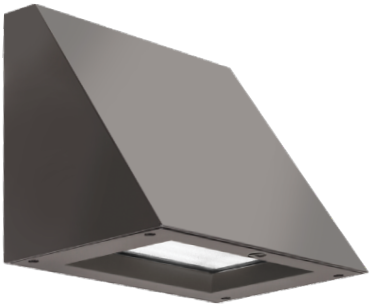


WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

Buy American

Catalog Number

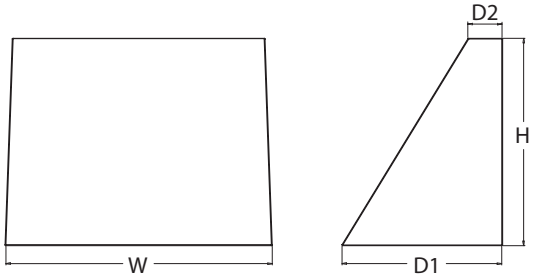
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	**Shipped included**	**Shipped separately**
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P3[1]	P3SW	35K	3500K				480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K						
	P5[1]		50K[2]	5000K						

Options

- **E4WH** Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
- **E10WH** Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
- **E20WC** Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- **PE**[4] Photocell, Button Type
- **DS**[5] Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
- **DMG**[6] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
- **BCE** Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- **BAA** Buy America(n) Act Compliant

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

- **PIR** Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- **PIRH** Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- **PIR1FC3V** Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- **PIRH1FC3V** Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

- **NLTAIR2 PIR** nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
- **NLTAIR2 PIRH** nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

- **DDBXD** Dark bronze
- **DBLXD** Black
- **DNAXD** Natural aluminum
- **DWHXD** White
- **DSSXD** Sandstone
- **DDBTXD** Textured dark bronze
- **DBLBXD** Textured black
- **DNATXD** Textured natural aluminum
- **DWHGXD** Textured white
- **DSSTXD** Textured sandstone

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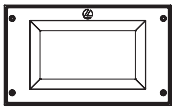
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

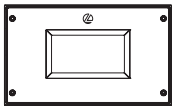
NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI
3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4 PE not available in 480V or with sensors/controls
5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6 DMG option not available with sensors/controls
7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



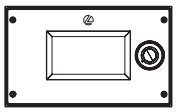
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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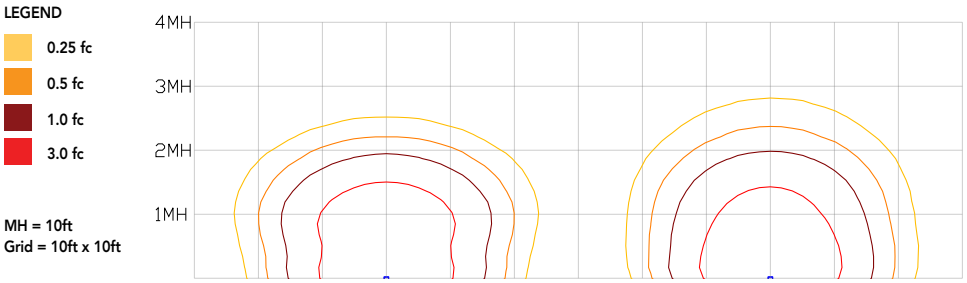
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW

WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

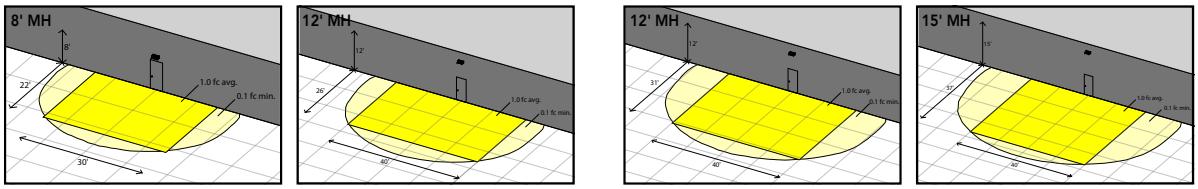
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

Grid = 10ft x 10ft



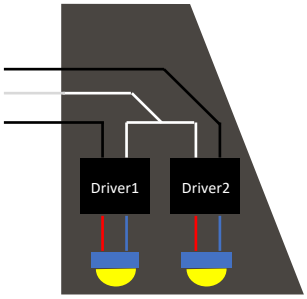
WDGE2 LED xx 40K 80CRI VF MVOLT E10WH

WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

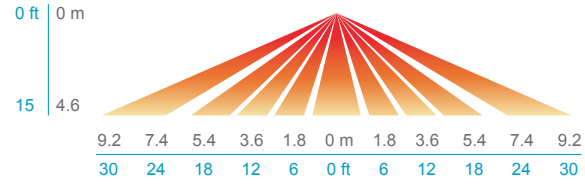
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

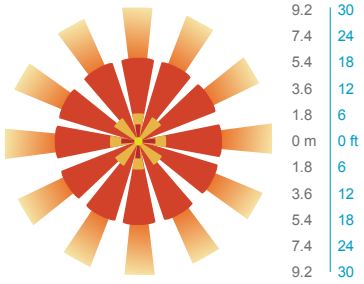
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

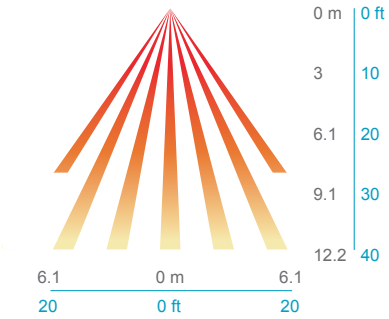
HIGH VIEW



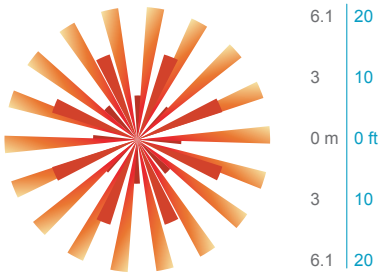


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

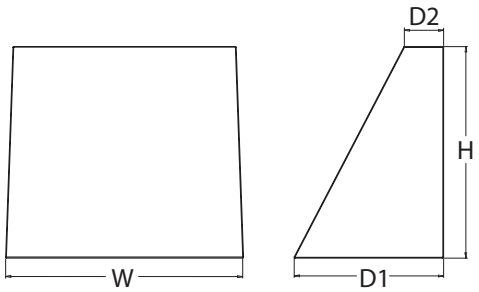
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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Photometric Diagrams

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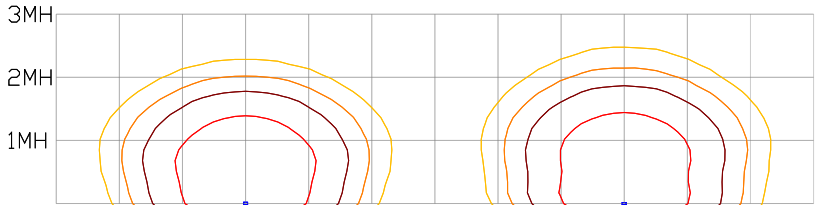
LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

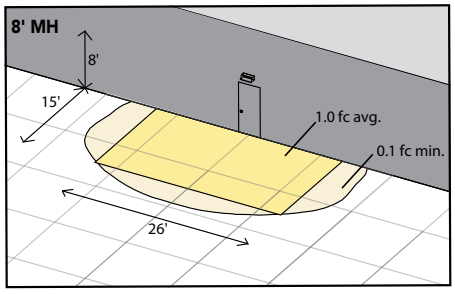
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft



WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

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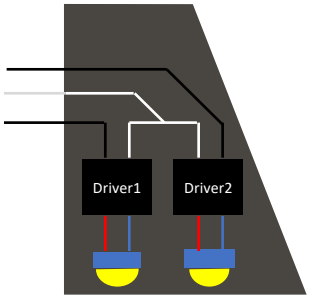

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Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

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A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

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VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

22 August 2022

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

RE: E Stagecoach Industrial Park
E Stagecoach Way and Swan Falls Rd, Kuna 83634 **File no. 22-33-DR**
Boise-Kuna Irrigation District BK-389
South Rail Road Lateral 141+20, 166+70
Sec. 26, T2N, R1W, BM.

Troy Behunin, Planner:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 30 feet west and southwest and 30 feet east and northeast 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 (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

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

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

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and the Bureau of Reclamation and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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

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

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

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

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: Ray Moore Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

- 40-foot wide driveway located 835-feet east of Swan Falls Road

d. Staff Comments/Recommendations: The applicant's proposal to construct 2 paved curb return type shared driveways onto Stagecoach Way, meets District policy and should be approved, as proposed.

3. 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.

4. 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. Construct Stagecoach Way as half of a 40-foot wide local industrial street section with pavement widening, vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalk abutting the site, as proposed. Dedicate the existing prescriptive right-of-way from centerline of Stagecoach Way to extend to 2-feet behind back of sidewalk abutting the site.
2. Construct a 30-foot wide paved curb return type shared access driveway from the site onto Stagecoach Way located 507-feet east of Swan Falls Road.
3. Construct a 40-foot wide paved curb return type shared access driveway from the site onto Stagecoach Way located 835-feet east of Swan Falls Road.
4. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
5. Payment of impact fees is due prior to issuance of a building permit.
6. 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.

From:	Renata Ball-Hamilton
To:	David Crawford; bgulash@hillside-architecture.com
Cc:	timothywtimjm@aol.com; gronbeck@kggdev.com; Jessica Reid; Mindy Wallace
Subject:	RE: KUNA22-0022, Stagecoach Industrial Park, 22-33-DR
Date:	Friday, September 9, 2022 3:40:36 PM
Attachments:	image002.png KUNA22-0022, Stagecoach Industrial Park, 22-33-DR.pdf

Hi David,

Happy Friday!

I apologize for any confusion.

1. *Construct Stagecoach Way as half of a 40-foot wide local industrial street section with pavement widening, vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalk abutting the site, as proposed. Dedicate the existing prescriptive right-of-way from centerline of Stagecoach Way to extend to 2-feet behind back of sidewalk abutting the site*.

- Was reading the staff report and noted Condition of approval No. 1 on page 5. *Above*

- We are not aware of a 40-foot wide local road.

It is not a local road; Stagecoach Way is a Local Industrial Roadway. The 40-foot wide applies to the industrial street section width not the right-of-way.

- When we contacted ACHD prior to designing the project, we were informed that Stagecoach was a 50-foot local road with 25-feet of right-of-way either side of centerline.

Per ACHD policy the applicant has been required to dedicate the existing prescriptive right-of-way of 50-feet on Stagecoach way to the District. Please review the policy in the attached report.

- Just want to make sure we are working under the correct right-of-way for the District.

Yes, you are working under the correct right-of-way for ACHD.

** Disclaimer: The information provided in this email is a general list of potential requirements District staff may recommend upon review of a formal development application. This is based solely on the information provided by a telephone conversation. The intent of this email is to provide the applicant information pertaining to ACHD policies and procedures. This email does not constitute an

approval of a site plan, access points, street sections, variances or waivers of policy, etc. Variance or waiver requests must be submitted in writing as part of the development application submittal. Additional issues or requirements may become apparent and/or recommended in the future upon a full review of the development application submittal along with all of the required information, including a traffic impact study if necessary. The issuance of the District's staff report summarizing the District action on the development application constitutes the final decision and/or approval of the development application.

Thank You,

Renata Ball-Hamilton
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6171
rhamilton@achdidaho.org

From: David Crawford <dacrawford@centengr.com>
Sent: Friday, September 9, 2022 2:52 PM
To: Renata Ball-Hamilton <rhamilton@achdidaho.org>; bgulash@hillside-architecture.com
Cc: timothywtimjm@aol.com; gronbeck@kggdev.com; jreid@kunaid.gov; Mindy Wallace <Mwallace@achdidaho.org>
Subject: RE: KUNA22-0022, Stagecoach Industrial Park, 22-33-DR

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Renata,
Was reading the staff report and noted Condition of approval No. 1 on page 5.
We are not aware of a 40-foot wide local road.
When we contacted ACHD prior to designing the project, we were informed that Stagecoach was a 50-foot local road with 25-feet of right-of-way either side of centerline.

Just want to make sure we are working under the correct right-of-way for the District. Please advise.

Sincerely,

David Crawford - Centurion Engineers, Inc.
Formerly B&A Engineers

Phone: 208.343.3381
dacrawford@centengr.com

We have moved! Our new location is 2323 S. Vista Ave. Suite 206, Boise, ID. 83705

From: Renata Ball-Hamilton <rhamilton@achdidaho.org>
Sent: Thursday, September 8, 2022 10:45 AM
To: bgulash@hillside-architecture.com
Cc: timothywtimjm@aol.com; gronbeck@kggdev.com; David Crawford <dacrawford@centengr.com>; jreid@kunaid.gov; Mindy Wallace <Mwallace@achdidaho.org>
Subject: KUNA22-0022, Stagecoach Industrial Park, 22-33-DR

Good morning,

Attached is the ACHD draft staff report for the Stagecoach Industrial Park, site located at E. Stagecoach Way, (Parcels #. S1325233614, S1325233618, S1325233622, S132533626)

Please respond to this email with any questions or concerns by Friday, September 9th, at 4pm before ACHD issues the final staff report.

** Disclaimer: The information provided in this email is a general list of potential requirements District staff may recommend upon review of a formal development application. This is based solely on the information provided by a telephone conversation. The intent of this email is to provide the applicant information pertaining to ACHD policies and procedures. This email does not constitute an approval of a site plan, access points, street sections, variances or waivers of policy, etc. Variance or waiver requests must be submitted in writing as part of the development application submittal. Additional issues or requirements may become apparent and/or recommended in the future upon a full review of the development application submittal along with all of the required information, including a traffic impact study if necessary. The issuance of the District's staff report summarizing the District action on the development application constitutes the final decision and/or approval of the development application.

Thank You,
Renata Ball-Hamilton
Planner, Development Services
Ada County Highway District

Phone: (208) 387-6171
rhamilton@achdidaho.org

Project/File: **Stagecoach Industrial Park/ KUNA22-0022/ 22-33-DR**
This is a design review application to allow for the construction of 4 industrial buildings totaling 38,105 square feet on 4.3 acres.

Lead Agency: City of Kuna

Site address: East Stagecoach Way, Parcels S1325233614, S1325233618, S1325233622, S132533626

Staff Approval: September 9, 2022

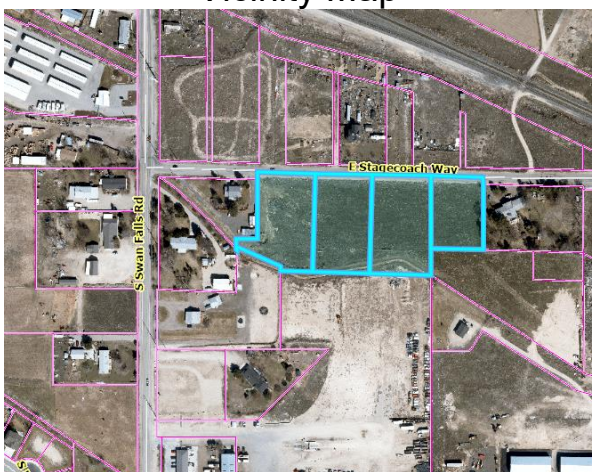
Applicant: Hillside Architecture, PLLC
Brett Gulash
409 S. 8th Street, Suite 201
Boise, Idaho 83702

Representative: KGG Development
David Gronbeck
P.O. Box 225
Kuna, Idaho 83634

Owner: Timothy Gordan
2598 W. Kuna Road
Kuna, ID 83634

Staff Contact: Renata Ball-Hamilton
Phone: 387-6171
E-mail: rhamilton@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting design review approval to allow for the construction of 4 flex space industrial buildings totaling 38,105 square feet consisting of a 10,400, 11,600, 10,150 and 6,000 square foot buildings on 4.3 acres.

   The applicant's proposal is consistent with the City of Kuna's future land use map which designates this site as industrial.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Light Industrial	M-1
South	Light Industrial	M-1
East	Limited Office	L-O
West	Low Density Residential, Limited Office	R-4, L-O

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

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

   - Sera Sole, an 89 lot development consisting of 78 buildable lots, a commercial lot and 9 common lots on 19-acres located southwest of the site and was approved by ACHD in May 2020.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.

7. **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.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   There are no bridges or intersections in the general vicinity of the project that are in the District's Capital Improvements Plan (CIP).

   - Stagecoach Way (at swan Falls Road) is scheduled in the IFYWP for a corridor improvement project to improve select roadways. Project will improve road surface condition and adjacent ADA ramps on residential streets identified as part of ACHD's Pavement Management Program. Project to may include curb and sidewalk accessibility improvements, filling sidewalk gaps, bulb outs, bikeway signage and enhanced crossings. Construction to start in 2023.

9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   The BMP does not identify any bicycle facilities on Stagecoach Way. The BMP identifies Swan Falls Road as Level 3 facilities that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
General Light Industrial	185.57	24.76
Industrial Park	128.41	12.95
Manufacturing	180.99	28.19
Warehousing	65.15	6.85
Specialty Trade Contractor	374.19	73.54
General Office Building	413.05	54.87

2. Condition of Area Roadways
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Swan Falls Road	0-feet	Minor Arterial	69	Better than "E"
Stagecoach Way	675-feet	Local Industrial	140	N/A

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

** ACHD does not set level of service thresholds for local roadways.

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 Swan Falls Road south of King Road was 1,355 on November 11, 2021.
- The average daily traffic count for Stagecoach Way east of Swan Falls Road was 3,160 on June 9, 2021.

C. Findings for Consideration

1. Stagecoach Way

a. Existing Conditions: Stagecoach Way is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Stagecoach Way (21 to 26-feet prescriptive right-of-way from centerline).

b. Policy:

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all industrial 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 7209.5 states that right-of-way widths for new industrial roadways shall be 50-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 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Sidewalk Policy: District Policy 7209.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on one side of all industrial 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 Stagecoach Way as half of a 40-foot wide industrial street section to include pavement widening vertical curb, gutter and 5-foot wide attached concrete sidewalk abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to construct Stagecoach Way as half of a 40-foot wide industrial street section meets District policy and should be approved, as proposed.

As noted above, the existing right of way along Stagecoach Way is prescriptive right-of-way. Therefore, the applicant should be required to dedicate right-of-way from the centerline of Stagecoach Way to extend to 2-feet behind back of sidewalk abutting the site.

2. Driveways

2.1 Stagecoach Way

a. Existing Conditions: There are no existing driveways from the site onto Stagecoach Way.

b. Policy:

Driveway Location Policy: District policy 7209.4.1 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 7209.4.1 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 7209.4.3 restricts industrial driveways to a maximum width of 40-feet. Most industrial 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, 7209.4.3, 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.

Driveway Design Requirements: District policy 7209.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

c. Applicant's Proposal: The applicant is proposing to construct 2 paved curb return type shared driveways located as follows (measured centerline to centerline):

- 30-foot wide driveway located 507-feet east of Swan Falls Road

- 40-foot wide driveway located 835-feet east of Swan Falls Road

d. Staff Comments/Recommendations: The applicant's proposal to construct 2 paved curb return type shared driveways onto Stagecoach Way, meets District policy and should be approved, as proposed.

3. 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.

4. 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. Construct Stagecoach Way as half of a 40-foot wide local industrial street section with pavement widening, vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalk abutting the site, as proposed. Dedicate the existing prescriptive right-of-way from centerline of Stagecoach Way to extend to 2-feet behind back of sidewalk abutting the site.

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3. Construct a 40-foot wide paved curb return type shared access driveway from the site onto Stagecoach Way located 835-feet east of Swan Falls Road.

4. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

5. Payment of impact fees is due prior to issuance of a building permit.

6. 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

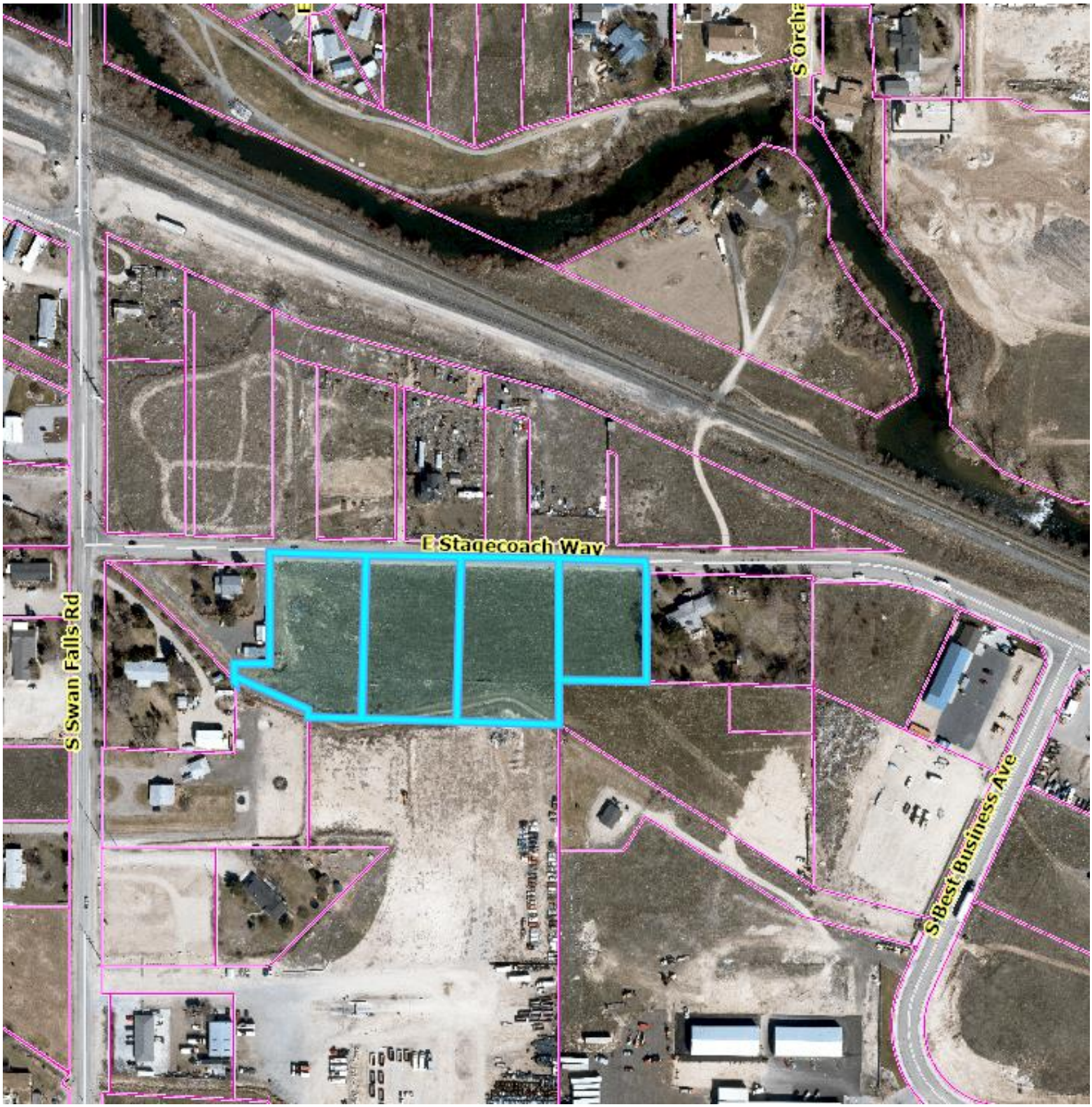
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

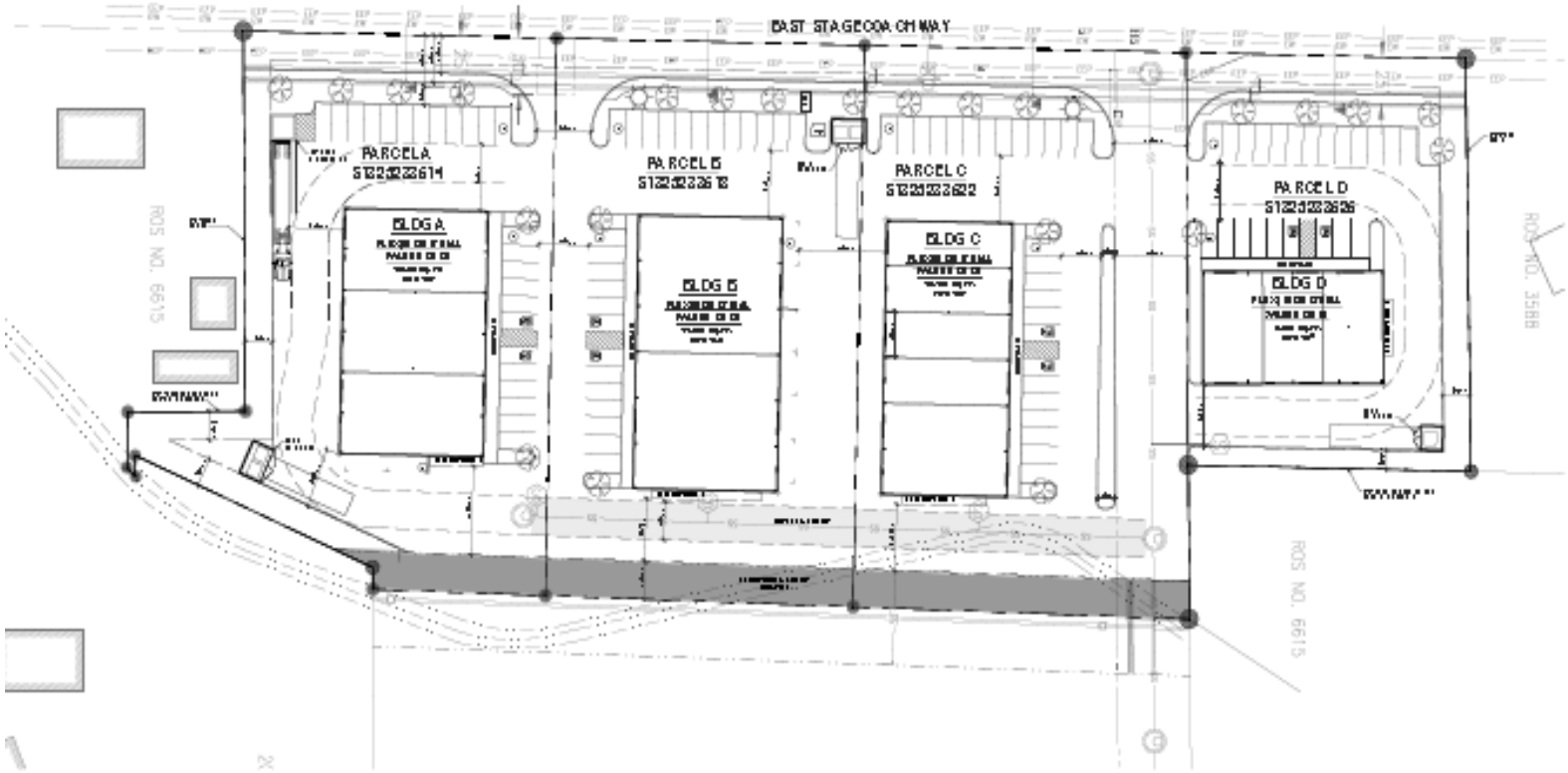
G. Attachments

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

VICINITY MAP



SITE PLAN


EAST STAGECOACH WAY
PARCEL A
PARCEL B
PARCEL C
PARCEL D
BLDG A
BLDG B
BLDG C
BLDG D
ROS NO. 6615
ROS NO. 3588

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

DESIGN REVIEW MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**29 September 2022**	
RE:	**Public Works Comments**	
	E Stagecoach Flexspace – 22-33-DR (Design Review)	

The E Stagecoach Flexspace property, 22-33-DR, design review request dated 18 August 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil construction drawings will be accomplished separately when received by PWoffice@kunaid.gov.

Public Works staff can support approval of this application.

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

1) Inspection & Fees

a) Public Works utility connection and inspection fees shall be paid prior to issuing a building permit. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

2) General

a) Civil construction drawings will need to be provided to the Public Works Department (PWoffice@kunaid.gov).
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.
e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

3) Right-of-Way

a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

a) This project will be connected to City services. Public Works construction drawing review team will coordinate sewer corrections during the civil construction drawing review process.
b) All sewer infrastructure must meet or exceed City of Kuna requirements.
c) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

a) This project will be connected to City services. Public Works construction drawing review team will coordinate water corrections during the civil construction drawing review process.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

a) This project will not be connected to City services.

7) Grading and Storm Drainage

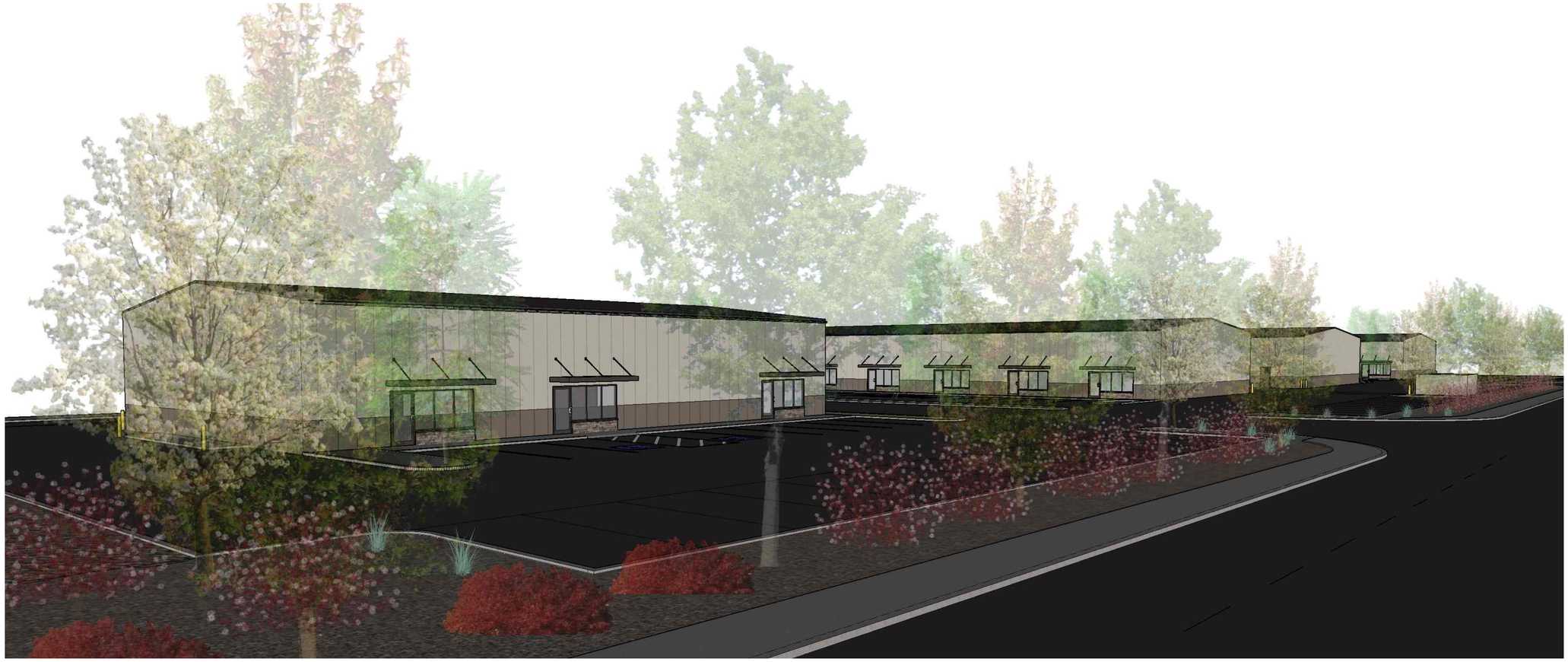
a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private 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.



SITE AND BUILDING INFORMATION

APN'S: S1325233614, S1325233618,
S1325233622, S132533626
ZONING: M-1

BUILDING STATS:

BUILDING A: 10,400 SF
BUILDING B: 11,600 SF
BUILDING C: 10,150 SF
BUILDING D: 6,000 SF

PARKING:

PARKING PROVIDED: **108 PARKING SPACES PROVIDED**
8 ACCESSIBLE PARKING SPACES PROVIDED
100 REGULAR PARKING SPACES
PARKING REQUIRED: (10,400 + 11,600 + 10,150 + 6,000) = 38,150
38,150 / 400 = 95.3 = **96 PARKING SPACES REQUIRED**

PLANNING AND ZONING HEARING PRESENTATION

STAGECOACH INDUSTRIAL PARK

101 EAST STAGECOACH WAY, KUNA, ID 83634

HillSide architecturepllc