

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 November 22, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

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

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

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated October 25, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade
 - B. Case No. 22-35-DR (Design Review) for the Kuna Police Station

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

- A. Case No. 22-15-SUP (Special Use Permit) 2857 N Kenneth Avenue In-home Group Daycare– Jessica Reid, Associate Planner

The Rukundo’s were originally approved August 9, 2022, for an In-home Group Daycare at 790 W Nannyberry Street, immediately southeast of their current address, but have since had the opportunity to purchase a larger home. As such, the Rukundo’s request Special Use Permit Approval to operate an In-Home Group daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM; located at 2857 N Kenneth Ave (APN: R0501730280); Section 14, Township 2 North, Range 1 West.

- B. Case No. 22-08-AN (Annexation) 5625 W Barker Road – Jessica Reid, Associate Planner

Applicant requests to Annex approx.65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone; Kuna City Limits are immediately west. The subject site is located at 5265 W Barker Road (APN: S2008223010) and is currently zoned RP (Rural Preservation) in unincorporated Ada County; Section 8, Township 1 North, Range 2 East.

- C. Case Nos. 22-14-S (Preliminary Plat) & 22-31-DR (Design Review) Griffons Point Subdivision – Troy Behunin, Senior Planner

Boise Basin Development, LLC, requests Preliminary Plat approval in order to subdivide approximately 22.28 acres zoned R-4 (Medium Density Residential), into 72 residential, 14 common and two (2) shared driveway lots. A Design Review for the common lots is included with the application. The site is located near the southeast corner of the E Kuna Road and S Eagle Road intersection (APN: S1428223050); Section 28 Township 2 North, Range 1 East.

5. BUSINESS ITEMS:

- A. Case No. 22-41-DR (Design Review) for the Hawk Substation – Doug Hanson, Director

Idaho Power Company requests Design Review approval to for the Hawk Substation site design, fence and landscaping. The subject site is located at 15450 S Cloverdale Road, Kuna ID, 83634 (APN: S1434336150) within Section 34, Township 2 North, Range 1 East.

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 October 25, 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 00:00:10)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young
Vice Chairman Dana Hennis - Absent
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:

Doug Hansong, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Chris Engels, City Clerk
Jessica Reid, Associate Planner

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

(Timestamp 00:00:36)

1. Regular Planning and Zoning Commission Meeting Minutes Dated October 11, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-09-SUP (Special Use Permit) Hawk Substation
 - B. Case No. 22-11-SUP (Special Use Permit) Cole Substation
 - C. Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision
 - D. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-02-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments
 - E. Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace

(Timestamp 00:00:38)

Motion To: Approve the Consent Agenda.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

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

(Timestamp 00:00:52)

- A. Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade – Doug Hanson, Director

(Timestamp 00:01:02)

Planning and Zoning Director Doug Hanson presented an overview of the project then stood for questions.

(Timestamp 00:02:22)

Jeff Maffuccio of Idaho Power discussed the need for the upgrade due to deficits becoming evident withing the power grid; Idaho Power’s desire to use existing power poles; why some of the existing power poles could not be used for the additional line in a certain areas; briefly discussed the need for additional power due to growth within the valley; the requirement for a Public Utility to serve all customers; that the project had been planned for approximately 12 years; and that a large majority of the required easements ha already been under Idaho Powers ownership for some time. *(Mr. Maffuccio referenced a PowerPoint presentation during his testimony; see Pages 217 – 228 of the meeting packet).*

(Timestamp 00:13:20)

Chairman Young asked how wide the easements were; Mr. Maffuccio answered they were between 25-ft to 50-ft. Mr. Maffuccio further explained that the power poles were approximately 4-ft wide, and the insulators (arms extending from the poles) extended out 10 – 15-ft.

(Timestamp 00:13:00)

Commissioner Main commented that the poles north of Kuna Road appeared overwhelming then asked if Idaho Power had discussed with ACHD (Ada County Highway District) the requirements for future roadway widening, and if ACHD had an estimated date for construction on the widening. Mr. Maffuccio answered ACHD had requested 80-ft of right-of-way for future widening at their last conversation; he commented that improvements to Cloverdale Road was not currently part of ACHD’s 5-Year Capital Improvement Plan but that Idaho Power would continue working with ACHD in regards to the future improvements. Commissioner Main then asked how difficult it was to move the power poles; Mr. Maffuccio stated it was the cost to do so which was the larger issue, then further commented the project was still a few years out which provided the ability to work out detailed specifics with ACHD.

(Timestamp 00:16:36)

Chairman Young opened the Public Hearing.

Support:

None

Neutral:

None

Against:

None

(Timestamp 00:16:46)

Chairman Young provided an additional opportunity for any individuals present to sign-in to testify if they wished to do so; one (1) person came forward.

Support:

None

Neutral:

Brad Peters, 12467 S Cloverdale Road, Kuna, ID 83634 - Testify

Against:

None

(Timestamp 00:17:52)

Brad Peters commented that Idaho Power had been very cooperative and had actually sent out an Idaho Power representative and Engineer when he contacted them. Mr. Peter's then commented that he did not understand why the new line could not utilize the existing power poles which resulted in new poles needing to be installed on the opposite side of Cloverdale where there currently weren't any; he asked why additional height was not going to be added to the existing poles. Mr. Peters was concerned with the new poles being an eyesore, and why an additional wood power pole needed to be added to his property. He also commented on his concerns with future Cloverdale Road widening as he was under the impression the right-of-way would be over 100-ft. Mr. Peters understood the need for additional power, he was just concerned with what he viewed as lack of future planning, additional items being on his property and the potential for him to lose additional property with future improvements.

(Timestamp 00:21:01)

Mr. Maffuccio rebutted that triple service was not permitted on the existing poles. He also commented that additional wood poles on his property may be due to span length of a line or other factors. Mr. Maffuccio agreed the required right-of-way may be larger than he had believed but Idaho Power was willing to work that out with ACHD.

(Timestamp 00:23:00)

Jimmy Buker, Idaho Power Engineer, explained why triple circuit on the existing poles did not work and referenced three (3) specific reasons: height restrictions from the FAA; the increased width of the power poles to support the additional circuit and the inability for manufacturers to create poles that met those requirements; and the force wind applies to the wires. Mr. Buker then stood for questions.

(Timestamp 00:28:08)

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

(Timestamp 00:28:32)

Chairman Young believed that if Idaho Power continued to work with ACHD and because a majority of the poles were already existing, the upgrade was needed due to power requirements; he understood concerns of the residents who had submitted testimony, but did not see an ability for the project not to move forward due to current and future power needs.

(Timestamp 00:29:07)

Commissioner Garten agreed it was an eyesore but it was a necessary eyesore.

(Timestamp 00:29:21)

Commissioner believed that if Idaho Power worked with ACHD to mitigate roadway issues and/or future roadway expansion, he found no issues with the project.

(Timestamp 00:29:27)

Commissioner Greger stated it was unfortunate a portion had to be on both sides of the road but otherwise, she had no concerns.

(Timestamp 00:30:08)

Motion To: Approve Case No. 22-13- SUP (Special Use Permit) for Idaho Power Bowmont to Hubbard Transmission Line Upgrade, with the Conditions as outlined in staffs report.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent:

Motion Passed: 4-1-0

5. BUSINESS ITEMS:

(Timestamp 00:31:02)

A. Case No. 22-35-DR (Design Review) for the Kuna Police Station – Doug Hanson, Director

(Timestamp 00:31:13)

Planning and Zoning Director Doug Hanson presented an overview of the proposed new Kuna Police Station, then stood for questions.

(Timestamp 00:32:50)

Chairman Young asked if the existing trash enclosure was sufficient to service a new police station and City Hall. Mr. Hanson answered that roll-bins (dumpsters) would be used during construction then deferred to the City Clerk to elaborate.

(Timestamp 00:33:14)

City Clerk Chris Engels confirmed roll-bins were to be used during construction, then once complete, the city would re-evaluate if an additional or larger dumpster was required for daily use. Ms. Engels pointed out that they did not want to utilize the average tip-carts and dumpster usage would be dependent on what the police station could and could not throw away (i.e., document shredding services). The Chairman then asked if an additional ADA parking stall would be added as one (1) was being removed according to the project renderings. Mr. Hanson stated that two (2) ADA stalls were being added at the proposed police station, therefore exceeding the ADA parking requirements outlined in Kuna City Code. Ms. Engels clarified if the Chairman was asking if a courtesy ADA stall would be added to the south (near the greenbelt); Chairman Young answered no and felt the two (2) additional ADA stalls were sufficient for the station.

(Timestamp 00:36:00)

Commissioner Main stated concerns with the longevity of the proposed metal shop building and would prefer to see a stone wainscot that matched the station and City Hall to counteract; he also

felt the stone wainscot should extend around the north of the station. Commissioner Main was also concerned with the engineering of one (1) of the entry overhangs as it appeared it would not be structurally sound.

(Timestamp 00:37:35)

Ms. Engels explained the stone wainscot did not continue on the north as the intent was to highlight the public entrances to the station and act as a visual deterrent for the public attempting to access a secured entrance. She also explained that Kuna Police signage was intended for the north side of the station, as well as attempting to be as budget conscious as possible in spending tax dollars; if continuing the stone was not necessary, it was preferred it was not added in order to reduce costs. In regards to the shop, Ms. Engels did not feel that stone was not necessary for the shop as it was simply used for storage; again, she referenced diligence in budgeting which is why a metal building was chosen instead of a stucco one. Ms. Engels expressed willingness to review the entry overhangs with the designing architect to ensure they were structurally sound. Commissioner Main understood Ms. Engels reasoning but again pointed out that a wainscot of some sort seemed appropriate as the shop faced the parking lot shared between the station and City Hall.

(Timestamp 00:44:06)

Mr. Hansons asked Commissioner Main if a stone wainscot was an absolute or if the Commission would support a painted wainscot. Commissioner Main suggested a stone veneer or sheet metal running in the opposite direction of the main structure and painted a color similar to the stone on City Hall and the proposed station. Ms. Engels asked for a moment to ask clarifying questions to staff.

(Timestamp 00:46:05)

Mr. Hanson asked the Commission if they would be willing to let staff research the potential additional costs as the new station was taxpayer funded. Commissioner Main stated he did not believe a wainscot on the east face of the shop would add a substantial cost increase that would negatively affect the budget. Ms. Engels and staff performed calculations and how many square feet would be required for the wainscot, then Mr. Hanson confirmed that it appeared it was a doable change to add a metal wainscot to the shop.

(Timestamp 00:50:41)

Chairman Young then stated that he felt the proposed plantings along the north, when grown out, would hide any additional wainscotting and would provide a visual breakup of the façade; he agreed that budgets for public buildings were important to follow. Commissioner Main agreed the landscaping would be adequate on the north as well.

(Timestamp 00:52:14)

Commissioner Garten had no concerns and appreciated the desire to create cohesive design between the proposed station and City Hall; he agreed with Commissioner Main on adding a wainscot to the shop. Commissioner Garten asked if the new police station was what spurred an Impact Fee increase. Ms. Engels answered that thought Impact Fees were being used, it was not the cause.

(Timestamp 00:54:36)

Ms. Engels provided an estimated timeline for the project, explaining that staff was hoping to have the design finalized by the end of the week so they could move forward to the bidding

process where requests for bid would be published two (2) times. Ms. Engels expected the formal fund request to go before City Council in December, then the project could move forward to submitting for building permits. She also commented that the project was designed in a way that, if additional space was required in the future, it could be added, as well as having an emergency command room that could be used by other agencies such as the Kuna Rural Fire District.

(Timestamp 00:58:18)

Commissioner Garten asked if Kuna Police anticipated having to hire new staff to fill the building. Ms. Engels commented that additional staff was not required at this time, but should additional staff be required to provide an acceptable level of service of 1 officer:1,000 residents, there was room to do so. Commissioner Garten explained that there were concerns within neighboring law enforcement that officers had to sit in their vehicles to complete paperwork and having this larger station provided a safer environment for the officers to perform their paperwork duties and get back out to the public. Ms. Engels confirmed that was a concern for Kuna Police Chief Fratusco as well and that was considered in the proposed station design.

(Timestamp 01:01:30)

Commissioner Greger asked if the greenbelt pathway on the west (*connecting the W 4th Street and N School Ave intersection to the greenbelt*) would be closed; Ms. Engels stated it would in fact remain.

(Timestamp 01:02:07)

Motion To: Approve Case No. 22-35-DR (Design Review) for the Kuna Police Station, with the Conditions as outlined in staffs report and the additional Condition a horizontal corrugated metal wainscot, painted to match the stonework of the station and City Hall, be added to the east face of the shop.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Greger

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

6. ADJOURNMENT:

(Timestamp 01:02:50)

As there were no other items on the Agenda, Chairman Young asked staff if there were any other administrative items to discuss.

(Timestamp 01:02:57)

Associate Planner and Meeting Clerk Jessica Reid confirmed Commissioner scheduled absences for the upcoming weeks and reminded the Commission the next meeting would be held on Wednesday November 9, 2022, due to the upcoming election.

(Timestamp 01:03:31)

Motion To: Adjourn.

Motion By: Commissioner Garten

Motion Seconded: Commissioner Main

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-1-0

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

October 25, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 22-13-SUP (Special Use Permit) Idaho Power Bowmont to Hubbard Transmission Line Upgrade

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		BRAD PETERS _____ Print Name		_____ Print Name	
_____ Print Address		12467 S. CEDARHURST _____ Print Address		_____ Print Address	
City	State, Zip	KUNA	ID 83634	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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_____ Print Address		_____ Print Address		_____ Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
City	State, Zip	City	State, Zip	City	State, Zip

1.2 Public Hearing

1.2.1 The Planning and Zoning Commission heard this on October 25, 2022. The FCO’s have been requested to go to the Commission in November 22, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission’s October 25, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:

Doug Hanson, Planning & Zoning Director

1.3.1.2 Appearing for the Applicant:

Jeff Maffuccio, Idaho Power, 1221 W Idaho Street, Boise, ID 83702

1.3.1.3 Appearing in Favor:

Jimmy Buker, HDR, 412 E Parkcenter Boulevard, Boise, ID 83706 - Testified

1.3.1.4 Appearing Neutral:

Brad Peters, 12467 S Cloverdale Road, Kuna, ID 83634 - Testified

1.3.1.5 Appearing in Opposition:

None

**II
DECISION**

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

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 25, 2022, hearing in the Kuna Melba News, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
Kuna Melba News	September 28 and October 5, 2022

3.1.2.2 Notice for the October 25, 2022, hearing containing the legal description of the property proposed to be used, was mailed on September 28, 2022, to all know and affected property owners within 300-ft of the property boundaries.

3.1.2.3 Notice for the October 25, 2022, hearing was posted on a sign in accordance with Kuna City Code 5-1A-8, on October 15, 2022. A Proof of Property Posting was provided to staff October 17, 2022.

3.2 Findings Regarding Special Use Permit

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

3.2.2 The Applicant held a Neighborhood Meeting on June 28, 2022; there were two (2) attendees. Legal Notices were mailed out to landowners within 300-feet of the subject site on September 28, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 28 and October 5, 2022. The Applicant posted a sign on the property on October 15, 2022.

3.3 Testimony of the City Planner

3.3.1 Conclusions: Planning and Zoning Director Doug Hanson, in a staff report to the Planning and Zoning Commission dated October 25, 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 Idaho Power Company requests Special Use Permit approval for portions of the proposed Bowmont to Hubbard 230-kilovolt transmission line upgrade project located in City of Kuna which will run adjacent to Barker Road and Cloverdale Road.

3.3.1.2 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.

3.3.1.3 Per City Engineer's comments (Exhibit 2.13), Public Works can support this Special Use Permit request as the Applicant does not propose construction or connection of any public works infrastructure.

3.3.1.4 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 3.4 of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.4 Conditions of Approval: As a result of the review, the Planning & Zoning Commission Approved the application with the following Conditions:

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

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

- 3.4.3 When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.
- 3.4.4 Applicant shall follow staff, City Engineer's, Ada County Highway District and other agency recommended requirements as applicable.
- 3.4.5 Applicant shall adhere to all agencies and staff requirements and recommendations.
- 3.4.6 Applicant shall comply with all federal, state and local laws.

3.5 Other Testimony

- 3.5.1 10/25/2022 Public Hearing – Jeff Maffucio, Idaho Power presented details on the project discussing: the size and scope of the overall project area, the anticipated construction year of 2025-2026 and the need to provide power and resiliency to accommodate population growth.
- 3.5.2 10/25/2022 Public Hearing – Brad Peters, 12467 S Cloverdale Road, Kuna, ID 83634 stated that Idaho Power has been cooperative to deal with thus far. He did not understand why the monopoles being used had to be placed on both sides of Cloverdale, or they could not make existing poles taller.
- 3.5.3 10/25/2022 Public Hearing - Jimmy Buker, HDR, 412 E Parkcenter Boulevard, Boise, ID 83706 addressed Mr. Peter's question by explain the issues preventing making the existing monopoles taller: FAA height limitations, design problems and manufacturing constraints.

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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Special Use Permit applications as provided in Kuna City Code 1-14-3.
- 4.3 Kuna City Code 5-6 provides that:

It is recognized that an increasing number of new kinds of uses appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.

The Planning and Zoning Commission shall hold a Public Hearing on each Special Use Permit application as specified in the Official Schedule of District Regulations. The Commission may Approve, Conditionally Approve or Deny a Special Use Permit under the Conditions as herein specified and considering such additional safeguards as will uphold the intent of this Title.

V
ORDER OF APPROVAL FOR SPECIAL USE PERMIT

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

- 5.1** Case No. 22-13-SUP (Special Use Permit) for the Idaho Power Bowmont to Hubbard transmission Line Upgrade.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna, at its regular meeting held on the 22nd day of November, 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

1.3 Testimony

1.3.1 Those who testified at the Commission’s October 25, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:

Doug Hanson, Planning and Zoning Director

1.3.1.2 For the Applicant:

Chris Engels, Kuna City Clerk

Morgan Treasure, Economic Development Director

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 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.

3.2 Findings Regarding Design Review

3.2.1 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.

3.2.2 Review by Staff and the Commission of the proposed Design Review confirms the proposed structures and their design appear appropriate for the subject site.

3.2.3 The Comprehensive Plan designates the future land use designation of the subject site as Commercial; the subject site is currently zoned CBD (Central Business District), thus meeting this requirement.

3.2.4 Upon review, staff finds the proposed project is an appropriate fit for the proposed location.

3.2.5 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.

3.2.6 Sidewalks immediately adjacent to the police station and the existing sidewalk on W 4th Street, provides safe pedestrian access.

3.2.7 Based on comments provided by ACHD in Exhibits 2.11, the existing infrastructure can support the proposed development once roadway improvements are made; the Public

Works Department in Exhibit 2.12 also states the existing infrastructure can support the proposed development.

3.3 Testimony of City Staff

3.3.1 Conclusions: Planning & Zoning Director Doug Hanson, in a staff report to the Planning and Zoning Commission dated October 25, 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 proposed police station will be approximately 5,399 SF with a 960 SF shop. Exterior building materials as shown in Exhibit 2.9 will match existing City Hall.
- 3.3.1.2** The existing sod landscape buffer along W 4th Street will be removed and replaced with RTF turf type tall fescue. The remainder of groundcover on site will consist of a mix RTF turf type tall fescue and one-inch washed rock mulch. Landscaping appears to be in compliance with Kuna City Code (KCC).
- 3.3.1.3** The proposed parking lot provides 18 standard stalls and two (2) ADA accessible stalls. Additional parking will be provided from the existing City Hall parking lot. Per KCC 5-9-3, offices, public or professional administration, or service buildings require one (1) parking stall per 400 square feet of floor area. The proposed parking for this application exceeds requirements of KCC and should be approved as proposed.
- 3.3.1.4** Per Exhibit 2.12 Public Works can support approval of the application. The subject site is already serviced by sanitary sewer and potable water.
- 3.3.1.5** 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. 22-35-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section 3.4 of this report.

3.4 Conditions of Approval: As a result of the review, the Planning and Zoning Commission Approved the application with the following Conditions:

- 3.4.1** 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).
- 3.4.2** 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:
 - 3.4.2.1** No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
 - 3.4.2.2** 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.

- 3.4.2.3** The city shall approve any modifications to the existing water, sewer or irrigation system.
- 3.4.2.4** Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance of building permits*.
- 3.4.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 3.4.4** Developer/Owner/Applicant shall submit civil plans and Central District Health District septic approvals to pwoffice@kunaid.gov for review and receive formal Civil plan approvals prior to construction or Building Permit application.
- 3.4.5** 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.
- 3.4.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 3.4.7** The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.4.8** 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.
- 3.4.9** 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.
- 3.4.10** 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.
- 3.4.11** 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.
- 3.4.12** 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.
- 3.4.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

- 3.4.14 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.
- 3.4.15 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.
- 3.4.16 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.4.17 Developer/Owner/Applicant shall comply with all local, state and federal laws.
- 3.4.18 Developer/Owner/Applicant shall place a wainscot on the East elevation of the shop building.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1 The City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review application as provided in Kuna City Code 1-14-3.
- 4.3 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 City Council.

V

ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

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

- 5.1 The Design Review application (22-35-DR) for Kuna Police Station is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held the 22nd day of November, 2022.

Lee Young, Chairman

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-15-SUP (Special Use Permit)**
)
FLORENCE & ZION RUKUNDO)
)
 For Special Use Permit for an In-Home)
 Group Daycare at 2857 N Kenneth) **STAFF REPORT FOR IN-HOME**
 Avenue.) **GROUP DAYCARE APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation & 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:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	In-Home Child Care Special Use Permit Application			X
2.3	Narrative			X

2.4	Aerial Map			X
2.5	Vicinity Map			X
2.6	Deed			X
2.7	Proof of Pending State Daycare License			X
2.8	Site Plan			X
2.9	CPR & First Aid Certification			X
2.10	Sick Child Policy			X
2.11	Evacuation Plan			X
2.12	Neighborhood Meeting Certification			X
2.13	Commitment to Property Posting			X
2.14	Proof of Background Check Clearance			X
2.15	Central District Health Inspection – Passed 10.05.2022			X
2.16	Fire Safety Inspection – Passed 10.18.2022			X
2.17	Agency Transmittal			X
2.18	KMN Proof of Publication			X
2.19	Proof of Property Posting			X
2.20	City Engineer’s Memo			X

**II
PROCESS AND NOTICING**

- 2.1** In accordance with Kuna City Code (KCC) 5-3-2: Zoning District Regulations, and 5-6: Special Uses, operating an In-home Daycare requires a Special Use Permit. In addition, it states Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.
- 2.2** In accordance with KCC 5-3-6, the Applicant seeks approval of a Special Use Permit (SUP) for an In-Home Daycare at the subject site which allows for no more than twelve (12) children at any one time, on a regularly scheduled basis; staff notes the total number of children permitted will be determined upon inspection performed by the Fire Marshall. SUP applications require a Public Hearing be held in front of the Planning and Zoning Commission with formal notification and site posting required.

2.2.1 Notifications

- | | |
|---|-------------------|
| 2.2.1.1 Neighborhood Meeting: | October 27, 2022 |
| 2.2.1.2 Agency Transmittal: | October 28, 2022 |
| 2.2.1.3 Kuna Melba News Newspaper: | November 2, 2022 |
| 2.2.1.5 Site Posted: | November 15, 2022 |

**III
APPLICANTS REQUEST**

3.1 Florence and Zion Rukundo were originally approved August 9, 2022, for an In-home Group Daycare but have since had the opportunity to purchase a larger home. As such, the Applicants request Special Use Permit approval to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 2857 N Kenneth Ave (APN: R0501730280); Section 14, Township 2 North, Range 1 West.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The property is currently zoned R-4 (Medium Density Residential), the existing dwelling has been used as a single-family residence since its construction.

4.2 Surrounding Land Uses

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

4.5 Parcel Number, Current Zoning and Size

4.5.1 R0501730280
4.5.2 R-4 (Medium Density Residential)
4.5.3 0.197-acres

4.6 Services

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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 An approximately 2,756 SF, two-story, single-family residence with a fully fenced backyard is onsite; landscaping is consistent with that of a residential use.

4.8 Environmental Issues

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

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) identifies the subject site as Medium Density Residential; the subject site is currently zoned R-4 (Medium Density Residential) and is consistent with the FLUM.

**V
TRANSPORTATION AND CONNECTIVITY**

- 5.1 The subject site is at the intersection of N Kenneth Avenue and W Treehouse Way, within Arbor Ridge Subdivision No. 7. The subject site provides a driveway the width of a 3-car garage for parking, as well as community sidewalks for pedestrian connectivity.

VI STAFF ANALYSIS

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

The subject site contains a two-story home with a 3-car garage and fully fenced back yard with patio and landscaping. A covered entry is accessed via a walkway from the driveway; the driveway provides at least three (3) parking spaces for child drop-off/pick-up. Childcare facilities require a minimum of 40 Square Feet of useable indoor space per child, and 80 Square Feet of useable outdoor space per child. The Applicant will be required to comply with Idaho Code §39-1109.

The Applicant has passed the required inspections for their new home; Central District Health and Safety Inspection (Exhibit 2.15) on October 5, 2022, and Fire Safety Inspection for State Daycare Licensing Inspection (Exhibit 2.16) on October 18, 2022

Kuna Public Works, in Exhibit 2.21, states they can support approval for this Special Use Permit request.

Upon complete review, staff has no concerns and has determined this application complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map; and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-15-SUP, with the Applicant subject to the recommended Conditions of Approval listed in Section X (10) of this report.

6.2 Applicable Standards

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

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-15-SUP (Special Use Permit), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, the exhibits, and the testimony during the Public Hearing; the Kuna Planning and Zoning Commission hereby ***Approves/Conditionally Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-15-SUP, a request from Florence and Zion Rukundo to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 2857 N Kenneth Ave.

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

7.1 Based on the evidence contained in Case No. 22-15-SUP, this proposal *does/does* not generally comply with Kuna City Code.

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

7.2 Based on the evidence contained in Case No. 22-15-SUP, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: The Comprehensive Plan designates the future land use designation of the proposed subject site as Medium Density Residential; the subject site is currently zoned R-4 (Medium Density Residential).

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

Staff Finding: According to KCC 5-3-2, an In-home Group Daycare requires a Special Use Permit for all permitted zoning districts.

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

Staff Finding: A Neighborhood Meeting was held on October 27, 2022; there were no attendees. A Legal Notice was published in the Kuna Melba News Newspaper on November 2, 2022. The Applicant posted a sign on the property on November 15, 2022, and a Proof of Property Posting form was submitted to staff November 15, 2022.

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

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

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

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

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

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

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

8.2.1.1.1 Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSIONS ORDER OF DECISION

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** Case No. 22-15-SUP, a request from Florence and Zion Rukundo to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 2857 N Kenneth Avenue, subject to the following Conditions of Approval:

- 9.1** As requested by the Applicant, the In-Home Group Daycare shall be permitted to operate between the hours of 7:00 AM to 6:00 PM, Monday through Friday.
- 9.2** Applicant shall provide care the number of children determined appropriate after Fire Marshall inspection, as based upon the staff to child ratio provided in Idaho Code §39-1109(4)(a), but no more than twelve (12) children total; the number of children determined will include proprietors' children.
- 9.3** The Applicant shall provide protection or supervision for less than 24-hours per day, per Kuna City Code (KCC) 5-1-6.
- 9.4** The Applicant shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic or noise per KCC 5-6-3:G.
- 9.5** Applicant shall provide off-street parking and/or off-street drop off/pick up area for all patrons.
- 9.6** Applicant shall maintain an approved fire extinguisher on site at all times.
- 9.7** Applicant shall install safety locks on doors and cabinets where chemicals are stored.
- 9.8** Applicant shall install safety devices on all electrical outlets accessible to children.
- 9.9** Applicant shall install a door chime on the front door to indicate opening.
- 9.10** Fire District and Central District Health Department inspections are required for final sign off; Applicant shall provide Kuna Planning and Zoning with copies of said inspections before applying for their Kuna City Home Occupation Business License.
- 9.11** In the event the uses or the building located on this parcel is enlarged, expanded upon or altered in anyway (even for temporary purposes), the Applicant and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Kuna Planning and Zoning Department.
- 9.12** This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not followed, the Special Use Permit approval may be revoked.
- 9.13** The Special Use Permit shall follow the proposed intent provided on the application and divest when the Applicant no longer operates an In-Home Daycare and/or no longer has any interest in the property, or the business is discontinued for more than one (1) year. The Applicant is obligated to advise the city of any changes in ownership or leasing agreements which would affect business operation.
- 9.14** The Applicant shall acquire a Kuna Childcare Business License in accordance with KCC 3-10, through the Kuna City Clerk's office once all Conditions of the Special Use Permit are met, and

shall maintain said license through the renewal process during the entirety of the time business is in operation.

- 9.15** The Special Use Permit is not transferable from one parcel to another.
- 9.16** The Applicant shall follow all staff and agency recommendations.
- 9.17** The Applicant shall comply with all local, state and federal laws.
- 9.18** The Applicant shall provide the City with a copy of the Childcare License issued by the State of Idaho Health and Welfare Department within 30 days after approval and signing of the City's Findings of Fact and Conclusions of Law for the Special Use Permit or the approvals may be revoked.
- 9.19** The Applicant shall provide a copy of all subsequent license renewals, Central District Health Department and Fire inspections to the Kuna Planning and Zoning Department.

DATED this 22nd day of November, 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): 22-15-SUP
Project Name: 2857 N Kenneth Ave In-home Group Daycare
Date Received: 10.28.2022
Date Accepted as Complete: 10.28.2022

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Florence & Zion Rukundo
Address: 2857 N Kenneth Ave, Kuna
Phone: 208-353-7823 Email: desirej.56@gmail.com

Applicant (Developer) Information

Name: Same
Address: _____
Phone: _____ Email: _____

Engineer/Representative Information

Name: N/A
Address: _____
Phone: _____ Email: _____

Subject Property Information

Site Address: 2857 N Kenneth Ave, Kuna
Nearest Major Cross Streets: School & Wolf Willow

Parcel No.(s): R05D1730280

Section, Township, Range: Section 14, Town 2 North, Range 1 West

Property Size: 0.197

Current Land Use: Residential Proposed Land Use: same

Current Zoning: R-4 Proposed Zoning: same

Project Description

Project Name: Florence's Childcare

General Description of Project: In-home group daycare for up to 12 children, Monday through Friday, 7am to 6pm at 2857 N Kenneth Ave

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): _____

In-Home/Child Care Facility Special Use Permit Application



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

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

FEE: \$330.00 – In-Home/Group Care; \$800.00 -Center

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

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

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

KCC 5-6-4 Supplementary Conditions and Safeguards:

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

KCC 5-6-5 Procedure for Hearing Notice:

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

KCC 5-1A-8 Sign Posting Procedures:

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

KCC 5-6-6 Action by Commission:

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

Application Submittal Requirements

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

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

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

Indicate type of Child Care Facility which you are applying for:

- Child Care In-Home (0 – 6 Children)
- Group Child Care In-Home (7 – 12 Children)
- Child Care Center (13 or more Children)

Applicant Information

Name: Florence + Zion Rukundo

Address: 2857 N Kenneth Ave, Kuna

Phone: 208-353-7823 Email: desirej516@gmail.com

Owner Information

If same as above, skip this section.

Name: Same

Address: _____

Phone: _____ Email: _____

Representative

If same as Applicant, skip this section.

Name: Same

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 2857 N Kenneth Ave, Kuna

Nearest Cross Streets: School & Wolf Willow

Parcel #(s): R0501730280

Current Zoning: R-4

Gross Square Footage: 2,756 SF - Main 1,201 SF, Upper 1,555 SF

Livable Square Footage (not for Child Care use): 1,555 SF

Is this address your principal residence? YES NO

(KCC 5-5-4:3b requires that a person(s) must reside within the premises in order to be considered an In-Home child care facility.)

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

If Yes, how many? _____

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

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

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

Is a fire extinguisher installed in the kitchen? YES NO

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

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

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

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

Additional Information

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

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Hours	7am-6pm	_____					X	X

(24-hour childcare facilities are not permitted per Kuna City Code 5-1-6-2.)

Do you have an Emergency Evacuation Plan? YES NO
An Emergency Evacuation Plan is required, attach plan to application.

Do you have a “Sick Child” Plan/Policy? YES NO
A “Sick Child” Plan/Policy is required, please attach plan to application.

Are there stairs inside/outside of your site? YES NO
If Yes, is a barrier/gate installed? YES NO

Are electrical outlets covered with safety devices? YES NO

Standard Conditions for In-Home & Group Child Care Only

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

- Site shall meet International Fire Code (IFC). *(NOTE: If you are uncertain about a particular code and its utilization, it is the Applicant’s responsibility to seek that knowledge.)*
- Site shall maintain fire safety standards and Kuna City Code (KCC) standards.
- Smoke detectors shall be installed on ceilings of each story of site; in front of doors; to stairways; and separated by a maximum of 30-feet in corridors or at other distances required by IFC.
- Flame source utilities shall not be accessible to children.
- A carbon monoxide detector shall be located within proximity of the flame source and shall remain operable at all times.
- Storage areas shall be inaccessible to children and free of excessive combustibles or highly flammable materials.
- At least two (2) unblocked, outside exits that remain unimpeded at all times shall be provided. Exits shall be marked appropriately; staff and parents shall be advised where these exits are located.
- Shall provide corridors, stairs and entryways/exits that are a minimum of 36” wide.
- Shall provide gates at stairs so children cannot access them.
- Bathroom and closet doors shall be designed as to be unlocked from the outside.
- Site address shall be numbered; illuminated; mounted on the street frontage side; and be readily visible from the street.
- A flashlight and other emergency supplies shall be provided on-site in anticipation of a power outage; supplies shall be readily accessible and maintained in good/working order.
- All dishes; utensils; serving items; storage areas; and equipment shall be properly cleaned, rinsed, sanitized and air dried.
- All food preparation; serving items; storage areas; equipment; and utensils shall be kept in good repair and kept out of reach of children.

- All perishable foods shall be stored in a covered container, in an operating refrigerator, at a maximum of 40 degrees.
- All deep freezers or other refrigeration type units shall not be able to be opened from the outside and shall be locked or stored in a locked room.
- Home-canned foods shall not be served to children.
- A minimum of 40-square feet of habitable indoor dwelling area shall be provided for each child; city staff shall review and determine which areas of the building are considered habitable.
- A minimum of 80-square feet of outdoor play space shall be provided for each child; city staff shall review and determine which areas meet this requirement.
- All cleaning agents and other poisonous substances that pose a danger to children, shall be kept in locked storage or preferably removed from premises.
- Storage of chemicals underneath/over/near a sink shall be avoided as many chemicals are affected by moisture and may become hazardous through chemical change.
- Child care rooms shall be kept clean and dry.
- All floors, walls, ceilings, and furniture shall be kept in good repair.
- All floors shall be swept and mopped daily with a sanitizing solution.
- Carpeted areas shall be vacuumed daily.
- Facility shall be free of exposed, lead-based paint surfaces that are chipped, flaking or peeling. If the residence has lead-based paint, the applicant shall advise city staff of this fact.
- A telephone shall be maintained onsite at all times and remain in operable condition.
- Emergency contact information including Fire, Rescue, Police (or 911 or local equivalent), Poison Control Center, as well as the City of Kuna Planning and Zoning Department (208-922-5274) shall be displayed in a prominent location.
- All play materials; equipment; furnishings; and toys shall be kept in good repair; sturdy; stable; free of hazards and shall not possess any sharp edges/surfaces; lead-based paint; protrusions; and pinch or crush points.
- Outdoor play areas shall be fenced with safe, sight obstructing, sturdy fencing and shall not possess any sharp or jagged edges/surfaces. Fence shall be constructed of approved building materials to a minimum of five (5) feet but not to exceed six (6) feet; fence shall include a minimum of two (2) operating exits; and fences shall not have openings exceeding 1 ¾" in width.
- Children shall not be permitted to play on outdoor equipment that is hot to the touch; stationary outdoor equipment greater than eighteen (18) inches shall be installed over a protective service; play equipment shall be placed at least six (6) feet away from buildings, fences and trees; swing sets shall be made of plastic, soft, or flexible materials; and outdoor play areas shall adjoin or be safely accessible to indoor areas.
- All upright angles shall be greater than 55 degrees as to prevent child entrapment or entanglement.
- All doors opening to the outside shall be self-closing (except for sliding glass doors), and all ventilating windows shall have locking screens.
- All heating, ventilating and lighting facilities shall meet KCC/International Building Code (IBC)/IFC.
- All child accessible electrical outlets shall be covered with safety caps and have ground fault interrupters or have safety outlets installed that meet KCC/IBC/IFC.
- All refuse shall be collected, stored and disposed of in appropriate containers that do not attract rodents/insects; containers shall be placed in a City approved location; and refuse shall be collected with a minimum weekly solid waste pickup or disposal service.
- Site grounds shall be kept neat and clean and free from rodents; hazards; and other perils.
- Smoking shall be prohibited in all areas of the facility during its hours of operation.

- Any ill children shall be excluded from the general population and sent home as soon as possible in order to minimize exposure to other children. Any health-related concerns (i.e. COVID-19, Hand/Foot/Mouth, etc.) shall be reported to Idaho Health and Welfare.
- All sleeping areas, play areas, and fixtures shall be maintained in sanitary condition. Children shall not share bedding and all bedding shall be washed at least once a week or after soiling.
- Exterior balconies, porches and stairs shall be of stable construction and any space under porches shall be closed off in such a manner as to guard against children's curiosity.
- Vertical offsets such as outside basement window wells, stairways or retaining walls shall have guardrails or approved screening.
- Wells, tool sheds, and other hazards shall be fenced or closed off.
- Areas inhabited by children shall be kept free of animal waste and debris and any poisonous plants, berries or mushrooms shall be removed.
- Sandbox or sand play areas shall be completely covered when not in use.
- Outdoor water features, including but not limited to pools, spas, ponds, fountains, and cisterns, shall not be accessible to children.
- Child care facilities shall not be permitted next to an open body of water without City approved fencing.
- The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and ammunition shall be stored separately from the firearm(s). Parents and Guardians shall be notified of weapons kept on premises and advised of how they are secured.
- All child care facilities are required to be inspected by the Central District Health Department for compliance with Idaho Code §39-1110. The child care owner/operator shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions.

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

Applicant Signature:  Signature Date: 10/13/22

Florence & Zion Rukundo
2857 N Kenneth Ave
Kuna, ID 83634

RE: In-home Group Daycare for up to 12 children

My husband Zion and I wish to establish an in-home group daycare at 2857 N Kenneth Avenue, Kuna, where I would care for up to 12 children under age 13; my own children are included in that total number. We previously owned and operated a daycare in 2019 at our residence in Boise, ID, then purchased our first home at 790 W Nannyberry where we were approved for an in-home group daycare on August 9, 2022. Since that time, we were able to purchase a larger home just up the street and are planning on operating the daycare from that new address.

I wish to continue operating a daycare because I love children, am very skilled as a mother and care provider, and I want to provide this critical service to our community. I understand how difficult it can be for parents to find quality, affordable childcare in our area. We came to the United States as a refugee years ago and it was hard to find a good job and good childcare; opening a daycare was the best way for me to earn good supplemental income, care for my own children, and develop professional skills.

Though I do not plan on having more than 6 children in my care, it is possible that 1 – 2 additional children will come part-time while my children are in school. My husband and I are both Pediatric CPR and First Aid Certified, and he works primarily in home health care. Both Zion and I have completed the state required child care training in the areas of safety, hygiene, child development, emergency preparedness, physical and mental health, early learning, behavior modification and appropriate discipline. We have also both passed an enhanced background check.

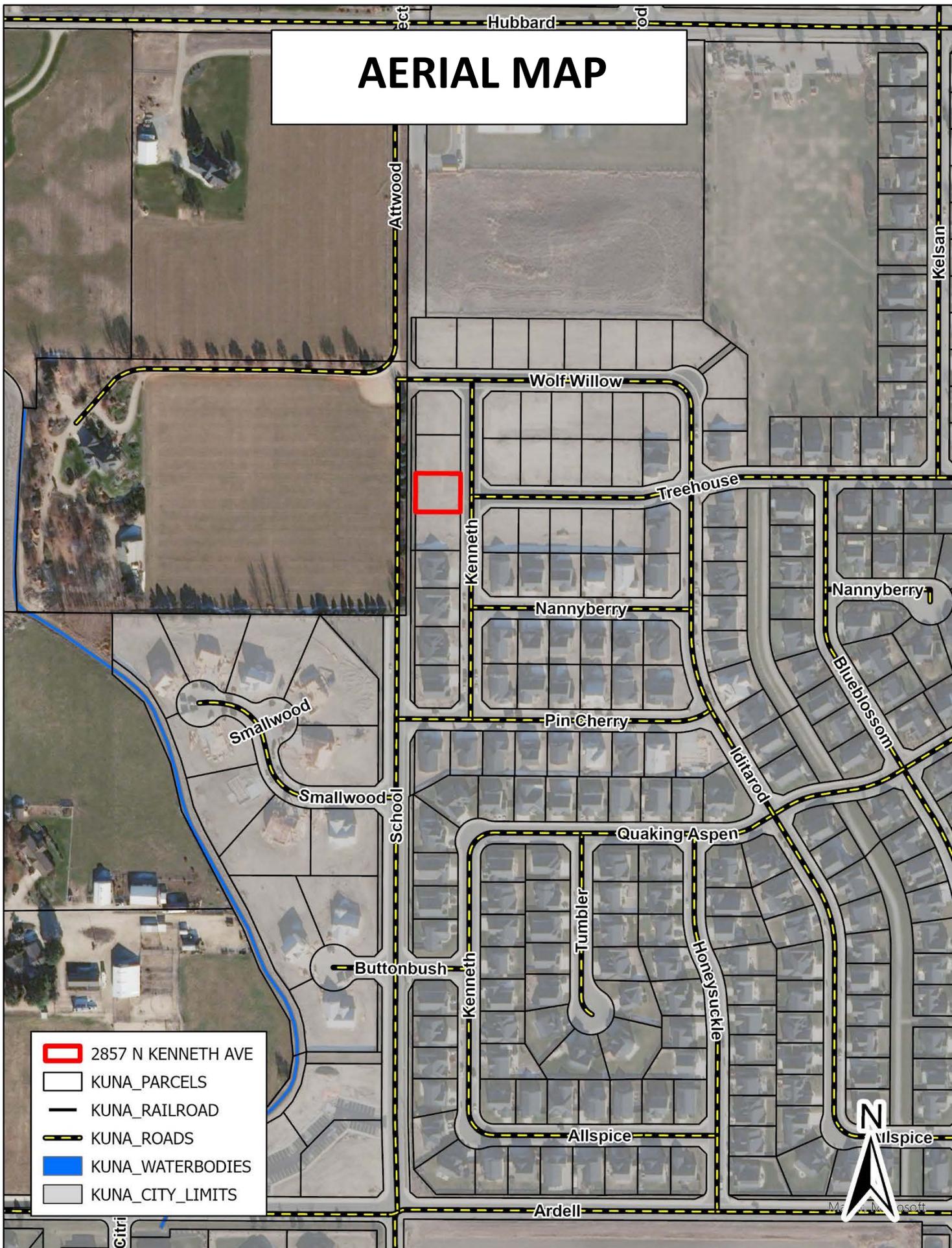
While children are in our care, we will be responsible for their supervision at all times, including indoor activities, outdoor play, on walks and vehicle trips from the home. I anticipate outdoor play time to be limited to 1 hour after 9:00 AM and 1:00 PM, and noise will be kept below the maximum stipulated by Kuna City Code. We will also take field trips to local parks.

Thank you for reviewing this updated proposal.

Sincerely Yours,

Florence & Zion Rukundo

AERIAL MAP



-  2857 N KENNETH AVE
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_ROADS
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



Microsoft

VICINITY MAP



-  2857 N KENNETH AVE
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_ROADS
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



Map by Microsoft

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

(Space above this line for Recorder's use)

File No. 811453 TB/LS

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **COREY BARTON HOMES, INC., an Idaho Corporation, dba CBH HOMES**, whose address is 1977 E Overland Rd, Meridian ID 83642, (the "Grantor"), does hereby grant, bargain, sell and convey unto **Zion Rukundo and Florence Rukundo, husband and wife** whose address is 2857 North Kenneth Avenue, Kuna, ID 83634, (the "Grantee"), the following described premises (the "Premises"):

Lot 7, Block 16, Arbor Ridge Subdivision No. 7, according to the plat thereof, filed in Book 121 of Plats at Page(s) 18870 thru 18872, records of Ada County, Idaho.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

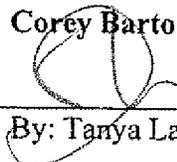
TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and 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 instrument free from encumbrances caused, created, or suffered directly by Grantor.

Effective Date: June 15, 2022

GRANTOR

Corey Barton Homes, Inc., dba CBH Homes


By: Tanya Lampman, CCO

State of ID, County of ADA

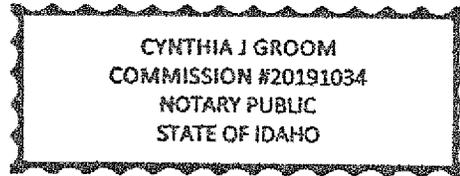
7/25/2022

This record was acknowledged before me on 7/25/2022 by Tanya Lampman, as Chief Closing Officer of CBH Homes.

Cynthia J Groom

Signature of notary public
Commission Expires:

CYNTHIA J GROOM
Residing in: Meridian, ID
Commission Expires: 05/20/2025



Proof of pending State Daycare Application – from IdahoSTARS RISE site



 Logout
  Contact
  Language
  Alert
  My Profile

Home > Florence Child Care

My Facility : Florence Child Care

Facility
STAFF
Documents
STAFF STATUS
State Licensing
ICCP
STEPS TO QUALITY
CLASSROOMS
QUALITY IMPROVEMENT

Document List

Type	Name	Expiration Date	Submitted Date	Submitted By	Status
Health Inspection			05/09/2022	mperez@idahoaeyc.org	Approved
Non-Provider Juvenile Record	Munezero Rukundo		05/06/2022	mperez@idahoaeyc.org	Approved
Proof of Liability and fire Insur...		08/25/2022	05/04/2022	mperez@idahoaeyc.org	Approved
ICCP Provider Agreement		07/31/2023	05/04/2022	mperez@idahoaeyc.org	Approved
Miscellaneous	Document Request Letter		05/04/2022	cbowers@idahoaeyc.org	Approved
Non-Provider Background Ch...	Zion Rukundo	01/2027	05/04/2022	mperez@idahoaeyc.org	Approved
Licensing Fee referral		04/30/2024	05/03/2022	rukundojdesire@gmail.com	Approved

Home > Florence Child Care

My Facility : Florence Child Care

Facility
STAFF
Documents
STAFF STATUS
State Licensing
ICCP
STEPS TO QUALITY
CLASSROOMS
QUALITY IMPROVEMENT

State Licensing Checklist

Facility Profile Complete	✔
Training Compliance	✔
Background Check	✔
PD CPR & PD FA	✔
Local Compliance	✘
Proof of Liability and fire Insurance	⚠
Approved Fire Inspection	✘
Licensing Fee referral	✔
Health Inspection	✔
Basic Day Care License	✘

Applied Date : 05/03/2022

status : Pending Licensing

State Licensing Certification (only for internal use)

Initial License Issue Date :

Current License Issue Date :

License Renewal Date :

Next Health Inspection Date : 07/2023

State License # :

Welcome to State of Idaho Daycare Licensing

Thank you for your interest in applying for a state of Idaho Daycare License. A state daycare license is required for all providers with seven (7) or more children enrolled who receive compensation for providing care. Providers with fewer than seven (7) children enrolled who receive compensation for providing care must be licensed by the city in which they operate.

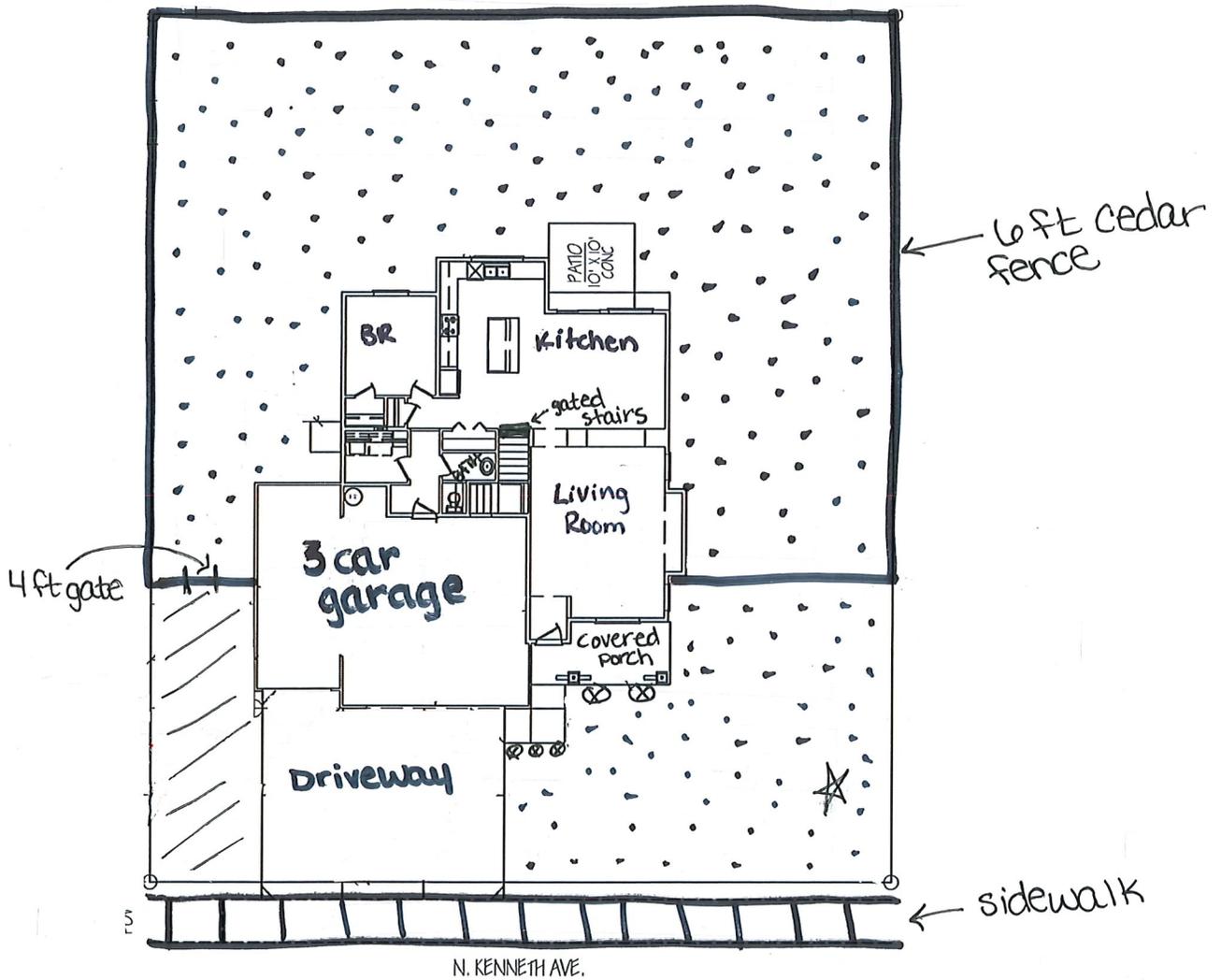
We encourage you to consider participating in the Idaho Child Care Program (ICCP). The purpose of the ICCP is to encourage and support families working toward or maintaining employment.

Licensing and ICCP share many of the same requirements and you can apply for ICCP at the same time as you apply for state licensing.

For more detailed information and specific requirements, [Click here](#)

Site Plan

- ★ - tree
- ⊗ - shrub
- ⋯ - grass
- /// - gravel



Pediatric

CPR, AED, and First Aid

FLORENCE RUKUNDO

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

- Child, Infant, and Adult Child and Infant

Card is void if more than one box is checked.



JENNIFER WARD

Authorized Instructor (Print Name)

4157

Registry No.

5/22/21

Class Completion Date

5/21/23

Expiration Date

939-8024

Training Center Phone No.

APR 13

Training Center I.D.

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

Pediatric

CPR, AED, and First Aid

ZION DEIRY RUKUNDO

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

Child, Infant, and Adult

Child and Infant

Card is void if more than one box is checked.



Jonathan Worce

Authorized Instructor (Print Name)

41577

Registry No.

11/1/22

Class Completion Date

11/1/24

Expiration Date

939-5624

Training Center Phone No.

CPK413

Training Center I.D.

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

ILLNESS POLICY

Keep Me Home If...

I'm Vomiting...

- 2 or more times in 24 hours

I have a rash, lice or nits...

- Body rash especially with a fever or itching, lice or nits

I have diarrhea

- 3 or more watery stools in 24 hours

I have an eye infection...

- Thick mucus or pus draining from the eye

I have a sore throat...

- With fever or swollen glands



I'm just not feeling very good...

- Unusually tired, pales, lack of appetite, confused, or cranky

I have a fever...

- Temperature of 100 degrees (F) or more (Taken under the arm) AND sore throat, rash, vomiting, diarrhea, earache, or just not feeling good

Immunization Policy

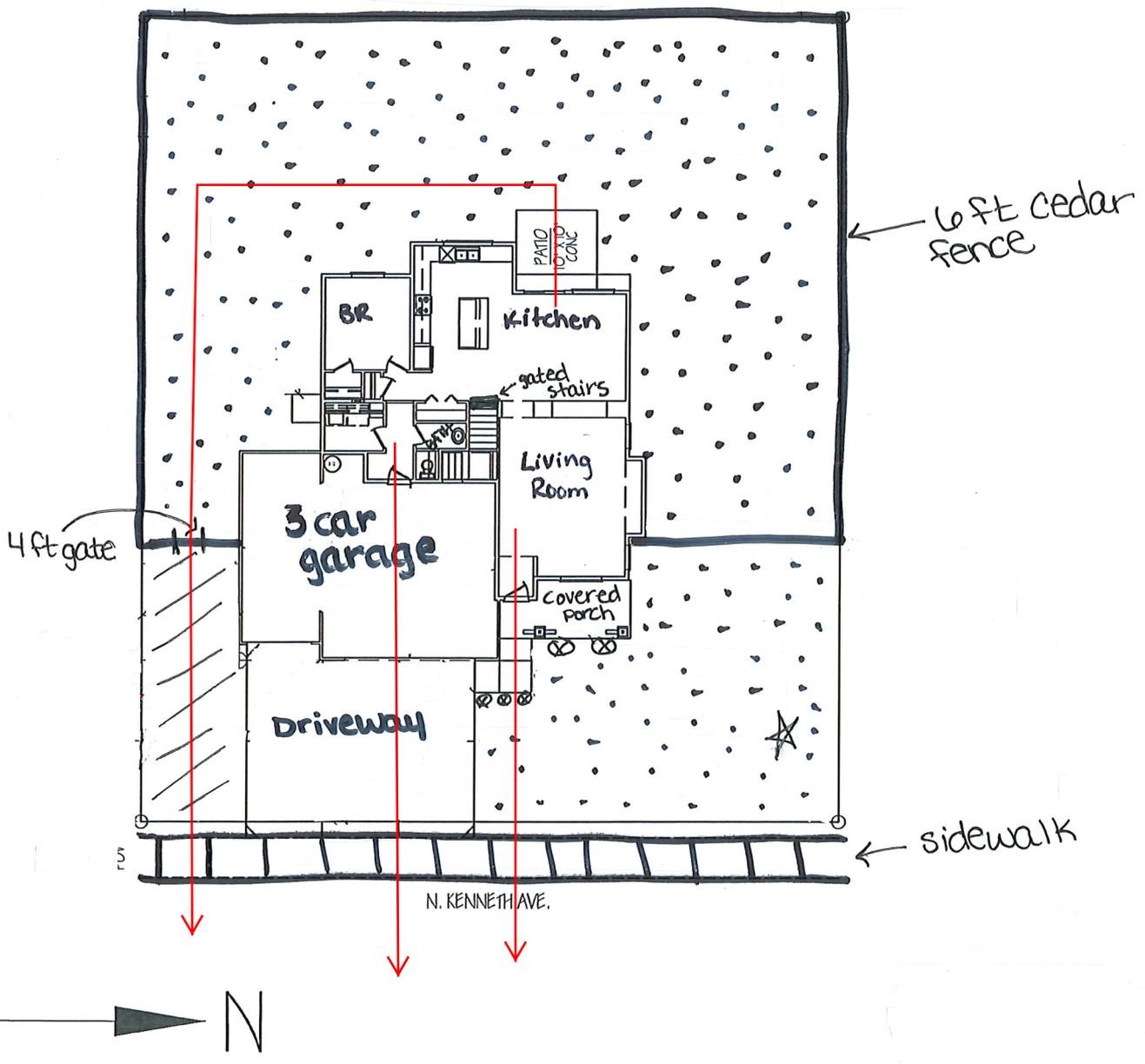
- Immunization record must be on file for each child.
- If you do not immunize your children, you must have a waiver on file.

When your Child Is Sick:

- 1.) Have plans for back-up child care
- 2.) Tell your care giver what is wrong with your child, even if your child stays home

- ★ - tree
- ⊗ - shrub
- - grass
- /// - gravel

Evacuation Plan





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: In-home group daycare for up to 12 children max, Monday thru Friday from 7am - 6pm.

Date of Meeting: 10.27.2022 Time: 6:00 PM

Meeting Location: Kuna Library, 457 Locust Ave, Kuna, ID 83634

Site Information

Location: Section 14 Township 2N Range 1W Total Acres 0.197

Subdivision Name: Arbor Ridge No-7 Lot 7 Block 10

SIGN-IN SHEET

Project Name: 2857 N Kenneth Ave In-home Group Daycare

	Name	Address	Phone
1			
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35			

Address: 2857 N Kenneth Ave

Parcel No(s): R0501730280

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Florence & Zion Rukundo

Address: same

Contact Person

Name: Florence Rukundo

Business Name (if applicable): _____

Address: same

Phone: 208-353-7823 Email: rukundojdesire@gmail.com

Applicant

Name: same

Address: _____

Phone: _____ Email: _____

I, Florence Rukundo, 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: 10/27/22



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: Florence Rukendo

Signature: [Handwritten Signature] Date: 10/13/22



IDAHO DEPARTMENT OF
HEALTH & WELFARE

BRAD LITTLE – Governor
DAVE JEPPESEN – Director

Criminal History Unit
1720 N. Westgate Dr., Ste B
Boise, ID 83704
PHONE 208-332-7990
TOLL FREE 1-800-340-1246

FLORENCE RUKUNDO
790 W NANNYBERRY PL
KUNA, ID 83634

Friday, December 3, 2021

NOTICE OF CLEARANCE-ENHANCED

Applicant: FLORENCE RUKUNDO

Verification Number: 298428

The Department has completed its research into the criminal history of the applicant named above on 12/2/2021. As per IDAPA 16.05.06 and other applicable statutes and rules, the person named above is eligible for employment with you. As their prospective employer, you retain discretion as to whether you will employ this person or not.

The Department's background check is fingerprint based and may include information obtained from the state and national criminal databases and jurisdictions, Idaho Driving Records, Idaho and other states Child Protection Registries, Idaho and other states Adult Protection Registries, Sex Offender Registry, Idaho Nurse Assistant Registry and; state and national Medicare/Medicaid Provider Exclusion Lists.

If there are any questions about the process or results, contact the criminal history unit at (208)332-7990, or toll free at 1-800-340-1246. Additional information about the criminal history background check process and applicant status is available at the web site. <https://chu.dhw.idaho.gov>.

Sincerely,

Sutton, Tia

Sutton, Tia



IDAHO DEPARTMENT OF
HEALTH & WELFARE

BRAD LITTLE – Governor
DAVE JEPPESEN – Director

Criminal History Unit
1720 N. Westgate Dr., Ste B
Boise, ID 83704
PHONE 208-332-7990
TOLL FREE 1-800-340-1246

ZION RUKUNDO
790 W NANNYBERRY ST
KUNA, ID 83634

Wednesday, May 4, 2022

NOTICE OF CLEARANCE-ENHANCED

Applicant: ZION RUKUNDO

Verification Number: 257305

The Department has completed its research into the criminal history of the applicant named above on 1/12/2022. As per IDAPA 16.05.06 and other applicable statutes and rules, the person named above is eligible for employment with you. As their prospective employer, you retain discretion as to whether you will employ this person or not.

The Department's background check is fingerprint based and may include information obtained from the state and national criminal databases and jurisdictions, Idaho Driving Records, Idaho and other states Child Protection Registries, Idaho and other states Adult Protection Registries, Sex Offender Registry, Idaho Nurse Assistant Registry and; state and national Medicare/Medicaid Provider Exclusion Lists.

If there are any questions about the process or results, contact the criminal history unit at (208)332-7990, or toll free at 1-800-340-1246. Additional information about the criminal history background check process and applicant status is available at the web site. <https://chu.dhw.idaho.gov>.

Sincerely,

Cannon, Helen

Cannon, Helen



Child Care Health and Safety Inspection

FACILITY NAME: <u>Florence Childcare</u>		FACILITY # <u>49443</u>	EHS# <u>39</u>	DATE: <u>10/5/22</u>
PROVIDER NAME: <u>Florence</u>		EMAIL: <u>rakundajide.sire@gmail.com</u>		PH# <u>208-753-7823</u>
ADDRESS: <u>2857 W. Kenneth Ave</u>		CITY <u>Kuna</u>		STATE <u>ID</u> ZIP <u>83634</u>
ACTIVITY:	<input checked="" type="checkbox"/> INITIAL	ICCP <input type="checkbox"/> ICCP-STATE <input type="checkbox"/> ICCP-CITY <input type="checkbox"/>	IN-HOME <input type="checkbox"/> CENTER <input type="checkbox"/> GROUP <input type="checkbox"/>	ONSITE FOLLOW-UP DATE:
<input type="checkbox"/> ANNUAL	<input type="checkbox"/> FOLLOW-UP	STATE ONLY <input type="checkbox"/> CITY ONLY <input type="checkbox"/>	RELATIVE <input type="checkbox"/> FAMILY <input checked="" type="checkbox"/>	VCR DUE DATE:
<input type="checkbox"/> INVESTIGATION	<input type="checkbox"/> TRAINING	# CHILDREN PRESENT <u>2</u>	# PROVIDERS CHILDREN <u>2</u>	# STAFF <u>1</u>
<input type="checkbox"/> UNANNOUNCED	<input type="checkbox"/> SAMPLES	EMP./CHILD RECORDS EDUCATION <input checked="" type="checkbox"/>	CPSIC EDUCATION PROVIDED <input checked="" type="checkbox"/>	TRAVEL TIME (MIN.):

The items marked with an "X" identify the violations or problems that need to be corrected.

Child Care Health Consultant Referral? **Y**

#	Description	X	Repeat	Comments/Correction Required	Correction Date
1	PROVIDER AGE / SUPERVISION	✓		Background clearance documentation present	
2	PEDIATRIC RESCUE BREATHING CPR/FA	✓		CPR/FA current	
3	CHILD-STAFF RATIO	✓			
4	STAFF/CHILDREN EXCLUDED WHEN ILL	✓		Illness Policy Posted	
5	IMMUNIZATION RECORDS # Enrolled:(includes provider's children)	✓		0 enrollment. Please have records within 14 days of enrollment	
6	DISASTER AND EMERGENCY PLAN AND COMMUNICATION	✓		VIKES Posted	
7	SMOKE DETECTOR, FIRE EXTINGUISHER, EXITS	✓		Fire Extinguisher current	
8	FIRE SAFETY EVACUATION PLAN / POSTING	✓		Evacuation Pkn Posted	
9	FOOD SOURCE/FOOD THAWING	✓		Meals by provider	
10	FOOD HANDLING/PERSONAL HYGIENE	✓			
11	FOOD TEMPERATURES/THERMOMETERS	✓		Fridge 36°F	
12	FOOD STORAGE/CROSS CONTAMINATION	✓			
13	FOOD CONTACT SURFACES/SANITIZING	✓		Sani spray 50 ppm Cl ⁻	
14	DISHWASHING/SANITIZING	✓		High temp cycle	
15	UTENSIL STORAGE	✓			
16	MEDICINES/HAZARDOUS SUBSTANCES	✓		Not accessible	
17	GARBAGE COVERED/REMOVED	✓			
18	PLUMBING/SEWAGE DISPOSAL	✓			
19	WATER SUPPLY/WELL SAMPLED	✓		City	
20	HANDWASHING FACILITIES	✓		Stocked	
21	DIAPER CHANGING FACILITIES	✓		Pool Available, discussed procedures	
22	FIREARM STORAGE	✓		None	
23	WATER HAZARDS (POOLS, CANALS...)	✓			
24	SMOKING/ALCOHOL CONSUMPTION	✓		NA	
25	SLEEPING-PLAY AREAS, RESTROOMS CLEAN	✓		Bedding washed 2x/week	
26	HEAT, LIGHT & VENTILATION	✓			
27	OUTDOOR PLAY AREAS	✓		OK	
28	ANIMAL, PET HEALTH/VACCINATION	✓		None	
29	GENERAL SAFETY	✓		OK	
30	TRANSPORTATION SAFETY	✓		Discussed	
31	SAFE SLEEP – Alone, on back, CPSC crib	✓		Discussed	

COMMENTS: Discussed overnight care.

Referral Date:	Payment Date:	Inspection Passed <input checked="" type="checkbox"/> Date: <u>10/5/22</u>	Inspection Not Passed <input type="checkbox"/> Date:
Investigation Resolved <input type="checkbox"/> Date:	Investigation Not Resolved <input type="checkbox"/> Date:	Unsubstantiated <input type="checkbox"/>	Substantiated <input type="checkbox"/>
Signatures	X <u>[Signature]</u> Person in Charge	X <u>[Signature]</u> Health Authority	Date E-mailed / faxed to IDSTARS:



IDAHO DEPARTMENT OF
HEALTH & WELFARE

Fire Safety Inspection for State Daycare Licensing

New Daycare License Applicant Daycare License Renewal Applicant

New location

Date 10/18/2022 Operator Florence Owner Rukundo

Name of Facility Florence Childs Care

Address 2857 N. Kenneth Av.

City Kuna State ID Zip 83634

Facility Phone Number 208-353-7823 Land Line or Cellular Phone

Note: The licensing authority is the Idaho Department of Health and Welfare. The minimum standards as outlined in the state daycare licensing act will not preempt any local ordinance that is more stringent.

This inspection form was drafted within the confines of the legislated fire safety standards for daycare facilities and does not mean to infer that the provisions within provide for a level of fire safety that would meet nationally recognized standards. Nor does it mean that it would provide a level of fire safety that would meet our own adopted fire safety standards for other occupancies in Idaho.

II. GENERAL REQUIREMENTS FOR ALL DAYCARE OCCUPANCIES

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements		
Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge?	X	
Can exit doors be opened from the inside without the use of a key or any special knowledge or effort?	b	
Are there at least two exits (travel distance between not to exceed 75 feet) located a distance apart, not less than one-half the diagonal dimension of the building or portion used for daycare? <i>Exception: In buildings with automatic fire sprinkler systems, the distance may be increased to 110 feet.</i>	X	
Are the required exits not less than 32 inches of clear exit width and not less than six feet, eight inches (6'8") in height? <i>Exception: Sliding patio doors will be accepted as a required second exit in "Family and Group Daycare Facilities" only.</i>	b	

desirej56@gmail.com

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements (cont.)		
<p>Are sleeping rooms provided with at least one emergency egress window having at least a minimum single net clear opening of 5.7 square feet, minimum height 24 inches, minimum width 20 inches, and maximum finished sill height not over 44 inches?</p> <p><i>Note: An approved exit door is acceptable in lieu of egress windows. Also, an approved piece of furniture or platform, if anchored in place, can be approved to sit in front of a window, if the sill height is over 44 inches</i></p>	X	
<p>Are approved egress windows from sleeping areas operable from the inside without the use of separate tools?</p>	X	
<p>Where children are located on a story below the level of exit discharge (basement), are there at least two exits provided, one of which is directly to the outside?</p> <p><i>Note: More than one exit from the basement opening directly to the outside may be required, depending on the structure of the building.</i></p>	daycare use prohibited on 2nd floor	X
<p>Daycare is prohibited on any upper floor beyond the first floor. <i>Exception: Daycare is permitted at the second floor level, provided that the building has two (2) exits, one (1) of which must open directly to the outside and be in compliance with building codes. Is the facility in compliance?</i></p>	↓	X
Fire Extinguishers		
<p>For DAYCARE CENTERS: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area <u>and</u> one other approved location that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? <i>Note: Fire extinguishers shall be maintained properly.</i></p>	N/A	
<p>For GROUP DAYCARE FACILITIES and FAMILY DAYCARE HOMES: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? <i>Note: Fire extinguishers shall be maintained properly.</i></p>	X	
<p>Is there a hood-type fire suppression system installed in the kitchen area, if required?</p>	N/A	
<p>In facilities over three thousand (3,000) square feet are additional fire extinguishers present and approved by local fire official or designee?</p>	X	
<p>In Facilities greater then twenty thousand (20,000) square feet in area or when the number of children under the age of eighteen (18) month exceeds one hundred (100) is there an automatic sprinkler system?</p>	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Telephone		
Is there an operable telephone on the premises?	P	
Smoke Detectors		
Is there a smoke detector installed in the basement having a stairway which opens from the basement into the facility (such detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area)?	N/A No basement	
Are approved smoke detectors provided on the ceiling or wall outside each separate sleeping area or in the immediate vicinity of bedrooms?	X	
Is there a smoke detector in each room used for sleeping purposes?	X	
Is there a smoke detector in each story within the facility including the basement?	X	
Fire Safety and Evacuation Plan <i>Note: Each daycare center, group daycare facility or family daycare home voluntarily licensed by the Department, must have an approved fire safety and evacuation plan prepared. Fire evacuation and safety plans must include the elements listed below.</i>		
Procedures and policies that accounts for all employees and children after an evacuation is completed.	X	
Identifies evacuation routes, locations of facility exits, and assembly point for an evacuation.	X	
Includes location of smoke detectors, fire alarm appliances and fire extinguishers.	X	
A schedule of fire and emergency evacuation drills and annual reviews that all employees and children participate in with records of those drills available for reference and review.	X	
<u>For Facilities with an Occupancy Load of Fifty or More</u> <i>Note: In addition to the requirements above, those facilities with an occupancy load of fifty (50) or more occupants must also meet the criteria outlined below.</i>		
Do exit doors swing in the direction of egress?	N/A	
Do exit doors from rooms having an occupant load to fifty (50) or more, if provided with a latch, have panic hardware?	N/A	
Are Exit signs installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress?	N/A	
For facilities with over fifty (50) children, is an approved fire alarm system installed?	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Occupant Load <i>Note: Occupant load is determined by the local fire official or designee. Only those areas used for daycare purposes will be used when determining occupant load.</i>		
<p>To determine occupant load, calculate the square footage of the space between the interior face of the exterior walls, assigned to daycare use, and divide by the occupant load factor of 35. Allowances for interior walls or partitions and furnishings have been taken into account in the occupant load factor, except fixed seating. The occupant load for fixed seating is determined by counting the seats.</p> <p style="text-align: right;">Enter Occupant Load: <u>12</u></p>		
<p>Is the facility in compliance?</p>	<input checked="" type="checkbox"/>	

Note: This inspection is for the purpose of meeting only the requirements of the Department of Health and Welfare. The operator/owner may also be required to meet; zoning, building code, fire code or other agency regulations within their local jurisdiction to conduct this type of business. In addition, a separate Health and Safety inspection is required on all facilities that are required to be licensed.

REMARKS: _____

Facility passes fire inspection: <input checked="" type="radio"/> Yes <input type="radio"/> No	Occupant Load: <u>12</u> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
--	---

INSPECTION MADE BY: T. J. Lawrence

TITLE AND AGENCY: Fire Chief Kuna Rural Fire District

Signature of Inspector: [Signature] Date: 10/18/2022

Name of facility operator/owner (please print): Florence Rukundo

Signature of facility operator/owner: [Signature] Date: 10/18/2022

From: [Jessica Reid](#)
To: [Bobby Withrow](#); [Brady Barroso](#); [Catherine Feistner](#); [ACHD](#); [CDHD \(lbadigian@cdhd.idaho.gov\)](#); [Chief Fratusco](#); [Danielle - KSD Planner](#); [TLawrence Kuna Fire](#); ["Robie Reno"](#)
Cc: [Doug Hanson](#)
Subject: 22-05-SUP 2857 N Kenneth Ave In-home Group Daycare Agency Transmittal
Date: Friday, October 28, 2022 4:29:32 PM
Attachments: [image001.png](#)
Importance: High

Agency Transmittal – October 28, 2022

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

CASE NUMBER:	22-15-SUP (Special Use Permit) 2875 N Kenneth Ave In-home Group Daycare
PROJECT DESCRIPTION	<p>The Rukundo's were originally Approved for an In-home Group Daycare at 790 W Nannyberry Street, immediately southeast of their current address, on August 9, 2022, but have since had the opportunity to purchase a larger home. As such, the Rukundo's request to operate an In-Home Group daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM; located at <i>2875 N Kenneth Ave</i> (APN: R0501730280); Section 14, Township 2 North, Range 1 West.</p> <p>Applicants have already passed both CDH & Fire Inspections for new address.</p>
SITE LOCATION	2875 N Kenneth Ave Kuna, ID 83634
APPLICANT	Florence & Zion Rukundo 2875 N Kenneth Ave Kuna, ID 83634
REPRESENTATIVE	Florence Rukundo rrukundojdesire@gmail.com 208-353-7823
SCHEDULED HEARING DATE	Tuesday, November 22, 2022 at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
TRANSMITTAL PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8262/22-15-SUP-2857-N-Kenneth-In-home-Group-Daycare-

We have enclosed information to assist you with your consideration and response. *No response within 5 business days will indicate you have no objection or comments for this project.* 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. Please contact staff with questions. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731





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:
11/01/22	21880

LEGAL NOTICE

**Case No. 22-15-SUP
 (Special Use Permit) for
 2857 N Kenneth Ave
 In-Home Group Daycare**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, November 22, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request from Florence and Zion Rukundo to operate an In-home Daycare with up to twelve (12) children, Monday through Friday from 7:00 AM to 6:00 PM, located at 2857 N Kenneth Ave; Section 14, Township 2 North, Range 1 West.

Please do not contact the Commission as this is considered ex parte. If you have questions or require special accommodations, please contact Kuna Planning & Zoning prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
 Department

November 2, 2022 300773

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
300773	22-15-SUP - 2857 KEN	11/02/22	11/02/22	1	\$36.64

Payments:

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

Discount:	\$0.00	Gross:	\$36.64
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$36.64

We Appreciate Your Business!



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 22-15-SUP Case No. _____
2857 N Kenneth Ave In-Home Group Daycare was posted, as required per Kuna City Code
5-1A-8, on November 15, 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 15th day of November, 2022.

Signature: [Signature] Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 15th day of November, 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.

NATHAN STANLEY
Residing at: 751 W 4TH STREET
KUNA IDAHO ZIP 83634

My Commission expires: 08/07/2026

[Signature]
Signature





**CITY OF KUNA PUBLIC
HEARING NOTICE**

BEFORE THE PLANNING &
ZONING COMMISSION

WHEN: 6:00 PM TUESDAY
NOVEMBER 22, 2022 AT KUNA CITY
HALL COUNCIL CHAMBERS
781 W 4TH STREET

PURPOSE: CASE NO. 22-15-SUP
SPECIAL USE PERMIT TO OPERATE
AN IN-HOME GROUP DAYCARE
WITH UP TO TWELVE (12)
CHILDREN, MONDAY THROUGH
FRIDAY, 7:00 AM TO 6:00 PM

LOCATION: 2857 N KENNETH AVE,
KUNA, ID 83634

APPLICATION BY: FLORENCE &
ZION RUKUNDO



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: 14 November 2022
RE: Public Works Comments
2857 N Kenneth Ave In-Home Group Daycare – 22-15-SUP (Special Use Permit)

The 2857 N Kenneth Ave In-Home Group Daycare property, 22-15-SUP, special use permit request dated 28 October 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 any changes to public works infrastructure.

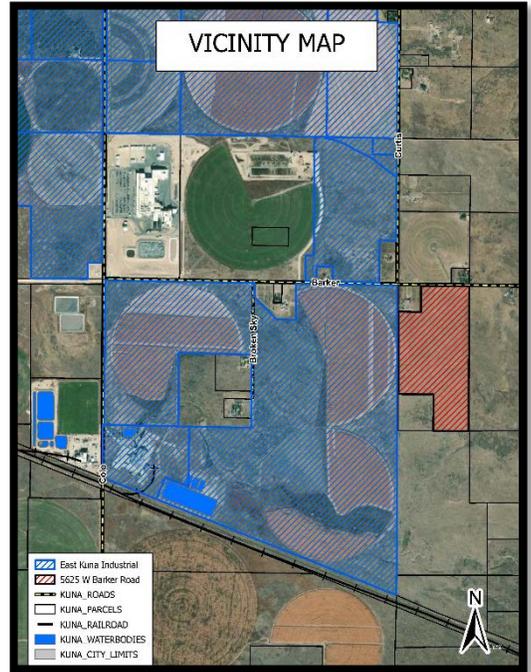
Comments may be expanded or refined in connection with the future land-use actions.

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-08-AN (Annexation)**
)
STAR ACRES PROPERTIES, LLC)
)
) **STAFF REPORT FOR ANNEXATION**
For Annexation of 5625 W Barker Road.) **APPLICATION.**

TABLE OF CONTENTS

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



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Annexation & Zoning Application			X
2.3	Narrative			X

2.4	Warranty Deed & Legal Description			X
2.5	Vicinity Map			X
2.6	Neighborhood Meeting Certification			X
2.7	Commitment to Property Posting			X
2.8	Agency Transmittal			X
2.10	Kuna Police			X
2.12	COMPASS			X
2.13	Ada County Development Services			X
2.14	City Engineer's Memo			X
2.15	Ada County Highway District			X
2.16	KMN Publication Proof			X
2.17	Website Notice			X
2.18	300-ft Property Owners Mailer			X
2.19	Proof of Property Posting			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Annexations are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	April 26, 2022 (5 Attendees)
2.1.1.2	Agency Comments Request:	June 24, 2022
2.1.1.3	Kuna Melba News Newspaper:	October 26, 2022
2.1.1.4	300 FT Property Owners Notice:	October 26, 2022
2.1.1.5	City Website Notice:	October 24, 2022
2.1.1.6	Site Posted:	November 11, 2022

III APPLICANTS REQUEST

3.1 Brian Frost of Star Acres Properties, LLC, requests approval to annex approximately 65.5 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification. The subject site is located at 5625 W Barker Road (APN: S2008223010) and is immediately east from the East Kuna Industrial area approved by City Council November 2011; Section 8, Township 1 North, Range 2 East.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The property is currently located within unincorporated Ada County with an RP (Rural Preservation) zone; the subject site has historically been bare land.

4.2 Surrounding Land Uses

North	RP	Rural Preservation – Ada County
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	M-2	Heavy Industrial/Manufacturing – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S2008223010

4.3.1.1 Star Acres Properties LLC

4.3.1.2 Approximately 65.5 acres

4.3.1.3 RP (Rural Preservation)

4.4 Services

Sanitary Sewer – City of Kuna (Future)

Potable Water – City of Kuna (Future)

Pressurized Irrigation – City of Kuna (Future)

Fire Protection – Kuna Rural Fire District (If Annexation into District is Approved)

Police Protection – Ada County Sheriff’s Office

Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject site is void of structures and is covered with native brush and grasses. The site has an estimated average slope of 1.5% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to 20 – 40 inches with areas greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any 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 for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Updated Future Land Use Map, approved by City Council November 1, 2022, identifies the approximately 65.54 acres site as Industrial/Manufacturing.

4.8 Recreation and Pathways Map

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

4.9 Agency Responses

Agency	Exhibit No.
Kuna Police	2.11
COMPASS	2.13
Ada County Development Services	2.14
City Engineer's Memo	2.15
Ada County Highway District	2.16

V TRANSPORTATION AND CONNECTIVITY

- 5.1 The subject site currently has no dedicated ingress/egress; the north property line has approximately 870-feet of frontage on W Barker Road, while the west property line is in alignment with S Curtis Road. In Exhibit 2.16, Ada County Highway District (ACHD) provides information on District Policies which will need to be considered and/or followed upon future development of the subject site. ACHD requests that when the property should develop, civil plans be submitted for review and approval.

VI STAFF ANALYSIS

- 6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on April 26, 2022; there were six (6) attendees. The meeting minutes have been included as a part of this application. After submission of the Annexation application and conversations with staff, the Applicant determined to hold their application until they had worked through a few internal items. The Planning and Zoning Commission recommended approval of the updated FLUM on September 27, 2022, and City Council approved the updated FLUM on November 1, 2022.

Brian Frost of Star Acres Properties, LLC, requests approval to annex approximately 65.5-acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification; this requested zone matches the updated FLUM and is therefore in compliance with the Comprehensive Plan. The subject site is immediately adjacent to Kuna City Limits on the west, known as the East Kuna Industrial area, which was annexed October 19, 2021. Currently, there is no development associated with this application, however, the Applicant intends to come forward with a development application in the future.

COMPASS addresses the proposed annexation and its conformance with the goals of the Communities in Motion 2050 plan (Exhibit 2.13); overall, the proposed annexation provides a positive Net Fiscal Impact but does not improve public transportation services. Staff would note there are not any alternative transportation options currently available, however, these services will eventually follow development of this overall Industrial area.

Ada County Development Services has also reviewed this annexation request and is in support of the application as the requested zoning designation is compatible to surrounding uses which includes feed lots, meat packing facilities, a solar farm and gravel/rock pits (see Exhibit 2.14)

Public Works staff provides their support of this application in Exhibit 2.15, given the Applicant can provide alternative to sewer and water capacity issues. Staff notes that there are currently water and sewer projects in the works which will serve the East Kuna Industrial area; the Applicant shall be required to coordinate with Public Works to address their water and sewer needs.

Again, staff notes there is no development associated with this application. If and/or when the Applicant wishes to develop the subject site, additional land use applications and Design Review applications shall be required.

Staff has determined the Applicant's annexation request is within technical compliance with Idaho Statute §50-222, Title 5 of Kuna City Code, and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval of the Annexation to the City Council, the Applicant be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 Idaho Code, Title 50, Chapter 2, Section 2 - Annexation by Cities.

6.2.2 Kuna City Code Title 5

6.2.3 City of Kuna Comprehensive Plan

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-08-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Idaho Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby recommends (*Approval/Conditional Approval/Denial*) of the Findings of Fact and Conclusions of Law for Case No. 22-08-AN, a request from Brian Frost of Star Acres Properties, LLC, to annex approximately 65.5 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification.

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

7.1 Based on the evidence contained in Case No. 22-08-AN, this proposal *does/does not* generally comply with Kuna City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Idaho Code §50-222, Title 5 of Kuna City Code, and the Kuna Comprehensive Plan.*

7.2 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 April 26, 2021; there were six (6) attendees. A legal notice was published in the Kuna Melba Newspaper on October 26, 2022. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on October 26, 2022, and the Applicant posted sign on the property November 11, 2022.*

7.3 Based on the evidence contained in Case No. 22-08-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan Future Land Use Map (FLUM) designates the future land use designation of the subject site as Industrial/Manufacturing; the Applicant is requesting an M-1 (Light Industrial/Manufacturing) thus being in compliance.*

7.4 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owner has consented to the Annexation.*

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

Staff Finding: *Per ACHD comments in Exhibit 2.14, a list of potential findings for consideration have been identified should a development application be received in the future; if and/or when a development application has been received, Applicant shall be required to adhere to ACHD policies and Kuna City Code. Public Works (Exhibit 2.22) states city services are not currently adequate to service this property as they have yet to be installed, however, the Applicant shall coordinate with the Public Works Department to determine the best and most efficient way(s) to service their property.*

7.6 The proposed subject sites *are/are not* eligible for Annexation into Kuna City Limits.

Staff Finding: *The subject site has a contiguous touch to Kuna City Limits directly west and is therefore eligible for annexation.*

7.7 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

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

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

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

- 1.A.3.h.: Inventory and identify key parcels for industrial development/use and pose them to be shovel ready for agritourism, agritainment, healthcare, technology and manufacturing development, with access to the City’s public facilities, utilities and services.

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

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSION’S RECCOMENDATION

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Annexation application to the City Council. However, if the Planning and Zoning Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*Approval/Conditional Approval/Denial*) of Case No. 22-08-AN, a request from Brian Frost of Star Acres Properties, LLC, to annex approximately 65.5 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification, subject to the following Conditions of Approval:

- 9.1** Upon development the Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - 9.1.1** The City Engineer shall approve the sewer connections.
 - 9.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- 9.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 9.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 9.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 9.2** Applicant/Owner/Developer shall coordinate with the Public Works Department and City Engineer, to address water/sewer needs of any future development. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.
- 9.5** The Applicant/Developer/Owner, 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.
- 9.6** The Applicant/Developer/Owner shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 9.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 9.8** The Applicant/Developer/Owner 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.
- 9.9** The Applicant/Developer/Owner/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.

DATED this 22nd day of November, 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): 22-08-AN

Project Name: 5625 W Barker Industrial

Date Received: 05.09.2022

Date Accepted as Complete: 06.24.2022

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: BRIAN FROST, STAR ACRES PROPERTIES, LLC.

Address: 10400 WEST OVERLAND #316, BOISE, ID 83709

Phone: 208-871-4939 Email: BRIAN.SUNRIVER@GMAIL.COM

Applicant (Developer) Information

Name: BRIAN FROST, STAR ACRES PROPERTIES, LLC.

Address: 10400 WEST OVERLAND #316, BOISE, ID 83709

Phone: 208-871-4939 Email: BRIAN.SUNRIVER@GMAIL.COM

Engineer/Representative Information

Name: BILLY EDWARDS

Address: 10400 WEST OVERLAND #316, BOISE, ID 83709

Phone: 208-921-5531 Email: WEDWARDS9177@MSN.COM

Subject Property Information

Site Address: 5625 WEST BARKER ROAD, KUNA, ID 83634

Nearest Major Cross Streets: WEST BARKER ROAD and SOUTH CURITS ROAD

Parcel No.(s): S2008223010

Section, Township, Range: 1N2E08

Property Size: 65.084 ACRES

Current Land Use: AGRICULTURAL Proposed Land Use: LIGHT INDUSTRIAL

Current Zoning: ADA COUNTY - RP Proposed Zoning: CITY OF KUNA - M1

Project Description

Project Name: STAR ACRES PROPERTIES - SOUTHEAST KUNA INDUSTRIAL PARK

General Description of Project: _____

ANNEXATION INTO CITY OF KUNA FOR FUTURE LIGHT INDUSTRIAL PARK DEVELOPMENT

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: TBD Other lots: TBD

Gross floor area square footage: TBD Existing (if applicable): N/A

Building height: TBD Hours of Operation: TBD

Total No. of Employees: TBD Max No. of Employees at one time: TBD

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: TBD Dimensions: _____

Regular parking spaces: TBD Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: TBD

Is lighting "Dark Sky" compliant? YES NO

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

TBD

William T. Edwards

Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectdev.com,
O="Select Development & Contracting,
LLC.", CN=William T. Edwards
Date: 2022.05.09 09:19:28-06'00'

Applicant Signature: _____ Date: 05.09.2022

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.



Annexation & Zoning Application



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

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 22-08-AN

Project Name: 5625 W Barker Industrial

Date of Pre-Application Meeting: 03.03.2022 (3) months, unless otherwise determined by Staff

Date Received: 05.09.2022

Date Accepted as Complete: 06.24.2022

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

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

Information to Note:

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

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

Applicant Signature: William T. Edwards Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectdev.com,
O=Select Development & Contracting, LLC.,
CN=William T. Edwards
Date: 2022.05.09 14:04:12-06'00' Date: 05.02.2022

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

ANNEXATION NARRATIVE

May 09, 2022

Brian Frost
Star Acres Properties, LLC.
10400 West Overland #316
Boise, ID 83709

Jessica Reid, Planner I
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Southeast Kuna Industrial Park

Dear Ms. Reid,

On behalf of Start Acres Properties, LLC. (Applicant) please accept this application for Annexation into the City of Kuna.

Property Information:
5625 West Barker Road
Kuna, ID 83634
Parcel Number: S2008223010
65.084 Acres

Overview of Proposed Project:

Applicant requests to annex 65.084 acres into Kuna City Limits with an M-1 zoning designation. The property will be subdivided into individual industrial parcels, and the layout for the development will be submitted for further review at a later date and time to the City of Kuna. Preliminary Plat and Design Review applications will be submitted at that time. This parcel is currently within Ada County, has historically been considered agricultural land, and has no existing structures with a designation of RP. Future Land Use Map for the City of Kuna indicates the land use designation as agriculture, but with close proximity to the existing industrial designation, we feel the light industrial M-1 use is appropriate for this area with the support of Planning & Zoning Staff. This parcel falls abuts the City of Kuna's Urban Renewal District which is a mixture of industrial uses (light and heavy) giving another element to this parcel to be appropriately designated for industrial use.

Surrounding Land Use:

North – Agricultural, Ada County, Designation RP

South - Agricultural, Ada County, Designation RP

East - Agricultural, Ada County, Designation RP

West – Industrial, City of Kuna, Designation M-2

Annexation:

Annexation will allow this property to connect to Kuna’s public services including water, sewer, pressurized irrigation, and police. The property falls within the Kuna Rural Fire District area of service. This industrial park will not create an adverse economic impact on the City. The property to the west that abuts this parcel is within City Limits with a designation of M-2 use.

In conclusion, the Applicant's goal is not to meet City zoning requirements but to exceed them to complement the City’s vision for this newly established industrial district. We look forward to working with Staff to accomplish this great project.

Thank you in advance for your consideration of our application. Please feel free to contact us if you have any questions. We can be reached at (208) 921-5531 or at wedwards9177@msn.com

Thank you in advance for your interest.

Best Regard,
Billy Edwards
Planning Consultant



TitleOne
a title & escrow co.

Order Number: 22443335

Warranty Deed

For Value Received,

 **Thomas M. Bevan and Susan K. Bevan, husband and wife**, the Grantor, does hereby grant, bargain sell and convey unto, **Star Acres Properties, LLC, a Wyoming limited liability company**, whose current address is **10400 W Overland, #316, Boise, ID 83709**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of this page intentionally left blank.

Dated: 7/27/2022

By: [Signature]
Thomas M. Bevan

By: [Signature]
Susan K. Bevan

State of Idaho, County of Ada, ss.

On this 27th day of July in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas M. Bevan and Susan K. Bevan, known or identified to me 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.

[Signature]

Notary Public
Residing In:
My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025

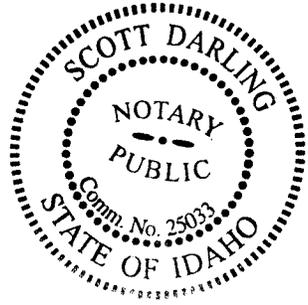


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

The West half of the Northwest quarter of Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho.

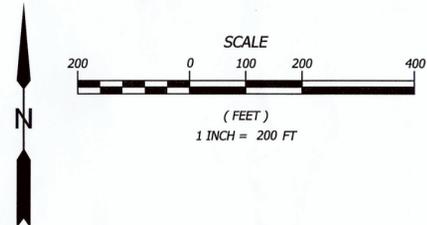
Except the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho.

Further Excepting a parcel of land situated in the Northwest quarter of the Northwest quarter of Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the section corner common to Sections 5, 6, 7 and 8, Township 1 North, Range 2 East, which point is a brass cap, and being the Real Point of Beginning; thence South 89°38'56" East along the North line of Section 8 a distance of 435.60 feet to a 1/2-inch iron pin; thence South 00°15'06" East a distance of 500.06 feet to a 1/2-inch iron pin; thence North 89°38'56" West a distance of 435.60 feet to a 1/2-inch iron pin; thence North 00°15'06" West a distance of 500.06 feet along the West line of Section 8 to the Real Point of Beginning.

Except that portion lying within the right of way for county road commonly referred to as Barker Road and Curtis Road over and across the Northerly and Westerly portion of said premises.

**RECORD OF SURVEY FOR
BRIAN FROST
LOCATED IN THE W1/2 OF THE NW1/4 OF SECTION 8,
T. 1 N., R. 2 E., B.M., ADA COUNTY, IDAHO
2022**



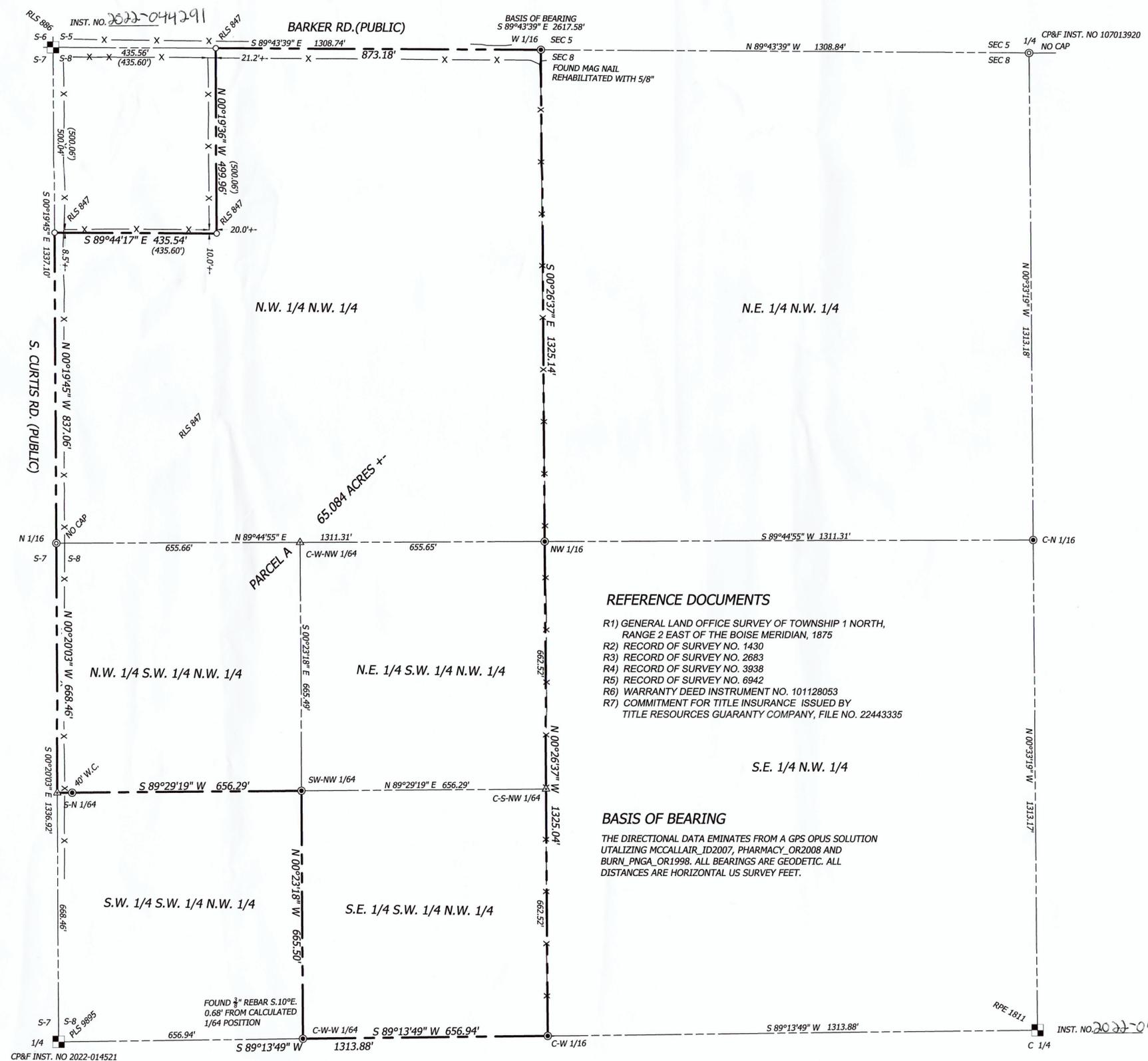
RECORD OF SURVEY NO. 13409

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2022-044291
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT 02 MINUTES PAST 9 O'CLOCK A.M., THIS 1st DAY OF May, IN THE YEAR 2022.

[Signature]
DEPUTY
[Signature] Phil McGrane
EX-OFFICIO RECORDER

FEE: \$ 50



LEGEND

- — — — — PROPERTY BOUNDARY LINE
- - - - - SECTIONAL LINE
- ⊙ FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- △ CALCULATED POINT
- SET 5/8" REBAR W/ PLASTIC CAP
- X - X - BARBED WIRE FENCE
- W.C. WITNESS CORNER

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF STAR ACRES PROPERTIES, LLC. THE INTENT IS TO MONUMENT THAT PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 101098083 AND THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NO. 22443335. SAID WARRANTY DEED EXCEPTS THAT PORTION LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD COMMONLY REFERRED TO AS BARKER AND CURTIS ROAD OVER AND ACROSS THE NOERTHERLY AND WESTERLY PORTION OF SAID PREMISES. NO CONVEYANCE OF THIS RIGHT-OF-WAY WAS INCLUDED IN THE SCHEDULE B, PART II EXCEPTIONS. THE AREA AND CONFIGURATION OF THE SUBJECT PARCEL DOES NOT ACCOUNT FOR THIS EXCEPTION. THE MONUMENTED CENTER 1/4 CORNER LIES 22.96 FEET NORTH OF AND 2.00 FEET WEST OF THE MATHAMATICAL POSITION PER THE B.L.M. MANUAL OF INSTRUNCTION. THE MONUMENT HAS BEEN ACCEPTED ON RECORD OF SURVEY INSTRUMENT NO.S 97054573, 108041616 AND ACCEPTED BY THIS SURVEYOR.

REFERENCE DOCUMENTS

- R1) GENERAL LAND OFFICE SURVEY OF TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, 1875
- R2) RECORD OF SURVEY NO. 1430
- R3) RECORD OF SURVEY NO. 2683
- R4) RECORD OF SURVEY NO. 3938
- R5) RECORD OF SURVEY NO. 6942
- R6) WARRANTY DEED INSTRUMENT NO. 101128053
- R7) COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, FILE NO. 22443335

BASIS OF BEARING

THE DIRECTIONAL DATA EMINATES FROM A GPS OPUS SOLUTION UTILIZING MCCALLAIR_ID2007, PHARMACY_OR2008 AND BURN_PNGA_OR1998. ALL BEARINGS ARE GEODETIC. ALL DISTANCES ARE HORIZONTAL US SURVEY FEET.

CERTIFICATE OF SURVEYOR

I, FRITZ BROWNELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

[Signature]
FRITZ BROWNELL
PROFESSIONAL LAND SURVEYOR
8960
STATE OF IDAHO
FRITZ BROWNELL
P.L.S. 8960

SURVEY INDEX NO. 121-8-4-4-0-00-00

SAWTOOTH
Land Surveying, LLC

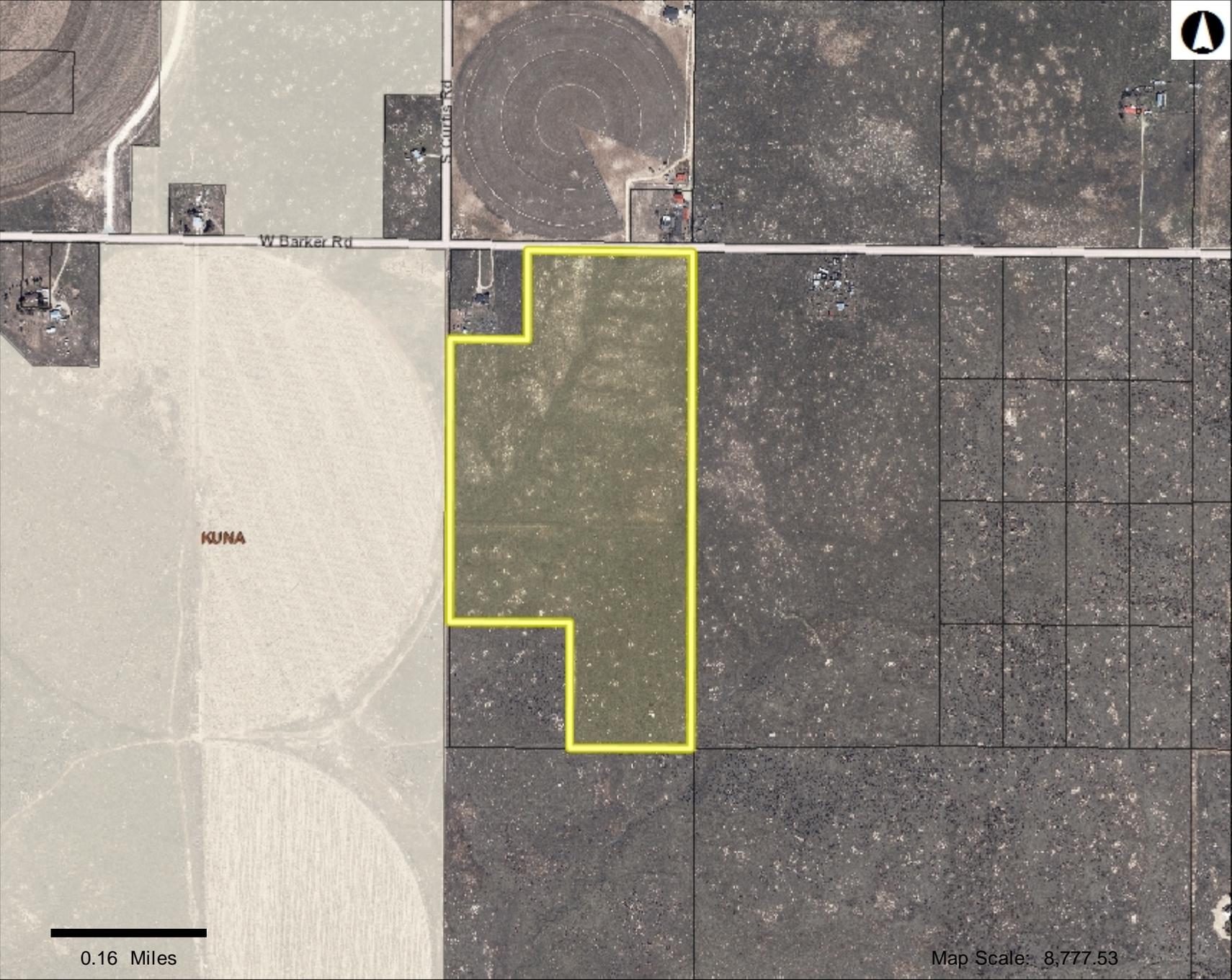
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET: 1 OF 1	DATE: 5/2022	DRAWN BY: TB	CHECKED BY: FB	JOB#: 122087
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DWG#: 122087-ROS

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- + Railroad
- Roads (8,000 - 24,000)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
- Condos
- Parcels



Neighborhood Meeting Mailing List Request Form

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



If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting *prior* to submission of your application. This meeting allows surrounding neighbors to learn more about your project prior to the public hearing (The Planning and Zoning Department will notify surrounding property owners of the public hearing). All property owners within a minimum of three-hundred (300) feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code (KCC) 5-1A-2, the meeting must be held on either a weekend between 10:00 AM and 7:00 PM, or a weekday between 6:00 PM and 8:00 PM. Meetings **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
- The nearest available public meeting place (i.e. Fire Stations, Libraries, and Community Centers)
- An office space within a 1-mile radius of the subject property

Meeting cannot take place more than two (2) months prior to acceptance of the application and the application will not be accepted if a Neighborhood Meeting has not been conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting, for property owners to plan to attend.

Contacting and/or meeting individually with residents will NOT fulfill the Neighborhood Meeting requirements.

** There is a \$20.00 fee if pre-printed mailing labels are requested from the Planning and Zoning Department**

Proposed Use:

Application Type

Brief Description

- | | |
|--|---|
| <input type="checkbox"/> Subdivision (Sketch Plat and/or Pre-Plat) | _____ |
| <input checked="" type="checkbox"/> Annexation | <u>65.5 Acre Parcel Annexation for Light Industrial Use</u> |
| <input type="checkbox"/> Rezone | _____ |
| <input type="checkbox"/> Special/Conditional Use Permit | _____ |
| <input type="checkbox"/> Variance | _____ |
| <input type="checkbox"/> Comp. Plan Map Amendment | _____ |
| <input type="checkbox"/> Comp. Plan Amendment | _____ |

Site Information

(Please make sure to include all parcels & addressed included in your proposed use.)

Project Name: _____

Address: _____

Parcel No(s): _____

Section _____ Township _____ Range _____ Total Acres _____

Lot Count: _____ No. of Blocks: _____

Current Property Owner

Name: _____

Address: _____

Phone: _____ Email: _____

Representative

Name: _____

Company Name: _____

Company Address: _____

Phone: _____ Email: _____

SIGN-IN SHEET

Project Name: _____

	Name	Address	Phone
1	Elver Miller	116900 S. Curtis	208-919-6506
2	Ricardo Zualc	5490 W Barker Rd	208-918-0352
3	Adrian V Barker	1555 11th E Mtn. Home	208-571-4517
4	JENNIFER BARKER	5005 W. BARKER RD	208 571-4518
5	Drum? Alexn Storey	54311 W. Barker	208 871 8106
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: _____ Number of Attendees: _____

Location: _____

Project Description: _____

Attendee Comments or Concerns: _____

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

Applicant Signature: _____ Date: _____

**NOTICE OF NEIGHBORHOOD MEETING
REQUIREMENT FOR ANNEXATION APPLICATION**

April 08, 2022

Star Acres Properties, LLC.
10400 West Overland #316
Boise, ID 83709

Dear Neighbor,

Please join us at a neighborhood meeting about the proposed annexation application described below in this letter. The purpose of the meeting is to provide residents in the vicinity of the site with information about the proposed annexation into the City of Kuna.

This is an informational meeting and no public appointed or elected officials will be present. The applicant and their representatives will be present for the meeting. Once the application has been submitted and processed, a public hearing date will be scheduled. The property will be posted with signage and published in the local newspaper noting the public hearing date.

Property Information:
5625 West Barker Road
Kuna, ID 83634
Parcel Number: S2008223010
65.54 Acres

NEIGHBORHOOD MEETING INFORMATION:

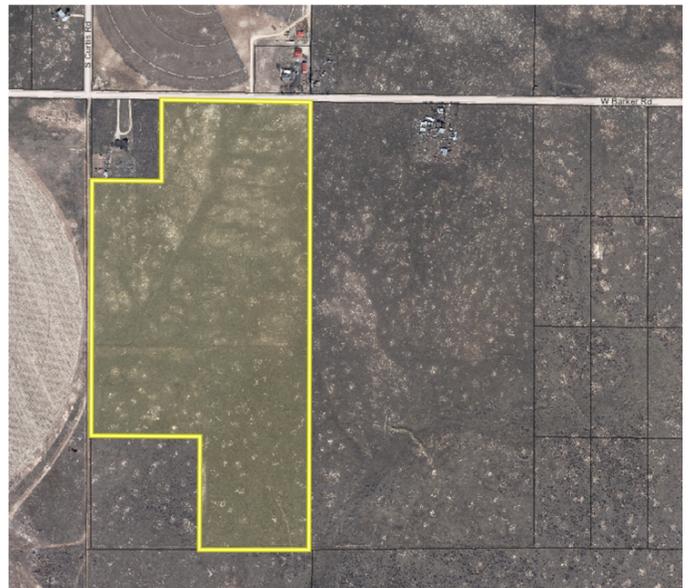
WHEN: Tuesday, April 26, 2022 6:00 to 6:30PM

WHERE: On-site at Subject Property

We look forward to the neighborhood meeting and encourage you to attend. We can be reached by email at wedwards9177@msn.com if you have any questions.

Thank you in advance for your interest.

Best Regard,
Billy Edwards
Planning Consultant





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: _____

Signature: _____ Date: _____



City of Kuna
Planning & Zoning Department

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

Agency Transmittal – June 24, 2022

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

FILE NUMBER:	22-08-AN (Annexation) 5625 W Barker Road
PROJECT DESCRIPTION	Applicant requests to Annex approx.65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone; Kuna City Limits are immediately west. The subject site is located at 5265 W Barker Road (APN: S2008223010) and is currently zoned RP (Rural Preservation) in unincorporated Ada County; Section 8, Township 1 North, Range 2 East.
SITE LOCATION	5625 W Barker Road Kuna, ID 83634
REPRESENTATIVE	Billy Edwards Wedwards9177@msn.com
SCHEDULED HEARING DATE	Tuesday, July 26, 2022 at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
<p><i>There are potential impacts due to the above request on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. We would appreciate any information as to how this action would affect the service(s) your agency provides.</i> 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.</p>	

From: [Mike Fratusco](#)
To: [Jessica Reid](#)
Subject: RE: 22-08-AN 5625 W Barker Agency Transmittal
Date: Monday, June 27, 2022 10:43:05 AM
Attachments: [image001.png](#)

I have no concerns with this.

From: Jessica Reid <jreid@kunaid.gov>
Sent: Friday, June 24, 2022 10:22 AM
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 Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigia@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.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>; Scott FCCNWI <scott@fccnwi.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridianscity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; Public Works <publicworks@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: [EXTERNAL] FW: 22-08-AN 5625 W Barker Agency Transmittal

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.

Good Morning,

Re-sending the email below as I had missed a number of agencies.

Sincerely,

Jessica Reid

Planner II
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731



From: Jessica Reid
Sent: Friday, June 24, 2022 9:41 AM
To: PWoffice <PWoffice@kunaid.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Scott FCCNWI <scott@fccnwi.com>; ACHD <planningreview@achdidaho.org>; Boise Project Board of Control <TRitthaler@boiseproject.org>; CableOne T.V. <cheryl.goettsche@cableone.biz>; CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <eadolfson@compassidaho.org> <eadolfson@compassidaho.org>; DEQ <BRO.Admin@deq.idaho.gov>; Idaho Power <PDickerson@idahopower.com> <PDickerson@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; Kuna USPS Addressing <dennis.chan@usps.gov> <dennis.chan@usps.gov>; Power - Easements <easements@idahopower.com> <easements@idahopower.com>; USPS Regional Address Mgmt. <Jule.R.Stanley@usps.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: 22-08-AN 5625 W Barker Agency Transmittal

Agency Transmittal – June 24, 2022

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

FILE NUMBER:	22-08-AN (Annexation) 5625 W Barker Road
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STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

There are potential impacts due to the above request on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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.

Jessica Reid

Planner II

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



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:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



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:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



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:



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

July 14, 2022

Jessica Reid
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 22-08-AN / 5625 W Barker Road / Annexation

Jessica,

The City of Kuna has requested feedback regarding the proposed annexation of 65.08-acres located at 5625 W Barker Road with a M-1 (Light Manufacturing/ Industrial District) zoning to allow for future industrial uses.

Ada County is supportive of the application due to the compatibility of the proposed zoning with the surrounding area, which includes such uses as feed lots, meat packing facilities, a solar farm, and gravel/rock pits.

The City of Kuna has adopted an updated comprehensive plan, which has not been adopted by Ada County, however, the site is located within the Area of City Impact. The site is contiguous to City of Kuna limits with a zoning designation of M-2 (Heavy Manufacturing/ Industrial District). Therefore, the application complies with the following Comprehensive Plan goals regarding development within Areas of City Impact and Regional Economic Growth.

Goal 2.2a: Support the land-use and development policies expressed in adopted comprehensive plans for the Areas of City Impact.

Goal 3.2a: Incorporated areas/Areas of City Impact. Direct industrial and employment uses within the cities and ACIs consistent with the goals and policies of the applicable comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



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: 21 July 2022
RE: Public Works Comments
5625 W Barker Road, 22-08-AN (Annexation)

The 5625 W Barker Road property, 22-08-AN, annexation request dated 24 June 2022 has been reviewed. The applicant wishes to annex with City of Kuna (City) M-1 (light industrial/manufacturing) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support approval of this application, given the applicant can provide alternatives to sewer and water capacity issues. Alternatives are vital in this area since the current infrastructure cannot support additional connections.

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.*
- e) Any reimbursement requests shall be submitted to the City in conjunction with the construction drawings. Reimbursement requests shall not be considered if submitted after the pre-construction meeting.

2) General

- a) The applicant requests approximately 65 acres to be annexed into the City.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- d) All positional information shall be from the most recent state plane coordinate system.
- e) Provide engineering certification on all final engineering drawings.
- f) 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.
- g) Fire suppression shall be available with adequate flow and pressure as approved by KRFD.
- h) No building permits will be issued and no construction can begin without adequate fire protection.
- i) 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, per KCC 6-3-8.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- c) Sewer must provide connectivity for surrounding developments.
- d) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- e) All sewer infrastructure must meet or exceed City of Kuna requirements.
- f) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- g) Sewer connection fees apply to each lot containing a home or other facility.
- h) 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) 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.
- b) 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.
- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water connection fees apply to each lot containing a home or other facility.
- e) Fire hydrants are required in a layout acceptable to the KRFD.

6) 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.

7) Potential Development Agreement

- a) The applicant's property is not connected to City services. The applicant shall provide alternative methods to connect to sewer, water, and pressurized irrigation.
- b) All existing wells shall be abandoned or upgraded to municipal standards in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- c) Relying on 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) 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 as-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: **Star Acres Properties Industrial Park/ KUNA22-0014/ 22-08-AN**
 This is an annexation with rezone application to allow for the development of an industrial park on 65-acres.

Lead Agency: City of Kuna

Site address: 5625 W. Barker Road

Staff Approval: July 27, 2022

Applicant: Brian Frost
 Star Acres Properties, LLC
 10400 W Overland Road #316
 Boise, ID 83709

Representative: Billy Edwards
 10400 W. Overland Road #316
 Boise, ID 83709

Staff Contact: Dawn Battles
 Phone: 387-6218
 E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of annexation with rezone from RP (Rural Preservation) to M-1 (Manufacturing/Industrial) to allow for the development of an industrial park on 65-acres. The applicant’s rezone proposal is not consistent with the City of Kuna’s future land use map which designates this site as agriculture.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Preservation (Ada County)	RP
South	Rural Preservation (Ada County)	RP
East	Rural Preservation (Ada County)	RP
West	Rural Preservation (Ada County) and Manufacturing/Industrial	RP & M-2

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Transit:** Transit services are not available to serve this site.
5. **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.

- 6. **New Center Lane Miles:** The proposed development includes 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 roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
- 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 Barker Road with bicycle facilities.

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	Avg. Daily Trips	Avg. PM Peak Hour
General Light Industrial (per 1,000 sf)	4.87	0.65
Industrial Park (per 1,000 sf)	3.37	0.34
Manufacturing (per 1,000 sf)	4.75	0.74
Warehousing (per 1,000 sf)	1.71	0.18

- 2. **Traffic Impact Study**
 - a. **Policy:**

TIS Purpose and General Requirements: District Policy 7106.1 states that Traffic Impact Studies (TIS) are intended to determine the need for any improvements to the adjacent and nearby transportation system in order to maintain a satisfactory level of service, and acceptable level of safety and the appropriate access provisions for a proposed development. *ITE, Transportation Impact Analyses for Site Development.*

Traffic Impact Studies are generally required when:

- A proposed development or redevelopment of a site will generate 100 or more new peak hour trips; OR
- The added volume is equal to 1,000 vehicles per day; OR
- As required in Table 1 below. (The values in Table 1 are a general guide to determine if a TIS will be required.)

Table 1: Approximate TIS Trigger Values

Land Use Type	Land Use Code	Trigger Value
Residential	210, 220, 221, 270	100 Dwelling Units
Retail	815, 820, 850	35,000 square feet
Office	710, 750, 770	50,000 square feet
Industrial	110, 130, 140, 150	70,000 square feet
Lodging	310, 312, 320	100 rooms
School (K-12)		All

Initial Meeting: District Policy 7106.1.1 states that it is recommended that the applicant of a proposed development that may require a TIS, review the project with District staff before submitting the development application to the lead land use agency. The initial meeting may need to include staff from the lead land use agency, COMPASS, and the Idaho Transportation Department, (if ITD roadways will be impacted), and other agencies as appropriate. The District will review the requirements for the TIS with the applicant and set the general parameters for the study. It is recommended that the applicant submit the TIS directly to the District prior to the submittal of a development application to the lead land use agency (Submitting the TIS before the development application will allow time for the TIS review which will help to expedite approval of the development.) If the assumptions in the TIS do not match the development application, the TIS may need to be revised. It will be determined at the Initial Meeting which agencies and/or parties shall continue to be involved in the review of the TIS.

- b. Staff Comments:** A concept plan was not provided as part of this annexation and rezone application. Staff recommends the applicant confirm with ACHD the requirement for a traffic impact study for the industrial park prior to submitting a future development application.

If a TIS is not required, the applicant should be required to submit an intersection analysis for the Curtis Road/Kuna More Road intersection.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
Barker Road	878-feet	Minor Arterial
Curtis Road	None	Local Industrial

4. Average Daily Traffic Count (VDT)

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

- There are no current traffic counts for Barker Road and Curtis Road.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews future development application(s). The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Barker Road

a. **Existing Conditions:** Barker Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Barker Road (22-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.

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.

Off-Site Streets Policy: District Policy 7205.2.1 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile; OR shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile.

Alternatives to pavement widening including sidewalks and pathways, or other proposals may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); the posted speed limit; topography; accident history; potential need for bicycle and bus/traffic routes; number of pedestrians (existing and projected); location of pedestrian attractors and generators (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Narrower street widths may be considered if pedestrian or bike facilities exist or if the proposed development is for ten (10) residential lots or fewer or will generate less than 100 VTD.

The District will consider the phasing of off-site improvements to the arterial roadway on a case-by-case basis if a phasing plan is approved by the lead land use agency. The required improvements must be constructed prior to the signature on the final plat that included the 40th residential lot; or exceeds trip generation of 400 VTD.

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.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

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 Barker Road is designated in the MSM as a Residential Arterial with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant did not provide a concept plan pertaining to the future use of the site.
- d. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to improve Barker Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk located a minimum of 42-feet from centerline of Barker Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way. Compensation will not be provided for the additional dedicated right-of-way, as this segment of Barker Road is not listed in ACHD's CIP.

If applicable, the applicant should be required to conform with the above listed District Off-site Streets policy.

2. Curtis Road

- a. **Existing Conditions:** Curtis Road is not designated on the Master Street Map (MSM) to extend to the south of Barker Road and is also not specified as ACHD right-of-way abutting the site.

Curtis Road, off-site on the north side of Barker Road across from the site, is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Curtis Road (25-feet 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.

Off-Site Streets Policy: District Policy 7209.2.3 states that if the proposed development is not served by a public street, the developer shall pave the street or widen the existing pavement to provide a 30-foot wide (minimum) paved street with 3-foot gravel shoulders from the proposed development to the public street specified by the District. Wider street widths may be required depending on the magnitude of the development and other factors, including the potential for bicycle, bus and pedestrian traffic.

If the proposed development is served by a paved public road less than 30-feet wide, the developer shall widen the pavement to a minimum of 30-feet wide or add 3-feet of additional pavement plus 3-foot gravel shoulders to the existing road, whichever is greater. The road shall be widened from the site to the public street specified by the District. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

- c. **Staff Comments/Recommendations:** As noted above, Curtis Road is not designated on the MSM to extend south of Barker Road and is not specified as ACHD right-of-way abutting the site. Therefore, as part of a future development application, the applicant should not be required to construct Curtis Road south of Barker Road abutting the site.

As part of a future development application, if applicable the applicant should be required to conform with the above listed District policies for the off-site portion of Curtis Road north of Barker Road.

3. Internal Industrial Streets

- a. **Existing Conditions:** There are no industrial streets within the site.

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.

Cul-de-sac Streets Policy: District policy 7209.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Landscape Medians Policy: District policy 7209.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to design and construct the internal industrial streets to conform with the above listed District policies.

4. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Local Offset Policy: District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

c. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to construct the roadway intersections to conform with the above listed District policies.

5. Stub Streets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Stub Street Policy: District policy 7209.2.4.3 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 7209.2.4, 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 7209.2.4.4 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. **Staff Comments/Recommendations:** As part of a future development application, the applicant should construct the stub streets to conform with the above listed District policies.

6. Driveways

6.1 Barker Road

- a. **Existing Conditions:** There are no driveways from the site onto Barker Road.

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 20 MPH to align or offset a minimum of 330-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. **Staff Comments/Recommendations:** The future development application will be subject to the above listed District policies.

6.2 Internal Industrial Streets

- a. **Existing Conditions:** There are no industrial streets constructed within the site.

- 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. **Staff Comments/Recommendations:** The future development application will be subject to the above listed District policies.

7. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- b. **Staff Comments/Recommendations:** If the City of Kuna approves 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 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.

8. Traffic Calming

- a. Speed Control Policy:** District policy 7209.3.7 states that streets in industrial areas should be designed to discourage speeds above 35 MPH.
- b. Staff Comments/Recommendations:** The future development application will be subject to the above listed District policies.

9. 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.

10. Landscaping

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

11. Other Access

Barker Road is classified as a minor arterial roadway. Other than the access specifically approved with a future development application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.

1. Submit civil plans as part of a future development application to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
2. ACHD plan acceptance and verification of impact fees are required prior to issuance of a building permit.
3. 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.

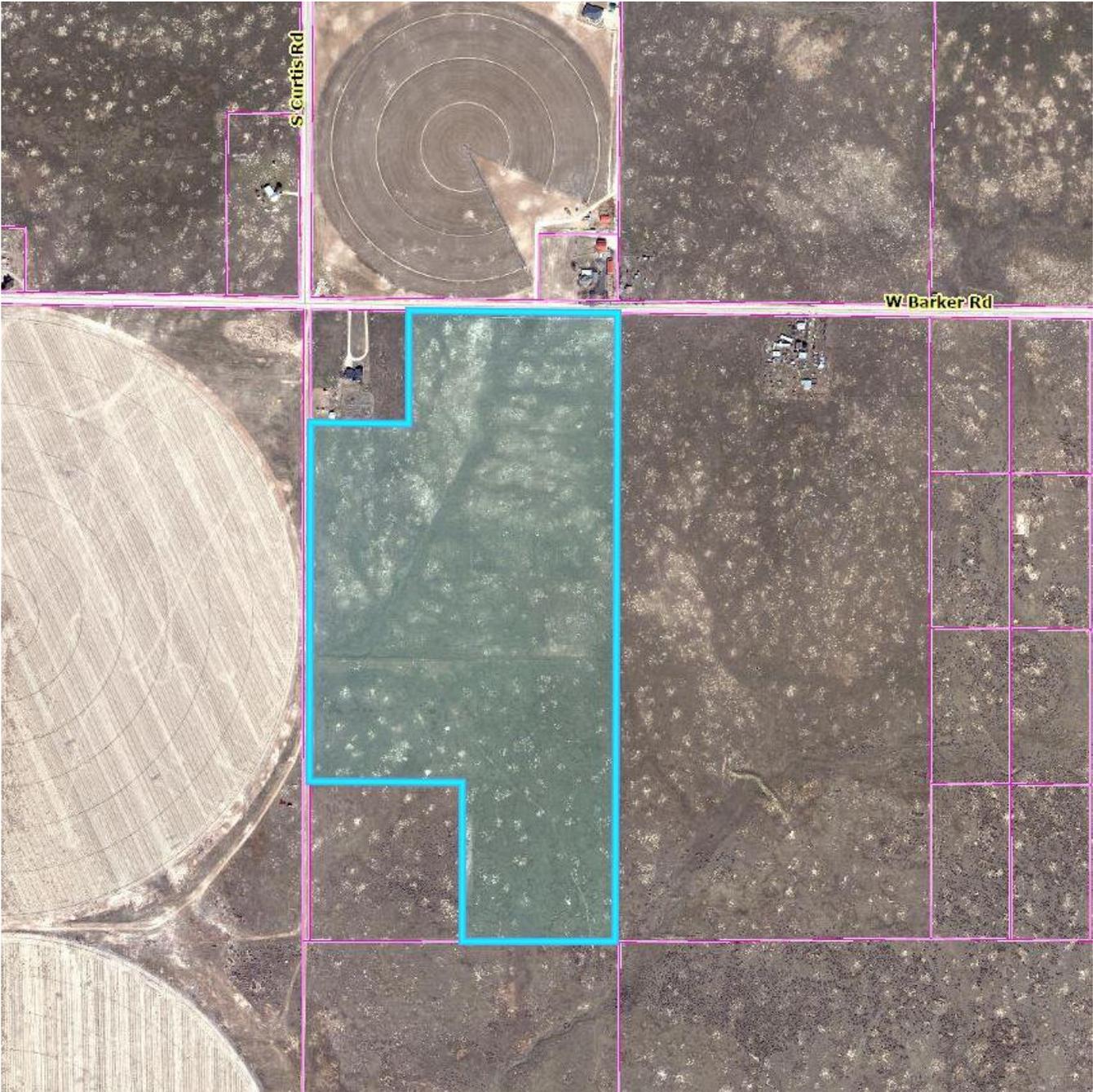
F. Conclusions of Law

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.

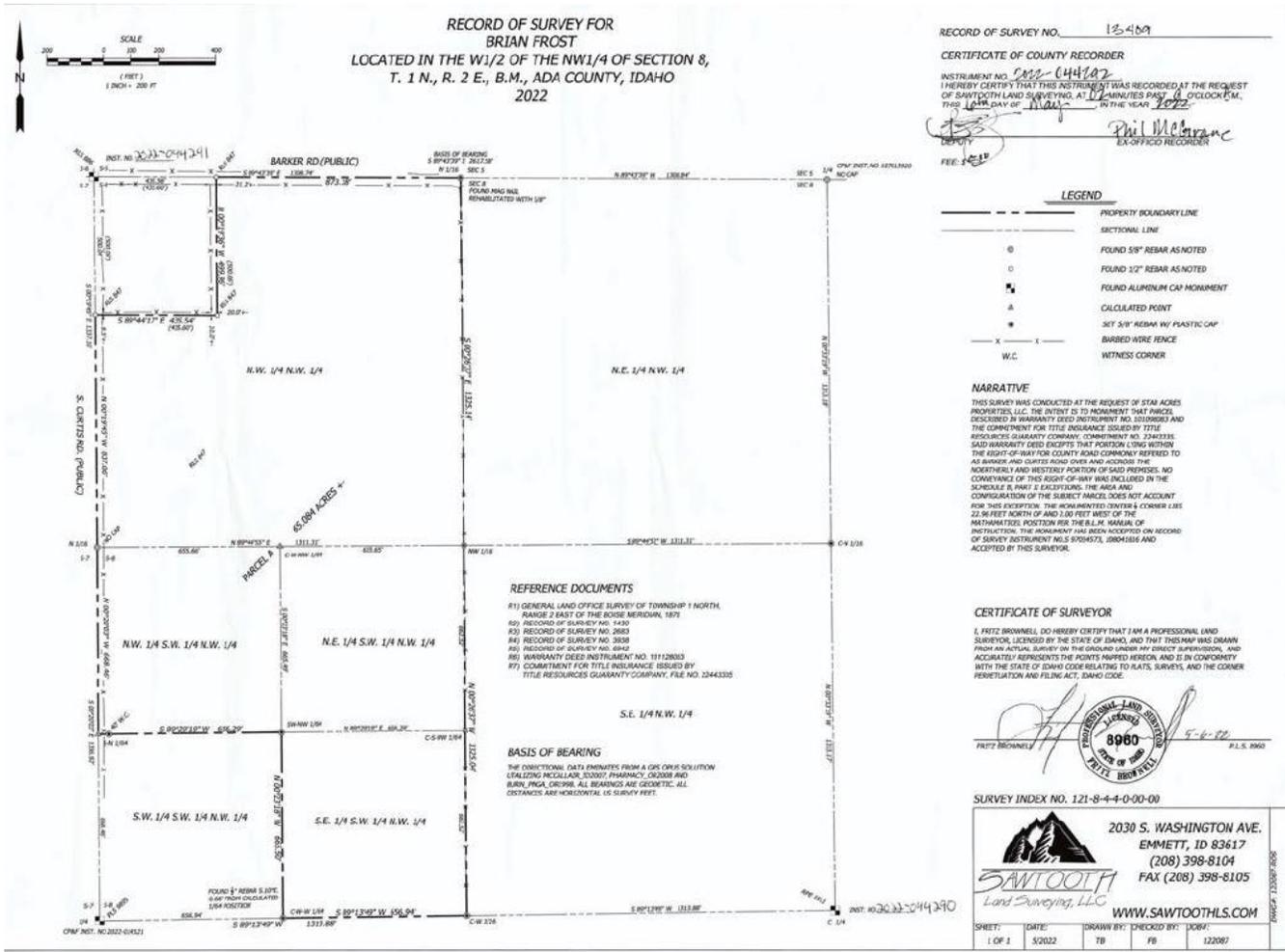
G. Attachments

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

VICINITY MAP



SITE PLAN



RECORD OF SURVEY NO. 13469
 CERTIFICATE OF COUNTY RECORDER
 INSTRUMENT NO. 2022-044391
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT 11:44 MINUTES PAST 11 O'CLOCK P.M., THIS 14th DAY OF MAY, IN THE YEAR 2022.
 Phil McGraw
 EX-OFFICIO RECORDER
 FEE: \$12

LEGEND

---	PROPERTY BOUNDARY LINE
—	SECTIONAL LINE
○	FOUND 5/8" REBAR AS NOTED
○	FOUND 1/2" REBAR AS NOTED
■	FOUND ALUMINUM CAP MONUMENT
▲	CALCULATED POINT
×	SET 5/8" REBAR BY PLASTIC CAP
— x —	BARBED WIRE FENCE
W.C.	WITNESS CORNER

NARRATIVE
 THIS SURVEY WAS CONDUCTED AT THE REQUEST OF STAR ACRES PROPERTIES, LLC. THE INTENT IS TO MONUMENT THAT PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2244325 AND THE COMMENTARY FOR TITLE INSURANCE SOLELY BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NO. 2244325. SAID WARRANTY DEED ENRIGHTS THAT PORTION WITHIN THE EIGHT-OF-WAY FOR COUNTY ROAD COMMONLY REFERRED TO AS BARNS AND QUITS ROAD OVER AND ACROSS THE NORTHERLY AND WESTERLY PORTION OF SAID PREPPRES. NO CORNER OF THIS EIGHT-OF-WAY WAS INCLUDED IN THE SCHEDULE B PART 2 EXCEPTEDS. THE AREA AND CONFIGURATION OF THE SUBJECT PARCEL DOES NOT ACCOUNT FOR THIS EXCEPTION. THE MONUMENTED CENTER CORNER LIES 22.96 FEET NORTH OF AND 2.00 FEET WEST OF THE MATHEMATICAL POSITION PER THE B.L.M. MANUAL OF INSTRUCTION. THE MONUMENT HAS BEEN ACCEPTED ON BEHALF OF SAID INSTRUMENT NO. 2244325, UNLESS AND ACCEPTED BY THIS SURVEYOR.

CERTIFICATE OF SURVEYOR
 I, FRITZ BRONNELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS SHOWN HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO LAND SURVEYS, AND THE CORNER REINFORCEMENT AND FILING ACT, IDAHO CODE.

FRITZ BRONNELL
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 8960
 STATE OF IDAHO
 DATE: 5-1-22
 P.L.S. 0960

SURVEY INDEX NO. 121-S-4-4-0-00-00

SAWTOOTH
 Land Surveying, LLC

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105
 WWW.SAWTOOTHLS.COM

SHEET: 1 OF 1	DATE: 5/2022	DRAWN BY: TB	CHECKED BY: TB	DATE: 12/2007
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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:

CIM Vision Category:

New Jobs:

CIM Corridor:

New Households:



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:

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



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:

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.



ADVERTISING PROOF

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10/24/22	21880

LEGAL NOTICE

**Case No. 22-08-AN
 (Annexation) for
 5625 W Barker Road**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, November 22, 2022, at 6:00 PM, or as soon as can be heard; in connection with a request to annex approximately 65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5625 W Barker Road (APN: S2008223010); Section 8, Township 1 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. The public is invited to provide written or oral testimony; for more information or if you require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

October 26, 2022 297335

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
297335	22-08-AN - 5625 W. B	10/26/22	10/26/22	1	\$35.90

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$35.90
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$35.90

We Appreciate Your Business!

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-08-AN (Annexation) for 5625 W Barker Road

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, November 22, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a request to annex approximately 65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5625 W Barker Road (APN: S2008223010); Section 8, Township 1 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. The public is invited to provide written or oral testimony; for more information or if you require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

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

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



CITY OF KUNA
ATTN: PLANNING & ZONING
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **November 22, 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. 22-08-AN (Annexation) for 5625 W Barker Road

Applicant requests to annex approximately 65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5625 W Barker Road (APN: S2008223010); Section 8, Township 1 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. The public is invited to provide written or oral testimony; for more information or if you require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **November 16, 2022** will be included with the meeting packet prior to the hearing.

MAILED 10.26.2022



Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Jessica Reid, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

11 November 2022

RE: Star Acres Properties – Proof of Posting

Dear Jessica Reid,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at two locations as directed by City of Kuna for parcels (S2008223010) related to our annexation application under review with City of Kuna. Signage was placed on 11.10.2022 in preparation for our Public Hearing on 11.122.2022. Refer to attached Proof of Property Posting affidavit.

Please contact me if you have any questions. I can be reached at (208) 921-5531 or at wedwards9177@msn.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Owner Representative

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 22-08-AN Case No. _____
Brian Frost - Star Acres Properties was posted, as required per Kuna City Code
5-1A-8, on 11.10.2022 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 11 day of November, 2022.

Signature: William T. Elwood Developer

State of Idaho)
) ss
County of Ada)

On this 11 day of November, 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.

Deirdre E Burns

Residing at: 1384 E Fall Ct
Boise ID 83706

My Commission expires: 5/26/2027

Signature [Handwritten Signature]



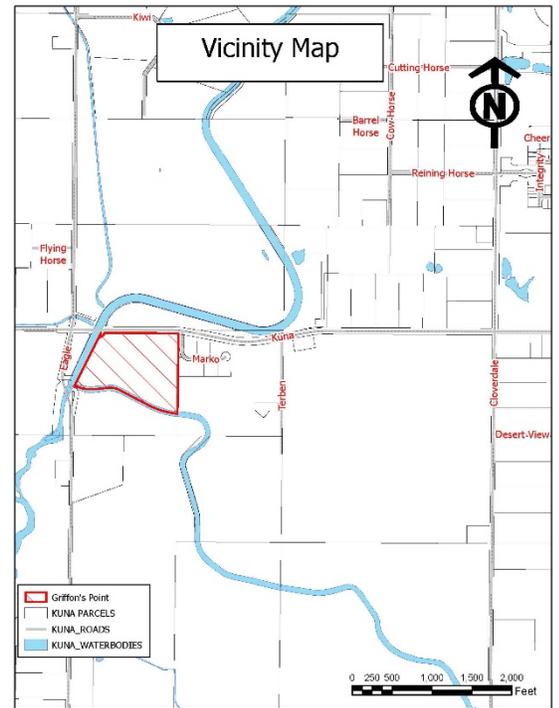


**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 22-14-S (Preliminary Plat) and**
) **22-31-DR (Design Review).**
BOISE BASIN DEVELOPMENT, LLC)
)
)
For a Preliminary Plat and Design) **STAFF REPORT FOR SUBDIVISION**
Review Request for Griffons Point) **AND DESIGN REVIEW**
Subdivision.) **APPLICATIONS.**

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. Proposed Commission’s Recommendation



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Preliminary Plat Application			X

2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map			X
2.6	Legal Description			X
2.7	Warranty Deed			X
2.8	Affidavit of Legal Interest			X
2.9	Neighborhood Meeting Certification			X
2.10	Commitment to Property Posting			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat AND Phasing Map			X
2.13	Landscape Plan			X
2.14	Maintenance for Common Lots – CC&R’s			X
2.15	Agency Comments Transmittal			X
2.16	City Engineer’s Memo			X
2.17	Ada County Highway District (ACHD)			X
2.18	Ada County Planning Dept.			X
2.19	Boise Kuna Irrig. Dist.			X
2.20	Boise Project Board of Control			X
2.21	Central District Health Department			X
2.22	COMPASS			X
2.23	Kuna Police Dept. (Ada County Sheriff’s Office)			X
2.24	Kuna Rural Fire Dist.			X
2.25	Commission Kuna Melba News Proof			X
2.26	Commission 300’ Mailer			X
2.27	Commission Proof of Property Posting			X
2.28	Commission Website Notice			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 Committee), 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: May 24, 2022 (8 Attendees)
- 2.1.1.2 Agency Comments Request: August 18, 2022 & August 31, 2022
- 2.1.1.3 300 FT Legal Mailer Notice: November 1, 2022
- 2.1.1.4 Kuna Melba News Newspaper: November 2, 2022
- 2.1.1.5 Site Posted: November 11, 2022

**III
APPLICANTS REQUEST**

3.1 Boise Basin Development, LLC, requests Preliminary Plat approval to subdivide approximately 22.28 acres zoned as R-4 (Medium Density Residential) into 72 single-family lots, 14 common lots and two (2) shared driveway lots. The site is located near the southeast corner of Kuna and Eagle Roads, in Section 28, Township 2 North, Range 1 East (APN: S1428223050).

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The lands are located within the Kuna City Limits. Historically the subject site has been used for a single residence and agricultural purposes.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Size and Current Zoning

- 4.3.1** S1428223050
 - 4.3.1.1** Falcon Crest, LLC
 - 4.3.1.2** Approximately 22.28 acres
 - 4.3.1.3** R-4 (Medium Density Residential)

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. 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 between 20 and 40 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 the site.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the proposed project site as Medium Density Residential.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map indicates a future trail or pathway adjacent the site on the west and south property boundaries along the New York and Kuna Mora Canals. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to greenspaces/parks/greenbelt.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer's Memo	2.16
ACHD – Ada County Highway District	2.17
Ada County Planning Dept.	2.18
Boise Kuna Irrig. Dist.	2.19
Boise Project Board of Control	2.20
Central District Health Department	2.21
COMPASS	2.22
Kuna Police Dept. (Ada County Sheriff's Office)	2.23
Kuna Rural Fire Dist.	2.24

V

TRANSPORTATION AND CONNECTIVITY

5.1 According to the ACHD report Cloverdale Road is listed in the Capital Improvement Plan (CIP) to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040. The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2036 and 2040. The applicant submitted a Traffic Impact Study (TIS) for ACHD's review and acceptance.

The Bikeways Master Plan (BMP) identifies Kuna Road as Level 3 facilities and Eagle Road as Level 3 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on a future north/south collector roadway located east of the site.

Consistent with ACHD Frontage Improvements policy, ACHD recommends the applicant should be required to improve Kuna Road with 17-feet of pavement from centerline where it does not exist.

Consistent with ACHD policy, The applicant should be required to construct the proposed cul-de-sac with a minimum turning radius of 50-feet at the terminus of Chukar Court.

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.

ACHD policy states that the lead land use agencies shall establish the requirements for private streets. ACHD retains authority and will review the proposed intersection of a private road and public street for compliance with ACHD intersection policies and standards. ACHD recommends 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. ACHD recommends private roads should have the following requirements: Designed to discourage through traffic between two public streets, graded to drain away from the public streets, and, if a private road is gated, the gate or keypad (if applicable) shall be located a min. of 50-feet from the near edge of the intersection and a turnaround shall be provided.

ACHD recommends the applicant should be required to redesign Bobwhite Drive to reduce the length of the roadway or include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff. Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

Staff notes sidewalks along classified roads (Arterials) shall be a minimum of eight (8) feet wide, detached and shall be located *within* the public Rights-Of-Way (ROW).

VI STAFF ANALYSIS

- 6.1** A Pre-Application Meeting was held between the Applicant and the City May 5, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on May 24, 2022; there were eight (8) attendees. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application.

This parcel was Annexed into Kuna City limits on April 19, 2022, with an R-4 (Medium Density Residential) Zone. The Applicant requests Preliminary Plat (Pre Plat) approval to subdivide approximately (approx.) 22.28 acres into 72 single-family lots, 14 common lots and two (2) shared driveway lots.

The overall gross density of the project is proposed to be 3.23 dwelling units per acre (DUA), and the overall net density is proposed to be 3.75 DUA. The Applicant proposes 3.42 acres, or 15.35% of the total project as open space. Staff finds the proposed usable open space to be compliant with KCC 5-17-12-D.

According to Exhibit 2.16, Public Works staff conditionally supports the Griffons Point Subdivision development with conditions of that support listed in the Engineers Memo. The site does not have adequate potable water pressures in this area and has been in communication with the Public Works Department. A potential solution would be to construct a potable water booster station with a tank near the intersection of E Kuna Rd and N Locust Grove Rd. Public Works can support approval of this application contingent that adequate water pressures and fire flows will be met.

Staff recommends a pedestrian pathway be provided on the east side, in proposed Phase 1, Block 1, near Lots 14-16 (mid-block). Staff also recommends a pedestrian pathway near Phase 2, Block 3, Lots 10-11 (to line up with the pathway across the street), for continuous pedestrian and non-motorized traffic through the project.

The Applicant proposes two (2) private driveways. 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 private driveways. 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 shall 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 inspection. Staff notes on landscape plan a note for tree plantings says "Fold burlap back 1/3 of the way", the note shall state "burlap to be removed at least 1/2 way down the root ball. Developer shall correct the note and *submit* a corrected Landscape Plan.

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 § 67-6513, 50-13; and the Kuna Comprehensive Plan. The Applicant shall work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies, to ensure

conformance to each agency's requirements where the stricter rule shall be followed. If the Planning and Zoning Commission recommends Approval of Case No. 22-14-S and Approves Case No. 22-31-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 50, Chapter 13 – {Plats and Vacations.
- 6.2.5 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-14-S, and 22-31-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby recommends (*Approval/Conditional Approval/Denial*) of Case No. 22-14-S and (*Approves/Conditionally Approves/Denies*) Case No. 22-31-DR, a request from Boise Basin Development, LLC, for Preliminary Plat approval to subdivide approximately 22.28 acres zoned as R-4 (Medium Density Residential) into 72 single-family lots, 14 common lots and two (2) shared driveway 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. 22-14-S and 22-31-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. Public Works' support is contingent on adequate water pressures and fire flows will be met.

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

Staff Finding: The Applicant held a Neighborhood Meeting May 24, 2022; eight (8) residents attended. Landowner Legal Notices were mailed out to residents within 300-feet of the proposed project site on November 1, 2022, and a legal notice was published in the Kuna Melba Newspaper on November 2, 2022. The Applicant posted a sign on the property on November 11, 2022.

- 7.3 Based on the evidence on file for Case Nos. 22-14-S and 22-31-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 zoning district is R-4; the FLUM designates the property as Medium Density Residential.*

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

Staff Finding: *Review by Staff of the proposed Preliminary Plat 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 2.16, Public Works staff conditionally supports the Griffons Point Subdivision development with conditions of that support listed in the Engineers Memo. The site does not have adequate potable water pressures in this area and has been in communication with the Public Works Department. A potential solution would be to construct a potable water booster station with a tank near the intersection of E Kuna Rd and N Locust Grove Rd. Public Works can support approval of this application contingent that adequate water pressures and fire flows will be met. According to Exhibit 2.17 in the ACHD report, it states Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040 and, the intersection of Kuna Road and Cloverdale Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2036 and 2040.*

- 7.6 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.*

- 7.7 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.*

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

Staff Finding: *A six-foot vinyl fence and perimeter landscape buffering is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.*

- 7.9 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna 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:

- 8.2** 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 landowners 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.2.a: Extend and expand Mid-Mile Roads as growth occurs.
 - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

IX PROPOSED COMMISSION'S RECCOMENDATION

*Note: These motions are for the **Approval / Conditional Approval / Denial** of the Design Review application and the recommendation of **Approval / Conditional Approval / 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. 22-14-S, and 22-31-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby recommends (**Approval/Conditional Approval/Denial**) of Case No. 22-14-S and (**Approves/Conditionally Approves/Denies**) Case No. 22-31-DR, a request from Boise Basin Development, LLC, for Preliminary Plat approval to subdivide approximately 22.28 acres zoned as R-4 (Medium Density Residential) into 72 single-family lots, 14 common lots and two (2) shared driveway lots subject to the following Conditions of Approval:

Site-specific Staff Recommended Conditions of Approval:

- Developer/Owner/Applicant shall install a pedestrian pathway on the east side, in proposed Phase 1, Block 1, near Lots 14-16 (mid-block) for continuous pedestrian and non-motorized traffic through the project.
 - Developer/Owner/Applicant shall install a pedestrian pathway in-line with the pathway across the street near Phase 2, Block 3, Lots 10-11 for continuous pedestrian and non-motorized traffic through the project.
- 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 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, design *and* construct to the stricter requirement between outside 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 streetlights as required by Kuna City Code. Streetlights 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 For the life of the project, 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 approved by 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 entire project, in particular the lots accessed via private driveways.
- 9.21 It is the responsibility of the Developer to ensure any anticipated residential buildings fit any given buildable lot.
- 9.22 It is the responsibility of the Developer to create and provide fully functional lots for all future users.
- 9.23 Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 9.24 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 No final plats will not be sent to Council for approval if the property has an active code enforcement issue(s) for the property, until the code enforcement is resolved.
- 9.26 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.
- 9.27 The Landscape Plan (dated 6.20.22) and Preliminary Plat (dated 6.20.22) will be considered binding site plans as amended and/or approved.
- 9.28 Developers/Owners/Applicants shall not impede downstream and/or upstream water users' rights.
- 9.29 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.
- 9.30 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

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

DATED this 22nd, day of November 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): 22-14-S, 22-31-DR

Project Name: Griffins Point

Date Received: 06.21.2022

Date Accepted as Complete: 8.9.2022

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Boise Basin Development, LLC

Address: 1065 S Allante Pl Boise, ID 83709

Phone: 208-284-0329 Email: chase@ownboise.com

Applicant (Developer) Information

Name: ''

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: Tim Nicholson Kimley-Horn

Address: 1100 W Idaho St Suite 210 Boise, ID 83702

Phone: 208-410-6147 Email: tim.nicholson@kimley-horn.com

Subject Property Information

Site Address: 5055 E. Kuna Rd

Nearest Major Cross Streets: Kuna Rd + Eagle Rd

Parcel No.(s): 51428223050

Section, Township, Range: 29 2N 1E

Property Size: 22.275 ACRES

Current Land Use: Manufactured Home Proposed Land Use: RESIDENTIAL

Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: Griffons Point

General Description of Project: 72 single-family homes

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: Multi-use and micro-paths, play structure, open space and shade structure

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: EXISTING MANUFACTURED HOME + MULTIPLE SHEDS WILL BE REMOVED WITH THE PROJECT

Will any existing buildings remain? YES (NO)

No. of Residential Units: 72 No. of Building Lots: 72

No. of Common Lots: 14 No. of Other Lots: N/A

Type of dwelling(s) proposed (check all that apply):
 Single-Family Townhomes Duplexes Multi-Family
 Other: _____

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 3.23

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3.75 DUA

Percentage of Open Space provided: 15.35% Acreage of Open Space: 3.42

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

common lots + landscaping

Non-Residential Project Summary (If Applicable)

Number of building lots: N/A Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 6/21/2022

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.



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): 22-14-S, 22-31-DR

Project Name: Griffins Point

Date of Pre-Application Meeting: 5.5.2022
Valid for three (3) months, unless otherwise determined by staff

Date Received: 06.21.2022

Date Accepted as Complete: 8.9.2022

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: 6/21/2022

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

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).: 22-14-S & 22-31-DR

Project Name: Griffon's Point

Date of Pre-Application Meeting: 5.5.2022 Valid for (2-3) months, unless otherwise determined by Staff

Date Received: 6.21.2022

Date Accepted as Complete: 8.9.2022

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 |
| • Multifamily Residential | • Common Areas/Landscaping |
| • Proposed Conversions | • Proposed Changes in Land and/or building use |
| • Exterior Remodel//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.)*
- 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 **See Preliminary Plat**
- Construction Drawings/Civil Plans **& Landscape Plan Set**

N/A for
single-family

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: _____
 Address: _____
 Phone: _____ Email: _____

Applicant Information

Name: _____
 Address: _____
 Phone: _____ Email: _____

Engineer/Representative

Name: _____
 Address: _____
 Phone: _____ Email: _____

Property Information

Address: _____

Parcel No(s): _____

Closest Major Cross Streets: _____

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

- Building Design Review Design Review Modification
- Staff Level Application Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: _____

2. Dimension of property: _____

3. Current land use(s): _____

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

North: _____ South: _____

East: _____ West: _____

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

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

7. Building Height: _____

8. Number of Stories: _____

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

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

Exterior Building Materials and Colors N/A

	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 N/A

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures N/A

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

Irrigation Ditches/Canals

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

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

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

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? _____

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

Building Coverage ^{N/A}

% of site devoted to building coverage?		
% of site devoted to landscaping? (Include landscaped rights-of-way)		Square Footage:
% of site that is hard surface? (paving, driveways, walkways)		Square Footage:
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

Are there any existing trees of 4" or greater in caliper on the property? YES NO **X**

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 **X**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 **X**

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 **X**

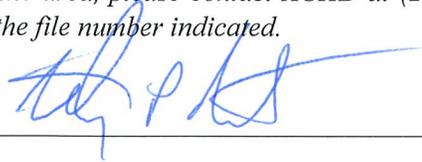
If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

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

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: _____

8-25-22

Additional Information

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



June 21, 2022

Planning & Zoning Department
City of Kuna
751 W 4th Street,
Kuna, ID 83634
P.O. Box 13

RE: *Griffons Point Preliminary Plat Request*

On behalf of Boise Basin Development, we are submitting the Griffons Point preliminary plat request for review and approval.

The subject property is located at 5055 E Kuna Road and consists of 22.27 acres. Existing on site is a manufactured home with several outbuildings. The site was recently annexed and zoned R-4 (Medium density residential district) with the property to the east.

The R-4 zone requires a minimum lot size of 6,600 square feet and a 66' minimum street frontage. The proposed subdivision consists of 72 buildable and 14 non-buildable lots. The minimum lot size will be 6,600 square feet and the average lot size will be 8,080 square feet. The residential gross density will be 3.23 dwelling units per acre which is below the allowed density of R-4 zoning, 4 units per acre. The common lots will provide the required buffer along Kuna Road and a 20' buffer and walking trail along the adjacent properties to the east and south. Common lots will serve as open space amenities with micro-paths and as a private driveway to provide access to single-family homes. The New York Canal and their associated easement abut the perimeter of the site. The project will be serviced by City sewer and potable water. Maintenance of the common lots, landscaping and private drives will be included in the adopted CC&Rs.

The project will be completed with one phase. Access will be limited to one access onto Kuna Road and a stub street to the east. An internal public road network (50' wide right of way) will service the development. The access points as proposed will mitigate adverse impacts by consolidating access internal to the development where possible. Curb, gutter, sidewalks will be provided along Kuna Road in compliance with Ada County Highway District requirements. A traffic impact study is not required for this project as there are less than 100 lots.

The proposal is consistent with the several comprehensive plan policies, including Policy 3.D.1.a which encourages the development of housing that meets the demand for household sizes, lifestyles and settings. In addition, Policy 2.A.2.d calls for working with developers to direct the expansion of trails and pathways throughout Kuna, several pathways are included within the project providing future neighborhood connectivity. The inclusion of sidewalks along Kuna Road is consistent with Goal 4.B which calls for increasing sidewalk connectivity along arterials and collectors throughout the City. The right-of-way dedication along Kuna Road is consistent with Policy 4.A.1.c. which calls for ensuring corridor width is preserved to support future widening and capacity improvements. The included connection to City water and sewer is supported by Policy 4.F.2.h and 4.F.2.i. as the property is annexed into City limits and connecting to the City's sewer and potable water.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and construction practices will be employed and implemented by the ownership and consultant team.

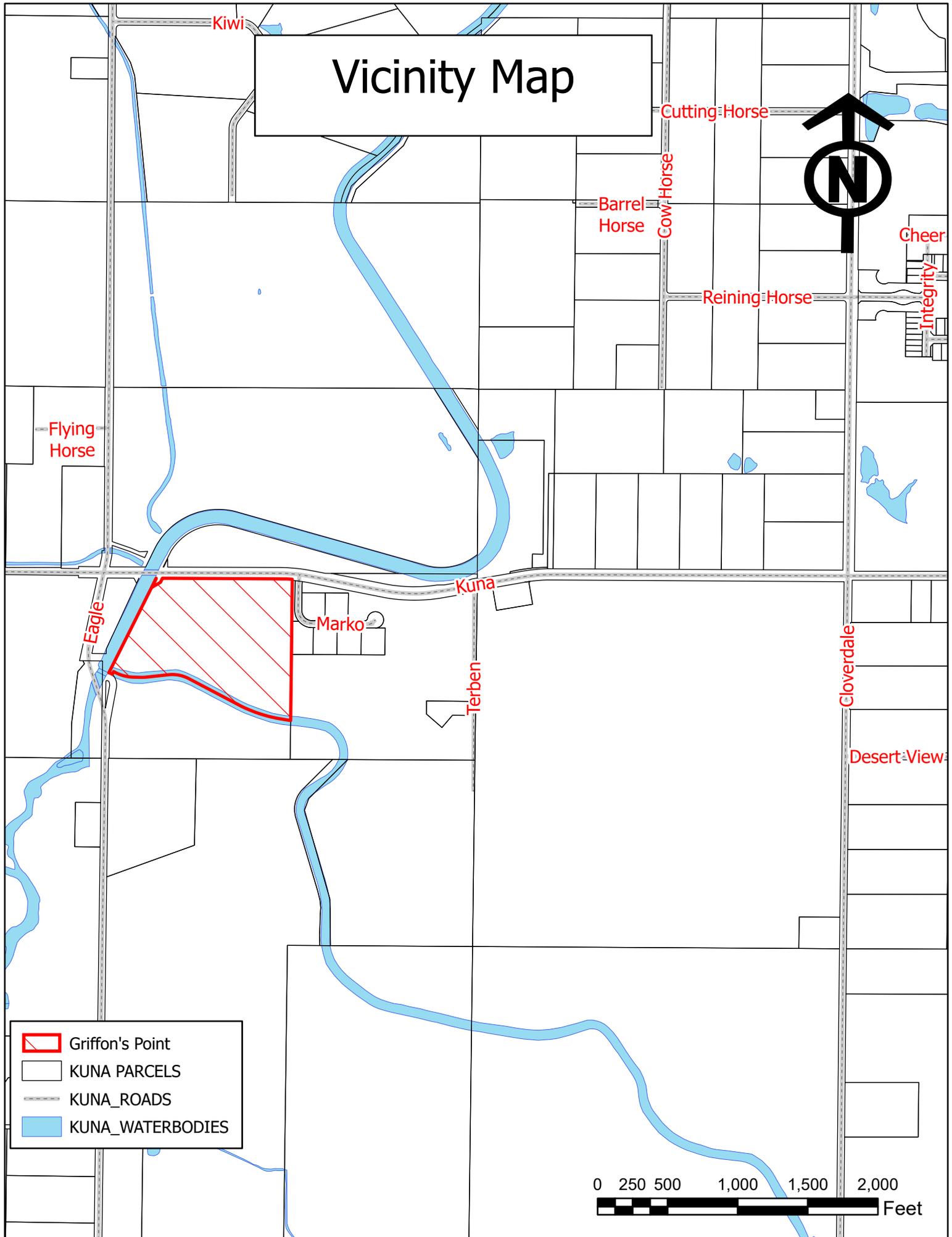
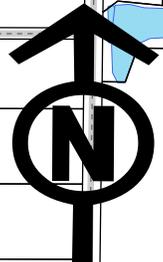
We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 410-6147 or Tim.Nicholson@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Nicholson".

Tim Nicholson, P.E.
Kimley-Horn
Project Manager

Vicinity Map



-  Griffon's Point
-  KUNA PARCELS
-  KUNA_ROADS
-  KUNA_WATERBODIES





August 27, 2021
Project No. 121120

BOISE BASIN PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°38'23" East, 2639.92 feet distant);

Thence from said Section Corner, South 89°38'23" East, a distance of 287.65 feet on the north line of said Section 28 to the POINT OF BEGINNING;

Thence South 89°38'23" East, a distance of 1032.22 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
Thence South 00° 48' 35" West, a distance of 1052.10 feet on the north-south 1/16th Section Line of the Northwest One Quarter of said Section 28 to a point on the centerline of the Mora Canal;
Thence on the centerline of the Mora Canal for the following courses and distances:

Thence North 82° 00' 00" West, a distance of 42.76 feet to a point of curve;

Thence 349.07 feet on the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 20° 00' 00", a chord bearing of North 72° 00' 00" West and a chord length of 347.30 feet;

Thence North 62° 00' 00" West, a distance of 395.82 feet to a point of curve;

Thence 148.35 feet on the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 34° 00' 00", a chord bearing of North 79° 00' 00" West and a chord length of 146.19 feet;

Thence South 84° 00' 00" West, a distance of 157.09 feet to a point of curve;

Thence 36.65 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 07° 00' 00", a chord bearing of South 87° 30' 00" West and a chord length of 36.63 feet;

Thence North 89° 00' 00" West, a distance of 51.83 feet to a point of curve;

Thence 153.18 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 29° 15' 17", a chord bearing of North 74° 22' 21" West and a chord length of 151.52 feet;

Thence leaving the centerline of the Mora Canal, South 25° 44' 00" West, a distance of 23.73 feet to a point on a curve on the easterly right of way line of South Eagle Road;

Thence 58.74 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 30° 35' 49", a chord bearing of North 56° 48' 56" West and a chord length of 58.05 feet to a point on the west line of said Section 28;

Thence North 00° 49' 39" East, a distance of 41.42 feet on the west line of said Section 28 to a point on the centerline of the New York Canal;

Thence North 25° 44' 00" East, a distance of 683.80 feet to a point on the southerly right of way line of East Kuna Road;

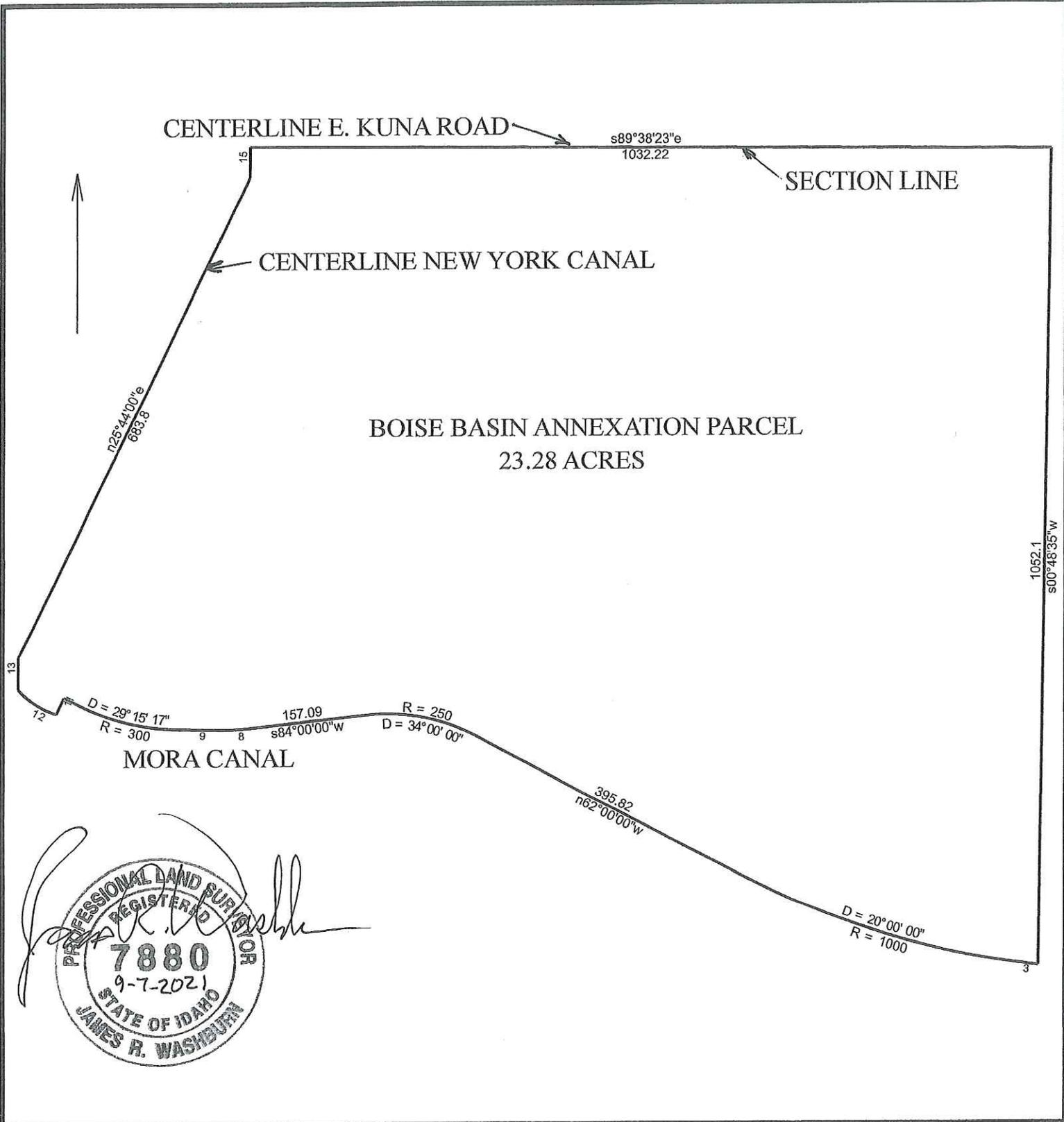
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch = 171 feet

File:

Tract 1: Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4267 ft.

- 01 s89.3823e 1032.22
- 02 s00.4835w 1052.1
- 03 n82.0000w 42.76
- 04 Rt, r=1000.00, delta=020.0000, chord=n72.0000w 347.30
- 05 n62.0000w 395.82
- 06 Lt, r=250.00, delta=034.0000, chord=n79.0000w 146.19
- 07 s84.0000w 157.09
- 08 Rt, r=300.00, delta=007.0000, chord=s87.3000w 36.63
- 09 n89.0000w 51.83
- 10 Rt, r=300.00, delta=029.1517, chord=n74.2221w 151.52

- 11 s25.4400w 23.73
- 12 Rt, r=110.00, delta=030.3549, chord=n56.4856w 58.05
- 13 n00.4939e 41.42
- 14 n25.4400e 683.8
- 15 n00.2137e 40

AFTER RECORDING MAIL TO:

1065 S. Allante Pl
Boise, Idaho 83709

WARRANTY DEED

File No.: 4106-3661499 (WS)

Date: **January 25, 2021**

For Value Received, **Michael R. Smith, Trustee of The Michael R. Smith Living Trust dated July 12, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Boise Basin Development LLC**, hereinafter referred to as Grantee, whose current address is **1065 S. Allante Pl, Boise, Idaho 83709**, the following described premises, situated in **Ada County, Idaho**, to wit:

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

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THENCE
SOUTH 00°49'39" WEST 657.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
NORTH 25°44'00" EAST 683.80 FEET ALONG SAID CENTERLINE TO POINT ON THE SOUTH RIGHT OF WAY OF EAST KUNA ROAD; THENCE
SOUTH 89°38'23" EAST 77.65 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 24°39'35" WEST 70.18 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 60°00'00" EAST 69.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 25°00'00" EAST 32.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 89°38'23" EAST 825.71 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 84.40 FEET, SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 04°22'22", TANGENTS OF 42.22 FEET, AND A CHORD WHICH BEARS SOUTH 87°27'12" EAST 84.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
SOUTH 00°48'35" WEST 1008.88 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE MORA CANAL; THENCE ALONG THE CENTERLINE OF THE MORA CANAL THE FOLLOWING COURSES AND DISTANCES: THENCE
NORTH 82°00'00" WEST 42.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE**

TO THE RIGHT 349.07 FEET, SAID HAVING CURVE A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 20°00'00", TANGENTS OF 176.33 FEET, AND A CHORD WHICH BEARS NORTH 72°00'00" WEST 347.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°00'00" WEST 395.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 148.35 FEET, SAID HAVING CURVE A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34°00'00", TANGENTS OF 76.43 FEET, AND A CHORD WHICH BEARS NORTH 79°00'00" WEST 146.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" WEST 157.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 36.65 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°00'00", TANGENTS OF 18.35 FEET, AND A CHORD WHICH BEARS SOUTH 87°30'00" WEST 36.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°00'00" WEST 51.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 153.18 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°15'17", TANGENTS OF 78.30 FEET, AND A CHORD WHICH BEARS NORTH 74°22'21" WEST 151.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL; THENCE LEAVING THE CENTERLINE OF THE MORA CANAL: THENCE SOUTH 25°44'00" WEST 23.73 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD, SAID POINT BEING ON A CURVE; THENCE ALONG THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD ALONG A CURVE TO THE LEFT 58.74 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 30°35'49", TANGENTS OF 30.09 FEET, AND A CHORD WHICH BEARS NORTH 56°48'46" WEST 58.05 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°49'39" EAST 41.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

APN: S1428223050

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



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: SINGLE FAMILY RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

Date of Meeting: 5-24-22 Time: 6:30 - 7:30 PM

Meeting Location: 5055 E. KUNA RD - PROJECT SITE

Site Information

Location: Section 28 Township 2N Range 1E Total Acres 22.275
Subdivision Name: N/A Lot _____ Block _____

Address: 5055 E. KUNA RD

Parcel No(s): 51428223050

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: BOISE BASIN DEVELOPMENTS

Address: 1065 S. AVANTRE PL BOISE, ID 83709

Contact Person

Name: TIM NICHOLSON

Business Name (if applicable): KIMLEY-HORN

Address: 1100 W. IDAHO ST SUITE 210 BOISE, ID 83703

Phone: 610-410-6147 Email: tim.nicholson@kimley-horn.com

Applicant

Name: BOISE BASIN DEVELOPMENT

Address: 1065 S. AVANTRE PL BOISE, ID 83709

Phone: 208-284-0829 Email: chase@ownboise.com

I, CHASE CRAIG, 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: 5-24-22

SIGN-IN SHEET

Project Name: 5055 E. KUMA RD

	Name	Address	Phone
1	Tom Nicholas	1100 W. IDAHO ST SUITE 210 Boise	208-410-6147
2	[Signature]	6365 Eagle	208-225-794
3	Jani Mendiola	226 S. Eagle Rd	208-870-3763
4	Jon Mendiola	"	208-949-7468
5	DENNIS RAINWATER	145 S. MARKO LANE	661-699-4950
6	NORM KRUEGER	41 S. MARKO LN	208-340-3495
7	DENNIS MARKOVETZ	325 S. TERBEN LN	208-871-0585
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 5-24-22 Number of Attendees: 7

Location: 5055 E. KUHA RD ONSITE

Project Description: SINGLE FAMILY RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

Attendee Comments or Concerns: _____

TIMELINE FOR MARKOVETZ PARCEL - SEVERAL MONTHS OUT
CONCERN OVER FOOT BRIDGE CONNECTION - UNSAFE
FENCE ALONG CANAL - SAFETY
NO PITCH COMPANY ACCESS ON OUR SIDE, ONLY MARIOLA SIDE
BRIDGE IS USED AS MEASURING STATION - CUT OFF HALF
MARKOVETZ WORKING W/ A DEVELOPER
IS THIS GOING TO BE A CMT DEVELOPMENT? - UNLIKELY
CONCERN OVER WANTING LARGER LOTS ADJACENT TO
MARCO LAKE (1/4 ACRES PREFERRED/REQUESTED)

I, CHASE CRAIG, 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: 5-24-22



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: Tim Michelson

Signature: [Handwritten Signature] Date: 6-21-22

From: [Sub Name Mail](#)
To: [Womack, Nicolette](#)
Cc: [Jim Washburn](#)
Subject: RE: Griffons Point Subdivision Name Reservation
Date: Tuesday, June 14, 2022 7:21:26 AM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)

June 14, 2022

Jim Washburn, The Land Group
Nicolette Womack, Kimley-Horn

RE: Subdivision Name Reservation: **GRIFFONS POINT SUBDIVISION**

At your request, I will reserve the name **Griffons Point 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*

griffin, also spelled **griffon** or **gryphon**, composite mythological creature with a lion's body (winged or wingless) and a bird's head, usually that of an eagle.

<https://www.britannica.com> › [griffin-mythological-creature](#) ⓘ

[griffin | Myth, Meaning, & Facts - Encyclopedia Britannica](#)

From: Womack, Nicolette <Nicolette.Womack@kimley-horn.com>
Sent: Monday, June 13, 2022 4:45 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Chase Craig <chase@ownboise.com>; Nicholson, Tim <Tim.Nicholson@kimley-horn.com>
Subject: [EXTERNAL] RE: Subdivision Name Reservation

Hello,

Is 'Griffons Point' available?

The parcel number S1428223050.

Owner and Developer is BOISE BASIN DEVELOPMENT LLC

Contact is Chase Craig
1065 S. ALLANTE
BOISE, ID 83709

The Surveyor is The Land Group.

Kimley-Horn will be responsible for the plat.

Thank you,

Nicolette Womack, AICP

Kimley-Horn | 1100 W. Idaho Street, Suite 210, Boise, ID 83702

Direct: 208.207.8477 | Mobile: 435.232.3905

Connect with us: [Twitter \[twitter.com\]](#) | [LinkedIn \[linkedin.com\]](#) | [Facebook \[facebook.com\]](#) | [Instagram \[instagram.com\]](#) | [Kimley-Horn.com \[kimley-horn.com\]](#)

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Sub Name Mail <subnamemail@adacounty.id.gov>

Sent: Monday, June 13, 2022 7:57 AM

To: Womack, Nicolette <Nicolette.Womack@kimley-horn.com>

Subject: RE: Subdivision Name Reservation

Nicolette,

The primary name "HUNTERS" has previously been recorded and cannot be used in this location. Please choose another name.

Please note that the following information is also required prior to reserving a name, and was not included.

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

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

allowed.

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

Name Policy: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf
[nam11.safelinks.protection.outlook.com]

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>
[nam11.safelinks.protection.outlook.com]



The screenshot shows the Ada County Development Services website. The header includes the Ada County logo and the text 'ADA COUNTY' and 'DEVELOPMENT SERVICES'. The main heading is 'Official Ada County Reserved Sub Name List'. Below this, there is a search prompt: 'Enter the letter(s) of a subdivision name below to search existing names.' A search box contains the text 'hunt' and a 'SEARCH' button. Below the search box, a notification states '11 Subdivision names were found containing HUNT'. A table lists the results:

Sub Name	Date Reserved	Date Recorded	Applicant
HUNTER ESTATES	11/8/1979	11/8/1979	
HUNTERS CREEK SUB NO 01	7/25/2006	9/27/2007	CAPITAL DEVELOPMENT INC
HUNTINGTON PARK SUB NO 01	7/6/1979	7/6/1979	
HUNTINGTON PARK SUB NO 02	7/6/1979	4/28/1983	

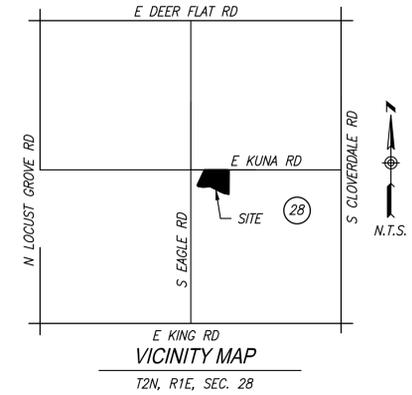


Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Womack, Nicolette <Nicolette.Womack@kimley-horn.com>
Sent: Friday, June 10, 2022 8:09 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision Name Reservation

GRIFFONS POINT SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 1 EAST
ADA COUNTY, IDAHO



OWNER/DEVELOPER

BOISE BASIN DEVELOPMENT, LLC
1065 S. ALLANTE PLACE
BOISE, ID 83709
TELEPHONE: (208) 284-0829
CONTACT: CHASE CRAIG

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. IDAHO STREET
SUITE 210
BOISE, ID 83702
PHONE: (208) 410-6147
CONTACT: TIM NICHOLSON, PE

LAND SURVEYOR

THE LAND GROUP
462 E SHORE DR
SUITE 100
EAGLE, ID 83616
PHONE: (208) 939-4041
CONTACT: JAMES WASHBURN, PLS

PRELIMINARY PLAT DATA

EXISTING ZONING: R-4
PROPOSED ZONING: R-4

GROSS ACREAGE: 22.27 AC
NET ACREAGE: 15.95 AC
TOTAL NUMBER OF LOTS: 86
BUILDABLE LOTS: 72
COMMON LOTS: 14
MINIMUM LOT SIZE (SF): 6,600 SF
AVERAGE LOT SIZE: 8,080 SF
RESIDENTIAL GROSS DENSITY (DU/AC): 3.23 DU/AC

PRELIMINARY PLAT NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE II OF MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
- LOT 1, BLOCK 1; LOT 19, BLOCK 3; LOT 2, BLOCK 4; LOT 1, 10, & 19, BLOCK 6; AND LOT 1, BLOCK 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE GRIFFONS POINT SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- LOT 9, BLOCK 1; LOT 18, BLOCK 3 ARE COMMON DRIVEWAY LOTS FOR THE PURPOSE OF INGRESS/EGRESS. ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC-6-4B-8.

LEGEND

---	PROPOSED CL/SECTION LINE
---	PROPERTY BOUNDARY
---	ROAD RIGHT OF WAY
---	LOT LINE
---	EASEMENT
---	PROPOSED PROPERTY SETBACK
SS	PROPOSED 8" SEWER
W	PROPOSED 8" WATER (3' COVER)
---	PROPOSED CURB
⊙	PROPOSED SEWER MANHOLE
⊙	PROPOSED FIRE HYDRANT
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE LINE
---	EXISTING EDGE OF PAVEMENT
X-X	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
□	EXISTING GUARDRAIL

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	PRELIMINARY PLAT
03	EXISTING CONDITIONS
04	EXISTING CONDITIONS
05	EXISTING CONDITIONS
06	EXISTING CONDITIONS
07	EXISTING CONDITIONS
08	PRELIMINARY ENGINEERING PLAN
09	PRELIMINARY ENGINEERING PLAN
10	PRELIMINARY ENGINEERING PLAN
11	PRELIMINARY ENGINEERING PLAN
12	PRELIMINARY ENGINEERING PLAN
13	TYPICAL SECTIONS
14	PRELIMINARY LANDSCAPE PLAN
15	PRELIMINARY LANDSCAPE DETAILS

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DRAWN BY: JKH
CHECKED BY: TPN
DATE: 06/20/2022

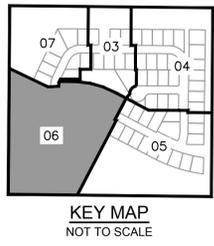
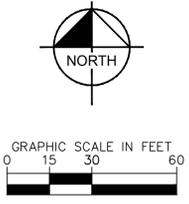
GRIFFONS POINT SUBDIVISION
PRELIMINARY PLAT
KUNA, IDAHO



PROJECT NO.
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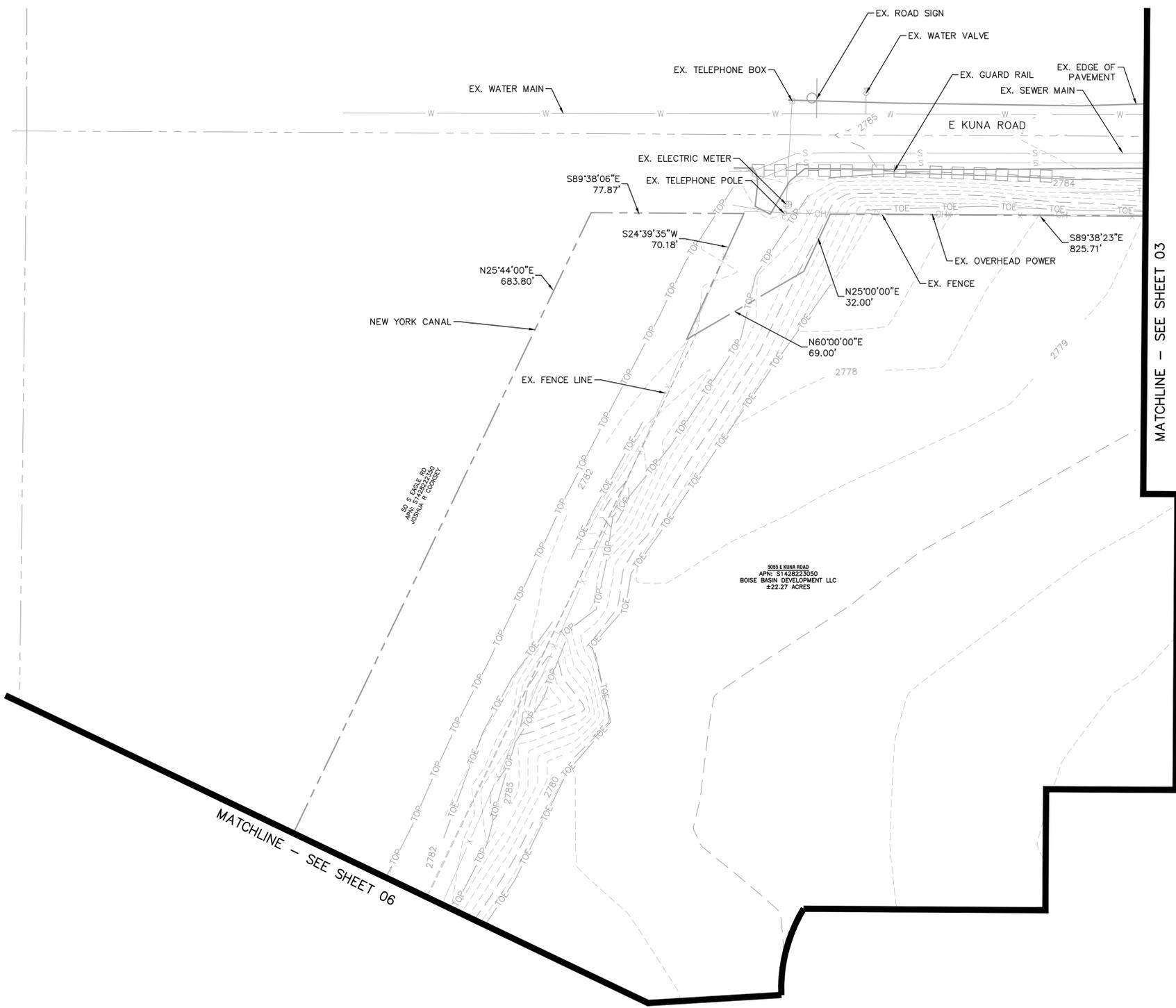
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GRIFFONS POINT SUBDIVISION
 EXISTING CONDITIONS
 KUNA, IDAHO

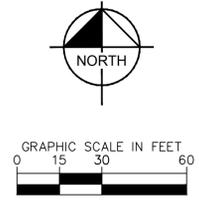
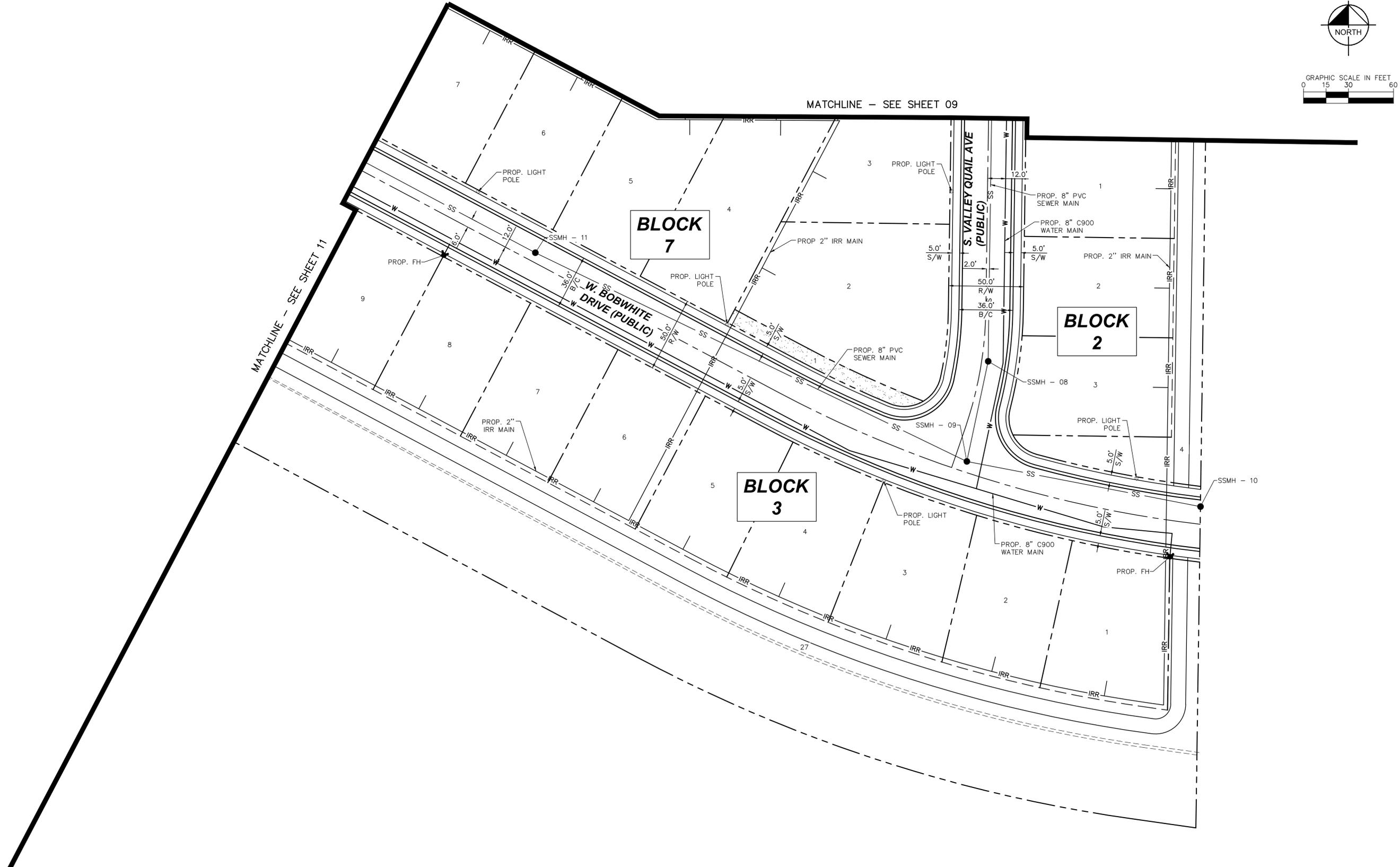


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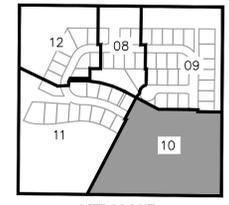


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MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 09



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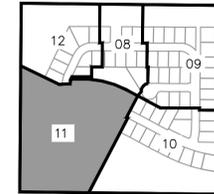
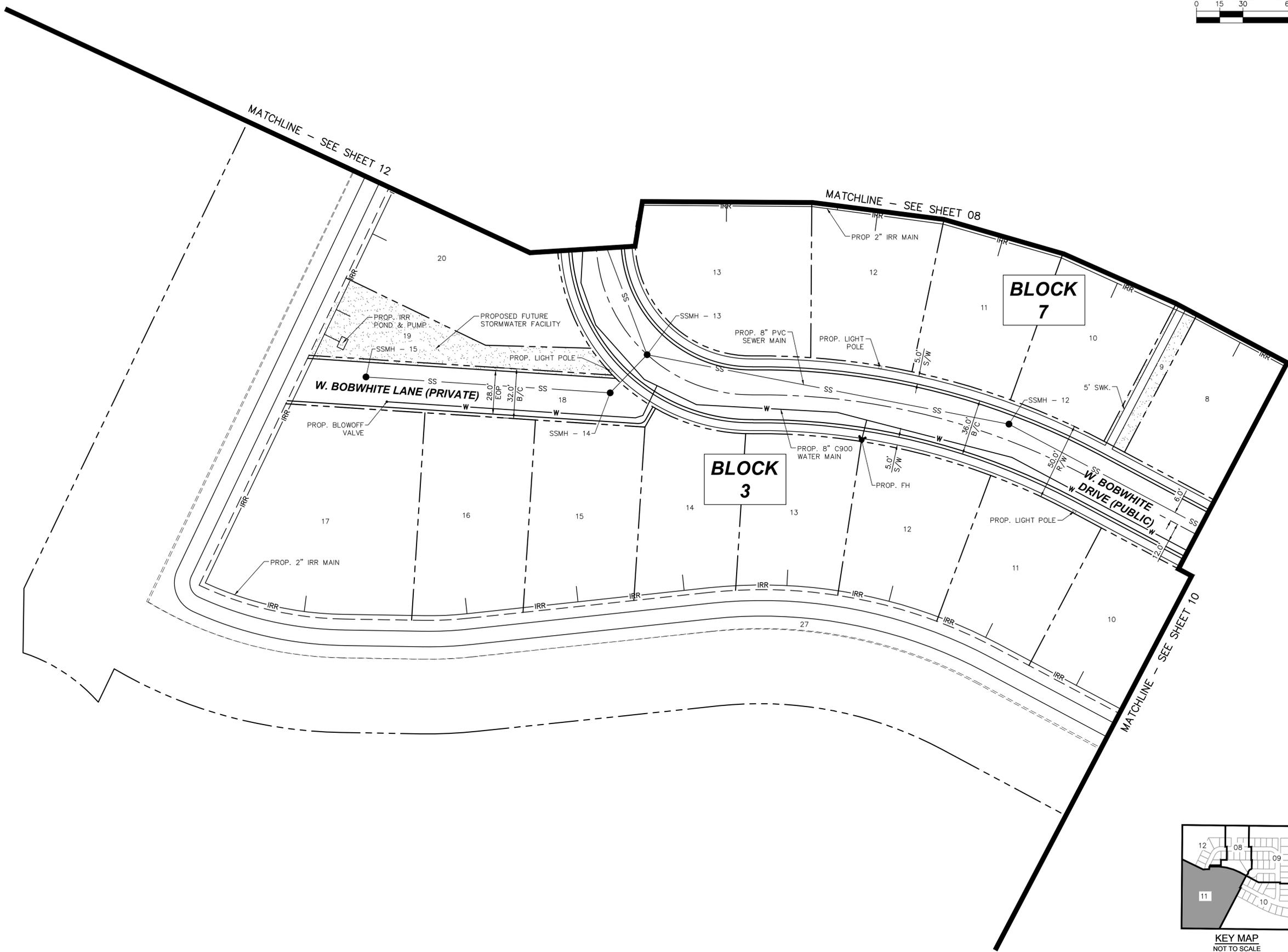
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GRIFFONS POINT SUBDIVISION
 PRELIMINARY ENGINEERING
 PLAN
 KUNA, IDAHO



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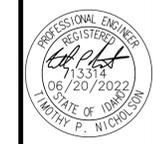
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GRIFFONS POINT SUBDIVISION
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 PLAN
 KUNA, IDAHO



PROJECT NO.
093851000
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subject to cancellation by the Association with or without cause and without payment of a termination fee so long as the Association provides at least thirty (30) days' prior notice of termination.

Powers of the Association. The Association shall have all the powers of a nonprofit corporation organized under Idaho law and all of the powers and duties set forth in the Community Documents, including the power to perform any and all acts which may be necessary to, proper for, or incidental to, the foregoing powers. The powers of the Association include, by way of illustration and not limitation:

2.6.1 Community Rules. The power and authority to adopt, amend, and repeal such rules and regulations as the Board deems reasonable and appropriate to govern the Community, including rules and regulations regarding: (a) the use of the Common Area and the Irrigation System; (b) imposition of fines for violations of the Community Documents (subject to applicable law, such as Idaho Code § 55-115); and (c) procedures in the conduct of business and affairs of the Association (the "**Community Rules**"). Except when inconsistent with this Declaration, the Community Rules shall have the same force and effect as if they were set forth in and were made a part of this Declaration.

2.6.2 Common Area. The power and authority to acquire and dispose of, and the duty to manage, operate, maintain, repair, and replace the Common Area for the benefit of the Community; provided, however, except as permitted under Section 2.6.6 hereof, no interest in the Common Area shall be disposed of without the approval by the vote or written consent of Owners representing more than sixty-five percent (65%) of the total voting power in the Association.

2.6.3 Improvements. The power and authority to construct, install, maintain, repair, replace, and operate any Improvements in any Common Area and any public right-of-way serving the Community or any other location deemed by the Board to benefit the Community, including any fences, signs, or other Improvements at Community entrances or otherwise in the vicinity of the Community, and any berms, retaining walls, fences, and water amenities within or abutting any Common Area.

2.6.4 Irrigation System. The power and authority to construct, install, maintain, repair, replace, and operate the Irrigation System. The Association may operate the Irrigation System as part of a common irrigation water supply arrangement with neighboring properties.

2.6.5 Entry onto Lots. The power and authority to enter upon any Lot (but not inside any building constructed thereon) in the event of any emergency involving potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner of such Lot as practical under the circumstances, and any damage caused thereby shall be repaired by and at the expense of the Association.

2.6.6 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements, and rights-of-way in, on, or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation, or enjoyment of the same, or as may be necessary or appropriate for the preservation of the health, safety, convenience, and welfare of the Community and its Owners, or as may be necessary or appropriate for the purpose of constructing, erecting, operating, or maintaining any of the following:

Troy Behunin

From: Troy Behunin
Sent: Wednesday, August 31, 2022 9:42 AM
To: 'Ada County Highway District'; Adam Ingram; Bobby Withrow; 'Boise Project Board of Control'; Boise-Kuna Irri. Dist.; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department'; 'Chief Fratusco'; COMPASS; Danielle Horras; 'DEQ'; 'Eric Adolfson'; Erika Olvera; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD Vincent Trimboli'; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; PWorkoffice; 'Robbie Reno'; Scott FCCNWI; 'Stacey Yarrington (Ada County)'; TLawrence Kuna Fire; USPS; Mindy Wallace
Subject: Griffins Point
Attachments: Agency Comment EMAIL 8.19.22.pdf
Categories: Agency Comments, Important

Good Morning All,

I sent this on the 19th, but we were experiencing email/server issues that week and this may not have reached all/any of you folks. Please forgive me if this is a repeat email.

Troy

Agency Transmittal – August 19, 2022

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

CASE NUMBER(S):	22-14-S (Pre Plat) and 22-31-DR (Design Review), for the Griffins Point Subdivision.
PROJECT DESCRIPTION	Applicant requests Preliminary Plat approval in order to subdivide approximately 22.27 ac. into 72 residential and 14 common lots. The site was previously Annexed and zoned R-4 (Medium Density Residential). The site is located within Section 28 Township 2 North, Range 1 East, Accessor Parcel Number S1428223050.
SITE LOCATION(S)	The site address is 5055 W Kuna Road, Kuna, ID. And is located near the SEC of Kuna Road and S Eagle Road, Kuna, ID 83634.
REPRESENTATIVE	Tim Nicholson Kimley-Horn 1100 W Idaho St. Ste 210 Boise, ID 83702 208.410.6147 Tim.nicholson@kimley-horn.com
SCHEDULED HEARING DATE	Tuesday, November 22, 2022 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Planner III TBehunin@kunaaid.gov

**PROJECT PACKET
LINK**

<http://kunacity.id.gov/DocumentCenter/View/8148/Griffins-Point-Subdivision-Packet-PDF>

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov



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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: 15 November 2022
RE: Public Works Comments
Griffons Point Subdivision, 22-14-S (Preliminary Plat), 22-31-DR (Design Review)

The Griffons Point Subdivision, 22-14-S, 22-31-DR, preliminary plat and design review request dated 19 August 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-4 (Medium 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.

The applicant does not have adequate potable water pressures in this area and has been in communication with the Public Works Department. A potential solution would be to construct a potable water booster station with a tank near the intersection of E Kuna Rd and N Locust Grove Rd. Public Works can support approval of this application contingent that adequate water pressures and fire flows will be met.

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 22 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 229.
- 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 to the east of the proposed development at the New York Lift Station.
- 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 to the north of the proposed development in E Kuna Rd. This development will not have adequate water pressures connecting into E Kuna Rd.
- b) A booster station with a tank and expandability for a well near the intersection of E Kuna Rd and N Locust Grove Rd is required to achieve minimum water pressures.
- 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. This development does not have water rights, therefore a private irrigation system will be required.
- b) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

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 as-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: **Griffons Point/ KPP22-0017/ 22-14-S/ 22-31-DR**
 This is a preliminary plat application with a development agreement to allow for the development of an 86-lot residential subdivision on 22 acres.

Lead Agency: City of Kuna

Site address: 5055 E. Kuna Road

Staff Approval: September 23, 2022

Engineer/ Representative: Tim Nicholson
 Kimley-Horn
 1100 W. Idaho Street, Ste 210
 Boise, ID 83702

Owner: Chase Craig
 Boise Basin Development
 1065 S. Allante Place
 Boise, ID 83709

Staff Contact: Dawn Battles, Planner
 Phone: 387-6218
 E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat with a development agreement to allow for the development of an 86-lot subdivision consisting of 72 single family lots and 14 common lots. The existing home and outbuildings are proposed to be removed from the site. The site is currently zoned R-4 (Medium Density Residential) and the applicant's proposal is consistent with the City of Kuna's future land use map which designates this site as medium density residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential (Ada County)	RR
South	Rural Residential (Ada County)	RR
East	Medium Density Residential & Rural Residential (Ada County)	R-4 & RR
West	New York Canal	N/A

3. **Site History:** ACHD staff previously reviewed this site as part of KPP21-0016 for annexation and rezone only in November 2021. The requirements of this staff report have been updated to reflect the proposed site plan.

4. **Transit:** Transit services are not available to serve this site.

- 5. 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.

- 6. New Center Lane Miles:** The proposed development includes 0.6 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 roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).

- Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040.
- The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 4-lanes on the north leg, 4-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2036 and 2040.

- 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 identifies Kuna Road as Level 3 facilities and Eagle Road as Level 3 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on a future north/south collector roadway located east of the site.

B. Traffic Findings for Consideration

- 1. Trip Generation:** This development is estimated to generate 680 vehicle trips per day; 68 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
- 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
Kuna Road	978-feet	Minor Arterial	204	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Kuna Road east of Eagle Road was 2,836 on March 10, 2022.

C. Findings for Consideration

1. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 29 to 34-foot pavement, 10-foot wide gravel shoulders and no curb, gutter or sidewalk abutting the site. There is 80-foot of right-of-way for Kuna Road (40-foot 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-foot (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-foot wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-foot 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-foot 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.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

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 Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to improve Kuna Road with a 20-foot wide landscape strip and 10-foot wide detached concrete sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal to improve Kuna Road with a 20-foot wide landscape strip and 10-foot wide detached concrete sidewalk exceeds District policy which requires a minimum 6-foot wide planter strip and 5-foot wide detached concrete sidewalk and should be approved, as proposed.

The applicant should be required to locate the sidewalk a minimum of 32-feet from centerline of Kuna Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

Consistent with District Frontage Improvements policy, the applicant should be required to improve Kuna Road with 17-feet of pavement from centerline where it does not exist. A minimum 3-foot wide gravel shoulder exists abutting the site; therefore, no additional gravel shoulder should be required.

2. Internal Local Streets

a. **Existing Conditions:** There are no local streets within the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

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

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

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

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

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 is proposing to construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant is proposing to construct a cul-de-sac at the terminus of Chukar Court.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct the internal local street as 36-foot wide street sections meet District policy and should be approved, as proposed.

The applicant should be required to construct the proposed cul-de-sac with a minimum turning radius of 50-feet at the terminus of Chukar Court.

3. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

- b. **Policy:**

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant is proposing to construct one new local roadway, Blue Grouse Avenue, to intersect Kuna Road located 682-feet east of Eagle Road.

The applicant is proposing to construct the internal local streets to align or offset a minimum of 125-feet.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct one new local roadway, Blue Grouse Avenue, to intersect Kuna Road located 682-feet east of Eagle Road meets District policy and should be approved as proposed.

The applicant's proposal to construct the internal local streets to align or offset a minimum of 125-feet meets District policy and should be approved, as proposed.

4. Stub Streets

- a. **Existing Conditions:** There are no existing stub streets to or from the site.

b. **Policy:**

Stub Street Policy: District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct one stub street, Bobwhite Drive, to the east, located 203-feet north of the site's south property line (measured centerline to south property line).

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct one stub street to the east meets District policy and should be approved, as proposed.

The applicant should be required to install a sign at the terminus of Bobwhite Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required at the terminus of this stub street as it does not extend greater than 150-feet.

5. Driveways

5.1 Kuna Road

- a. **Existing Conditions:** There is an existing 30-foot wide driveway from the site onto Kuna Road located 1,069-feet east of Eagle Road.

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 to close the existing 30-foot wide driveway onto Kuna Road located 1,069-feet east of Eagle Road with landscaping, sidewalk, and fencing.
- d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway onto Kuna Road meets District policy and should be approved, as proposed.

6. Private Roads

6.1 Valley Quail Lane and Bobwhite Lane

- a. **Existing Conditions:** There are no private roads within the site.
- b. **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 street,

- Graded to drain away from the public street section, 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 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Applicant Proposal:** The applicant is proposing to construct a 26-foot wide paved private road/shared drive aisle onto Sharptail Street located in alignment with Valley Quail Avenue.

The applicant is proposing to construct a 28-foot wide paved private road/shared drive aisle onto Bobwhite Drive to provide access to lots 15, 16 and 17 Block 3 located near the site’s southwest property line.

- d. **Staff Comments/Recommendations:** The applicant’s proposal to construct two paved private road/shared drive aisles meet District policy and should be approved, as proposed.

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 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

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.

- a. **Applicant's Proposal:** The applicant is proposing to construct a long straight roadway, Bobwhite Drive, to be greater than 750-feet in length.
- b. **Staff Comments/Recommendations:** The applicant should be required to redesign Bobwhite Drive to reduce the length of the roadway or include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

8. 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.

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

Kuna Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Redesign Bobwhite Drive to reduce the length of the roadway to be less than 750-feet in length or include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

2. Improve Kuna Road with 17-feet of pavement from centerline where it does not exist plus a 20-foot wide landscape strip and 10-foot wide detached concrete sidewalk, as proposed, abutting the site. Locate the sidewalk a minimum of 32-feet from centerline of Kuna Road abutting the site.
3. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
4. Construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.
5. Construct the cul-de-sac with a minimum turning radius of 50-feet at the terminus of Chukar Court.
6. Construct one new local roadway, Blue Grouse Avenue, to intersect Kuna Road located 682-feet east of Eagle Road, as proposed.
7. Construct the internal local streets to align or offset a minimum of 125-feet, as proposed.

8. Construct one stub street, Bobwhite Drive, to the east, located 203-feet north of the site's south property line, as proposed. Install a sign at the terminus of Bobwhite Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Close the existing 30-foot wide driveway onto Kuna Road located 1,069-feet east of Eagle Road with landscaping, sidewalk, and fencing, as proposed.
10. Construct a 26-foot wide paved private road/shared drive aisle onto Sharptail Street located in alignment with Valley Quail Avenue, as proposed.
11. Construct a 28-foot wide paved private road/shared drive aisle onto Bobwhite Drive to provide access to lots 15, 16 and 17 Block 3 located near the site's southwest property line, as proposed.
12. Install street name and stop signs for the private road/shared drive aisles. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
13. Direct lot access is prohibited to Kuna Road and should be noted on the final plat.
14. 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.
15. Payment of impact fees is due prior to issuance of a building permit.
16. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

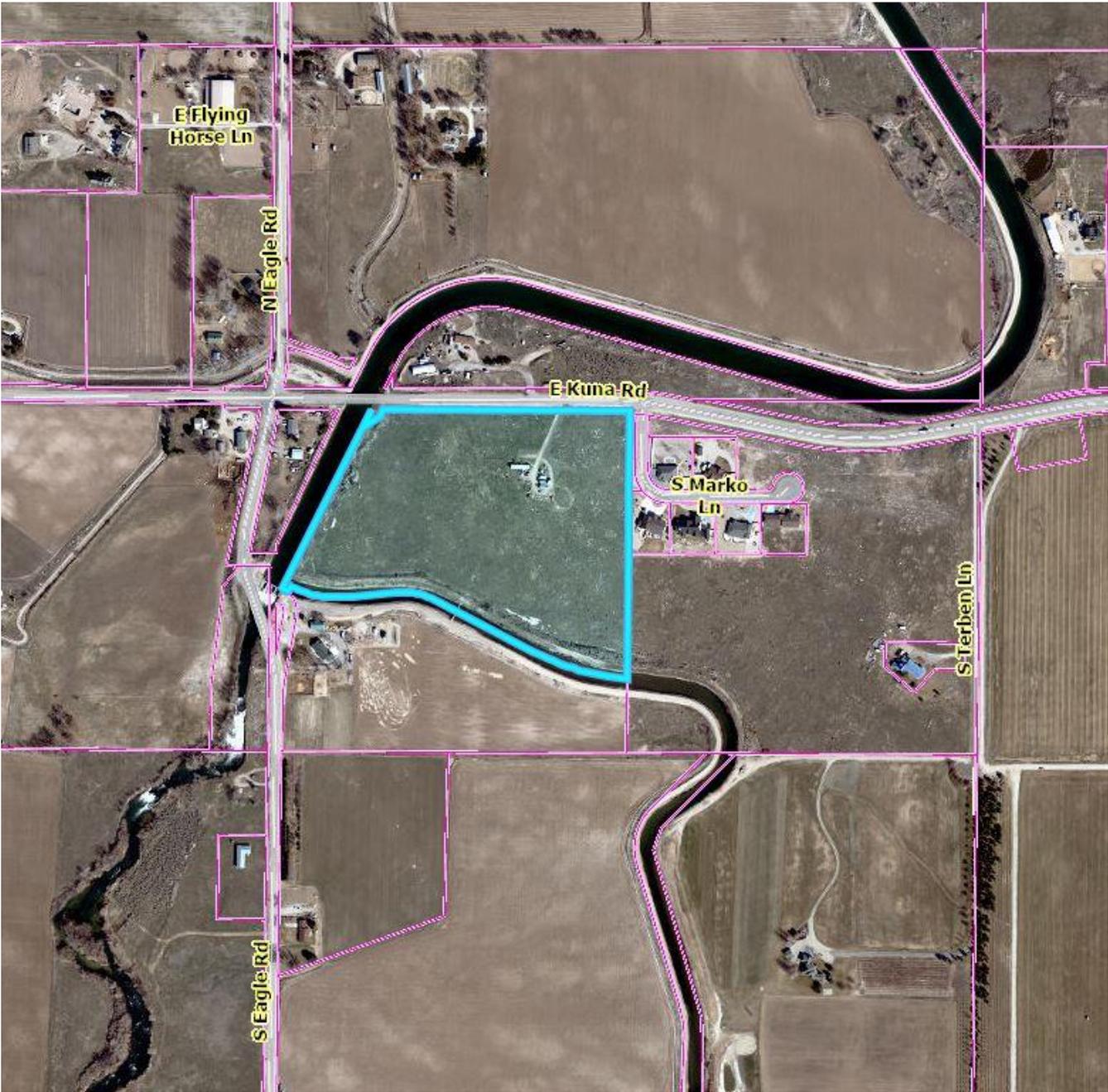
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

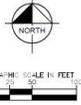
G. Attachments

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

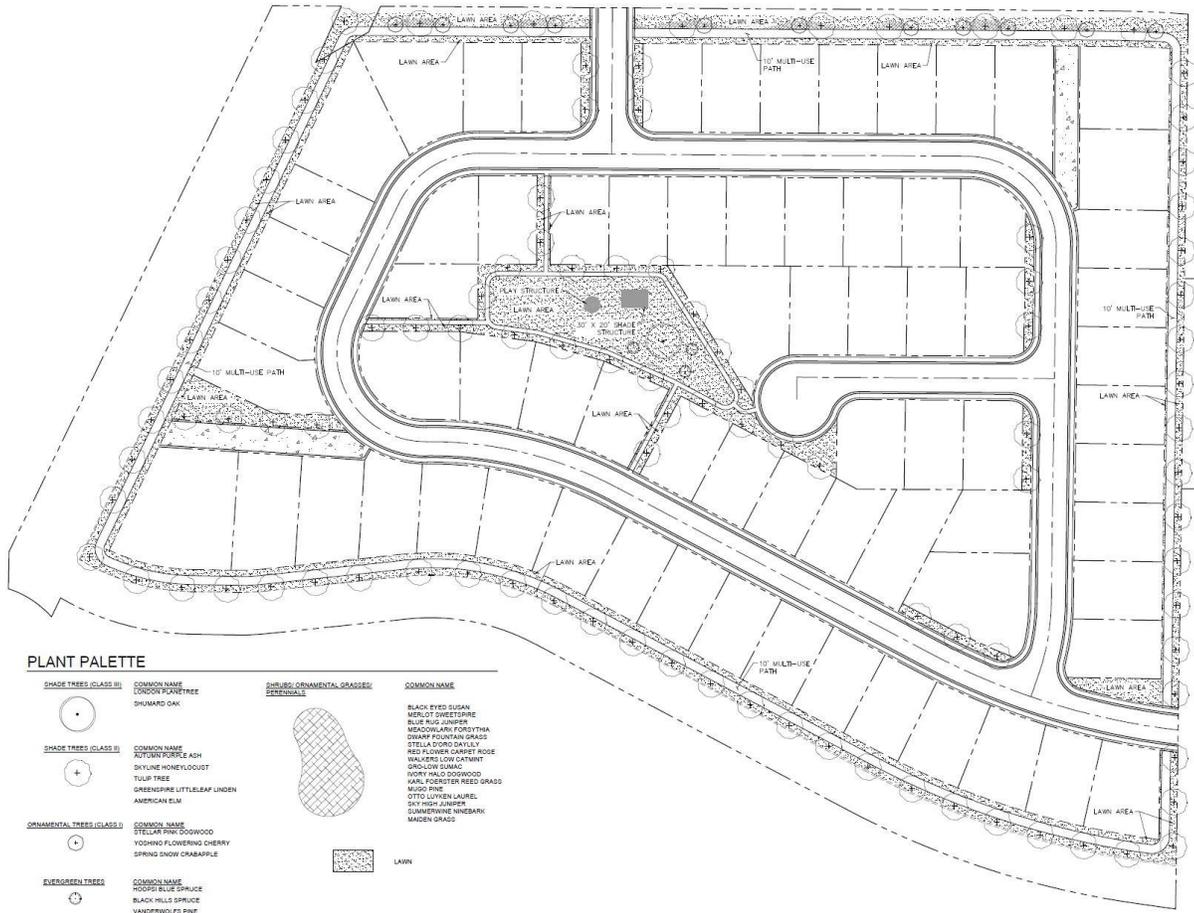
VICINITY MAP



SITE PLAN



- NOTES:**
1. ALL LANDSCAPING TO BE INSTALLED IN ACCORDANCE WITH CITY OF KUNA ORDINANCE 10.02.001.010.
 2. NO TREES SHALL BE PLANTED WITHIN A 40' CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATION GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
 3. LOCATION OF TREES WITHIN PARK SPACES ARE SHOWN. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE UTILITIES AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 2' OF WATER METERS OR UTILITY LINES.
 4. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACRES WITHIN GRASS ARE STRUCTURES OR FACILITIES. SEEDS/SEEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL TREES PLANTED MUST BE ADJACENT TO REPAIR (SEE) TO HAVE A 6" ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.
 5. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITION AND/OR SUBSTITUTION OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S APPROVAL. LANDING HEIGHTS AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN.
 6. INSTALL 2" TREE PINN WITH BARE EARTH SURFACE AT ALL TREES WITHIN THIN AREAS.



PLANT PALETTE

SHADE TREES (CLASS II)	COMMON NAME	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	COMMON NAME
(Symbol: Circle with dot)	DOGWOOD SHUMARD OAK	(Symbol: Stippled pattern)	BLACK RYED SUSAN MERCOT SWEETSPIRE BLUE HUG JUNIPER MEADOWLARK FORDYTHA SHEAR POUNDING GRASS STELLA D'ORO DAILEY RED FLOWER GARNET ROSE WALKERS LOW CATMINT ORANGE CLOVER NORTH HALE DOGWOOD KARL FOSTER REED GRASS MUGO BIRD OTTO LUYKEN LAUREL SILVER JUNIPER SUMMERWINE NINEBARK MADON GRASS
(Symbol: Circle with cross)	DOGWOOD SKYLINE HONEYLOCUST TULIP TREE GREENSPRING LITTLELEAF LINDEN AMERICAN ELM	(Symbol: Grid pattern)	LAWN
(Symbol: Circle with plus)	YOSHINO FLOWERING CHERRY SPRING SNOW CRABAPPLE		
(Symbol: Circle with asterisk)	HOOPS BLUE SPRUCE BLACK HILLS SPRUCE VANDERWOLF PINE		



KEY MAP NOT TO SCALE

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.

Troy Behunin

From: Stacey Yarrington <syarrington@adacounty.id.gov>
Sent: Wednesday, August 31, 2022 10:04 AM
To: Troy Behunin
Subject: RE: Griffins Point

Hi Troy,
Ada County does not have any additional comments.
Thanks and hope you get to enjoy and have a wonderfully long weekend!



Stacey Yarrington
Community & Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
syarrington@adacounty.id.gov
(208) 287-7944 *office*
(208) 287-7909 *fax*

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, August 31, 2022 9:42 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>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore <bmoore@adacounty.id.gov>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfsen' <eadolfsen@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 Vincent Trimboli' <Vincent.Trimboli@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>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; Mindy Wallace <mwallace@achdidaho.org>
Subject: [EXTERNAL] Griffins Point

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Good Morning All,
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Troy

Agency Transmittal – August 19, 2022

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

CASE NUMBER(S):	22-14-S (Pre Plat) and 22-31-DR (Design Review), for the Griffins Point Subdivision.
PROJECT DESCRIPTION	Applicant requests Preliminary Plat approval in order to subdivide approximately 22.27 ac. into 72 residential and 14 common lots. The site was previously Annexed and zoned R-4 (Medium Density Residential). The site is located within Section 28 Township 2 North, Range 1 East, Accessor Parcel Number S1428223050.
SITE LOCATION(S)	The site address is 5055 W Kuna Road, Kuna, ID. And is located near the SEC of Kuna Road and S Eagle Road, Kuna, ID 83634.
REPRESENTATIVE	Tim Nicholson Kimley-Horn 1100 W Idaho St. Ste 210 Boise, ID 83702 208.410.6147 Tim.nicholson@kimley-horn.com
SCHEDULED HEARING DATE	Tuesday, November 22, 2022 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Planner III TBehunin@kunaid.gov
PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8148/Griffins-Point-Subdivision-Packet-PDF [kunacity.id.gov]

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov



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Troy Behunin

From: aflavel.bkirrdist@gmail.com
Sent: Tuesday, September 6, 2022 9:58 AM
To: Troy Behunin
Subject: RE: Griffins Point

Categories: Agency Comments

I wanted to let you know this property is all high ground there is no surface irrigation water right on this property. Thanks!!

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, August 31, 2022 9:42 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>; Boise-Kuna Irr. Dist. <aflavel.bkirrdist@gmail.com>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; Catherine Feistner <cfestner@kunaid.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; 'Chief Fratusco' <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.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 Vincent Trimboli' <Vincent.Trimboli@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Leon Letson (Ada County)' <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>; Scott FCCNWI <scott@fccnwi.com>; 'Stacey Yarrington (Ada County)' <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; Mindy Wallace <mwallace@achdidaho.org>
Subject: Griffins Point

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REPRESENTATIVE	Tim Nicholson Kimley-Horn 1100 W Idaho St. Ste 210 Boise, ID 83702 208.410.6147 Tim.nicholson@kimley-horn.com
SCHEDULED HEARING DATE	Tuesday, November 22, 2022 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Planner III TBehunin@kunaid.gov
PROJECT PACKET LINK	http://kunacity.id.gov/DocumentCenter/View/8148/Griffins-Point-Subdivision-Packet-PDF

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov



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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 Statutes, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

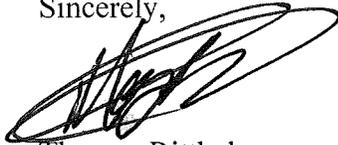
Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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.

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.

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
Terri Hasson Secretary – Treasurer, NYID
File



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 22-14-S

Development Name/Section Griffins Point

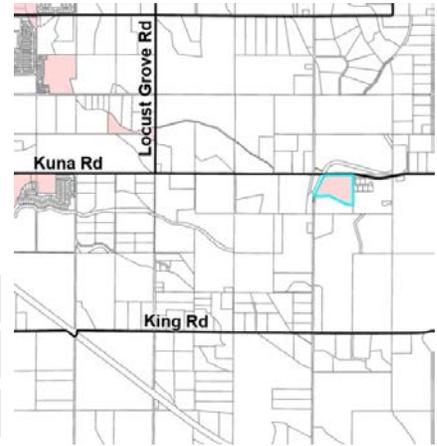
- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. _____

Reviewed By: [Signature] Date: 9/1/22

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: Griffons Point Subdivision
CIM Vision Category: Future Neighborhood **New Jobs:** 0
CIM Corridor: none **New Households:** 72



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:

This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location. The location is also in the Wildland Urban Interface. Consider becoming a certified "Firewise Community" to reduce exposure to wildfire damage. Find out more here: <https://idahofirewise.org/firewise-communities/>

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org



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: Wednesday, August 31, 2022 1:14 PM
To: Troy Behunin
Subject: RE: Griffins Point

Categories: Agency Comments

Growth is certainly starting to impact law enforcement as we start moving farther east patrolling areas that had zero impact on us in the past. The city has been trying to increase our staffing levels to get us to the national average of 1 Deputy per 1000 residents, but the continued growth is outpacing law enforcement. We currently have 6 patrol deputies on each side of the week which means two patrol deputies on for day shift, swing shift and graveyard shift. A large portion of our calls are two person calls meaning we can usually only handle one priority 2 or 3 call at a time without the assistance of Unincorporated Ada County Deputies. We are acquiring traffic deputies this next fiscal year which will help out with staffing due to their concentration on traffic related issues, but we will still need more personnel to deal with the continued growth. This is not only for the citizens, but also the safety of our deputies. Anything being built that far east of Meridian Road will slow our response times due to the distance and amount of patrol deputies working at any given time.

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, August 31, 2022 9:42 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>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore <bmoore@adacounty.id.gov>; Catherine Feistner <cfeistner@kunaid.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <klopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; 'DEQ' <BRO.Admin@deq.idaho.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 Vincent Trimboli' <Vincent.Trimboli@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>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>; Mindy Wallace <mwallace@achdidaho.org>
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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: 9/11/2022
From: Kuna Rural Fire District
Plan Review

Regarding: Preliminary Plat Comments
Griffins Point Residential Subdivision
22-14-S
5055 E Kuna Road, ID

Agency Comments: Additional Information is required for final approval. The proposed plan indicates 72 total buildable lots for this subdivision with a single point of access provided from east Kuna Road. Phase one indicates 31 buildable lots with phase two increasing to 72 lots. A secondary access will be required to meet the 2018 Fire Code section D107.2. Please provide additional information demonstrating compliance with section D107.2.

• **Fire Service and Emergency Service Access:**

Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (2018 Fire Code appendix D107.1)

The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a straight line between accesses. (2018 Fire Code appendix D107.2)

Regards,

Kuna Rural Fire District
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144



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:
11/01/22	21880

LEGAL NOTICE

**Case No. 22-14-S
 (PrePlat), for Griffons
 Point Subdivision.**

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

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on Tuesday, November 22, 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 Griffon's Point Subdivision. Applicant requests Preliminary Plat approval in order to subdivide approximately 22.28 ac. into 72 residential and 14 common lots. The site is located within Section 28 Township 2 North, Range 1 East, (APN S1428223050).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P & Z Department prior to the meeting at (208) 922-5274.

Kuna P & Z Department

November 2, 2022

300787

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
300787	22-14-S GRIFFONS POI	11/02/22	11/02/22	1	\$39.60

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$39.60
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$39.60

We Appreciate Your Business!

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.



PO BOX 13
Kuna, ID 83634

NEOPOST

FIRST-CLASS MAIL

11/01/2022

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

Proof of Mance
Griffons Point
TB 11.1.22
DH 11.1.22

...RO LN
KUNA, ID 83634-0000

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, November 22, 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:

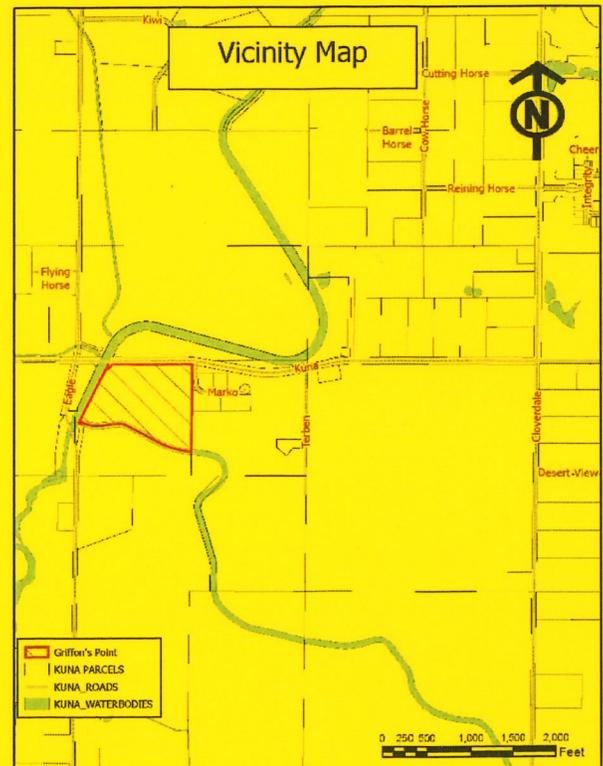
Case No. 22-14-S (Preliminary Plat), for Griffons Point Subdivision.

Boise Basin Development requests Preliminary Plat approval to subdivide approx. 22.28 ac. into 72 residential and 14 common lots. The site is located within Section 28 Township 2 North, Range 1 East, (APN S1428223050).

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 a Public Hearing if 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 **November 17, 2022**, will be included with the packet distributed to the governing body prior to the hearing.

MAILED 11.1.2022



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.

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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, ID 83634

DANIEL RUBY CARLA
OSTOLASA LINDA CAROL
636 S EAGLE RD
KUNA, ID 83634-2514

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.

STATE OF IDAHO (DEPT OF LANDS)
PO BOX 83720
BOISE, ID 83720-0000

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.

WAGENAAR EVAN J
WAGENAAR DENISE C
125 N EAGLE RD
KUNA, ID 83634-0000

Representative is given 10 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.

MARKOVETZ DONALD J
MARKOVETZ CAROL J
325 S TERBEN LN
KUNA, ID 83634-0000

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.

HUDSON SONJA A
120 S MARKO LN
KUNA, ID 83634-0000

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.

MENDIOLA JUAN
OSTOLASA-MENDIOLA DANELLE R
226 S EAGLE RD
KUNA, ID 83634-0000

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

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 22-14-S + 22-31-DR
Griffon's Point Subdivision was posted, as required per Kuna City Code
5-1A-8, on 11/11/2022. 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 11th day of November, 20 22

Signature: [Handwritten Signature]

State of Idaho)
) ss
County of Ada)

On this 11th day of November, 20 22 before me, the

Undersigned, a Notary Public in and for said State, personally appeared before me

(Owner/Developer).

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

Holly Weigel

Residing at: Estate Dr.

Boise ID 83709

My Commission expires: 4/5/2027

[Handwritten Signature]
Signature



CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning
Commission

**THE CITY OF KUNA will hold a public hearing
on November 22, 2022 at 6:00 PM, at
Kuna City Hall**

PURPOSE: Preliminary Plat Approval for 74 lots. Application Numbers:
22-14-S & 22-31-DR. This application is for the Preliminary
Plat Approval for 74 Lots located on Parcel #S1428223050
totaling 22.275 acres.

PROPERTY LOCATION: 5055 E. Kuna Rd. Kuna, ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

**POSTED
11/11/2022
SIGN #1A**

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning
Commission

**THE CITY OF KUNA will hold a public hearing
on November 22, 2022 at 6:00 PM, at
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PURPOSE: Preliminary Plat Approval for 74 lots. Application Numbers
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totaling 22.275 acres.

PROPERTY LOCATION: 5055 E. Kuna Rd. Kuna, ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

POSTED

11/11/2022

SIGN #1B

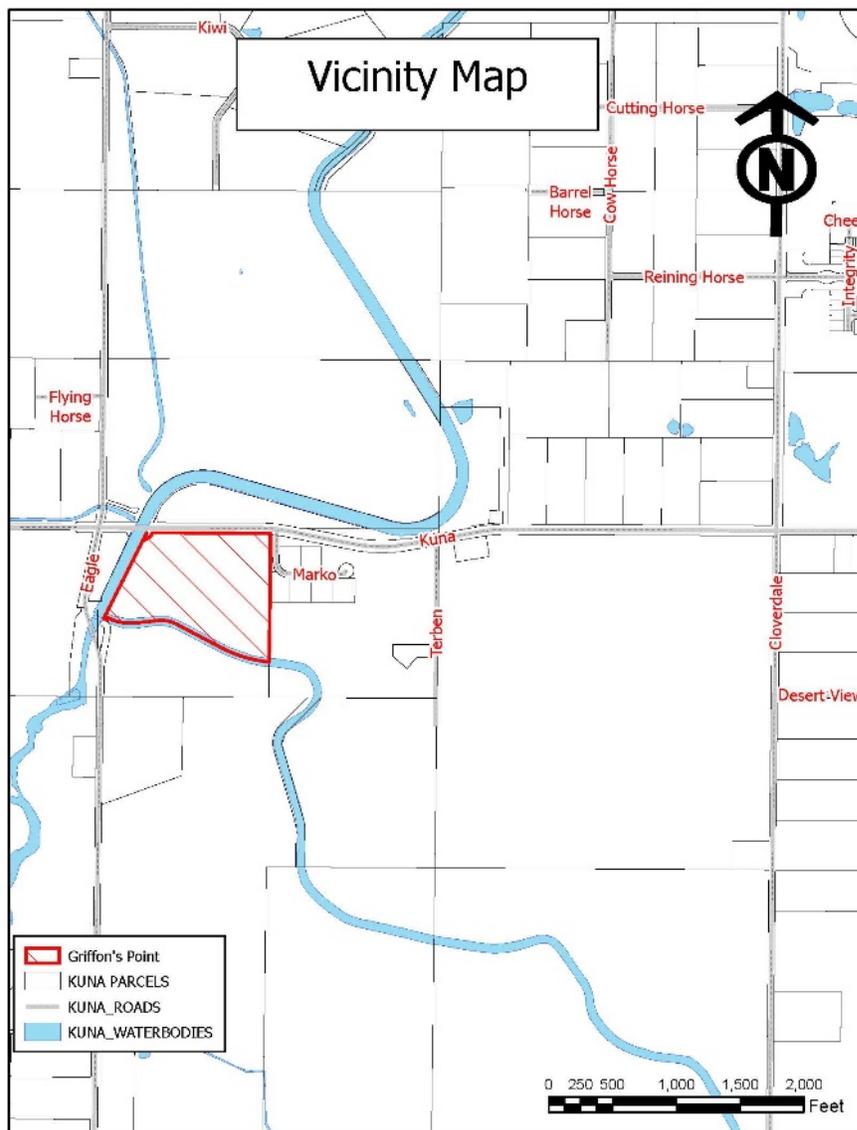
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-14-S (PrePlat), for Griffons Point Subdivision.

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, November 22, 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 Griffon's Point Subdivision. Applicant requests Preliminary Plat approval in order to subdivide approximately 22.28 ac. into 72 residential and 14 common lots. The site is located within Section 28 Township 2 North, Range 1 East, (APN S1428223050).

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P & Z Department prior to the meeting at (208) 922-5274.

Kuna P & Z Department





Griffons Point Subdivision

November 22, 2022

Kimley»»Horn

Applicant Team



CHASE CRAIG
Boise Basin Development
Boise, Idaho



TIM NICHOLSON, P.E. (ID)
Kimley-Horn
Boise, Idaho



NICOLETTE WOMACK, AICP
Kimley-Horn
Boise, Idaho



JOEL HASSELBRING, E.I.
Kimley-Horn
Boise, Idaho

Before You Tonight

- Preliminary Plat
 - Plats the parcel for individual sale



Timeline

JUN 2021 –
Annexation/Rezone
Began

SEPT 2021 –
Neighborhood
Meeting

JAN 2022 –
P&Z Hearing

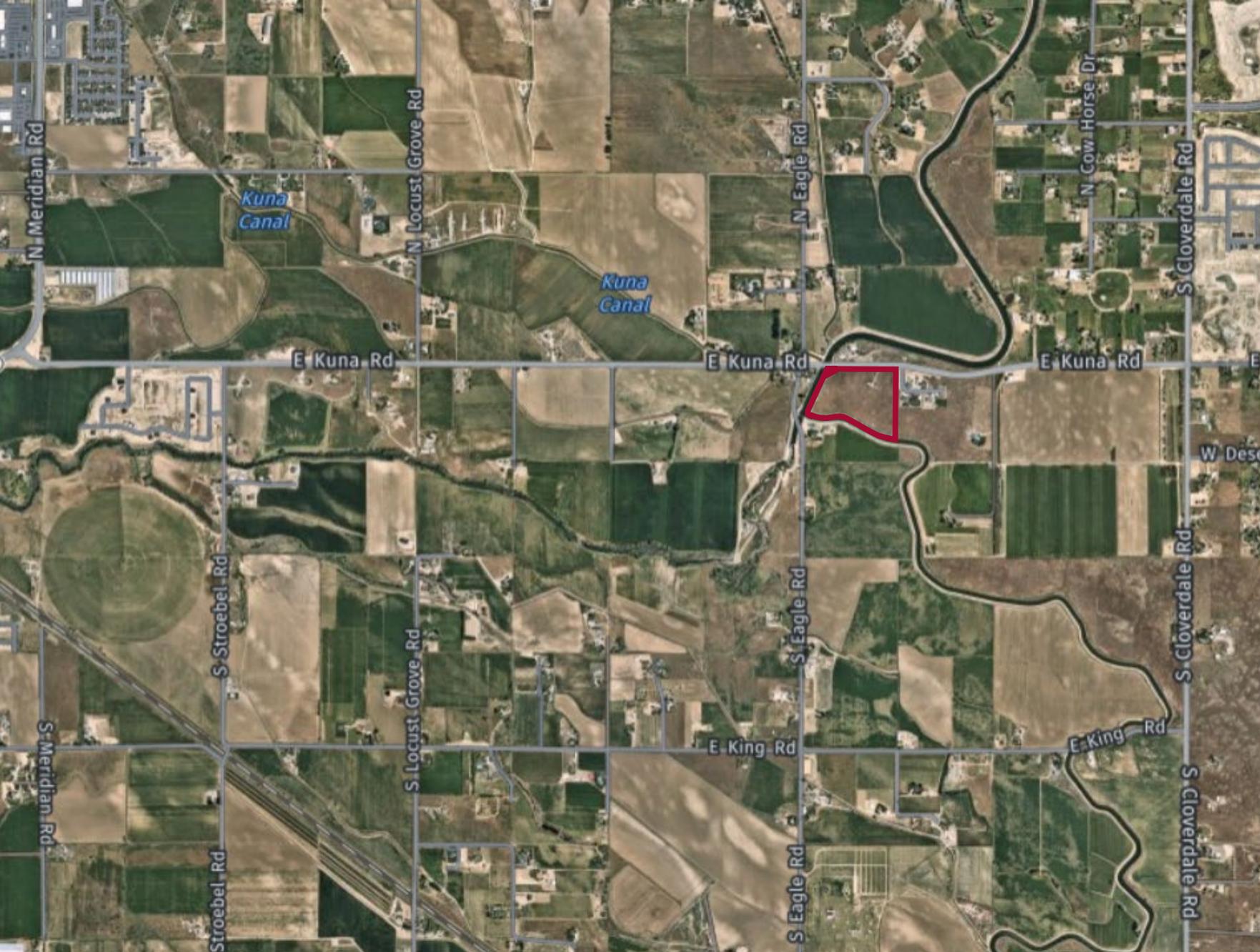
MAR 2022 –
City Council
Hearing #1

APR 2022 –
City Council Hearing #2
(Approval of R-4 Zoning)

MAY 2022 –
Neighborhood
Meeting

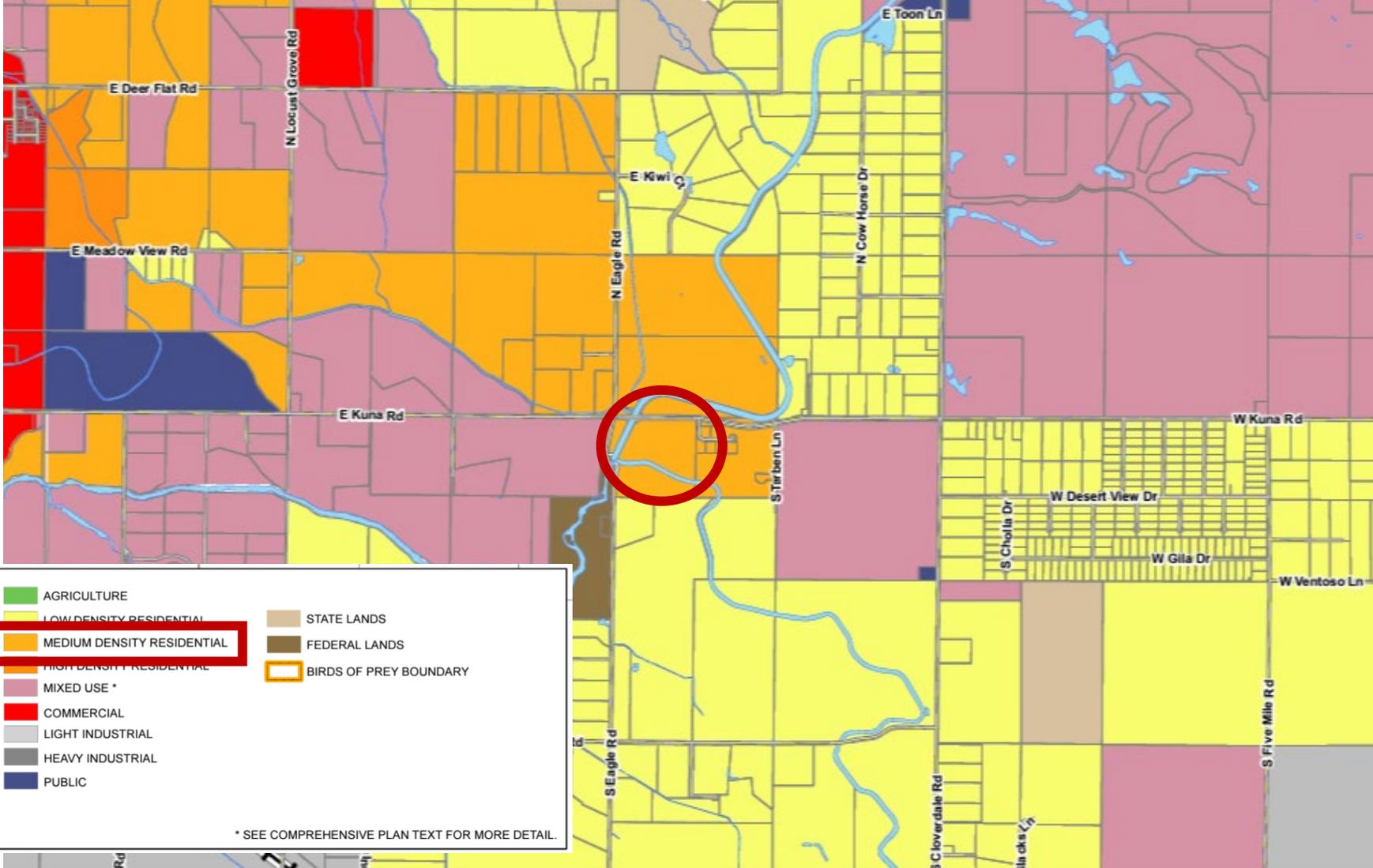
JUN 2022 –
Application
Submitted

NOV 2022 –
P&Z Hearing



Vicinity Map

- 22.27 acres



Future Land Use Map

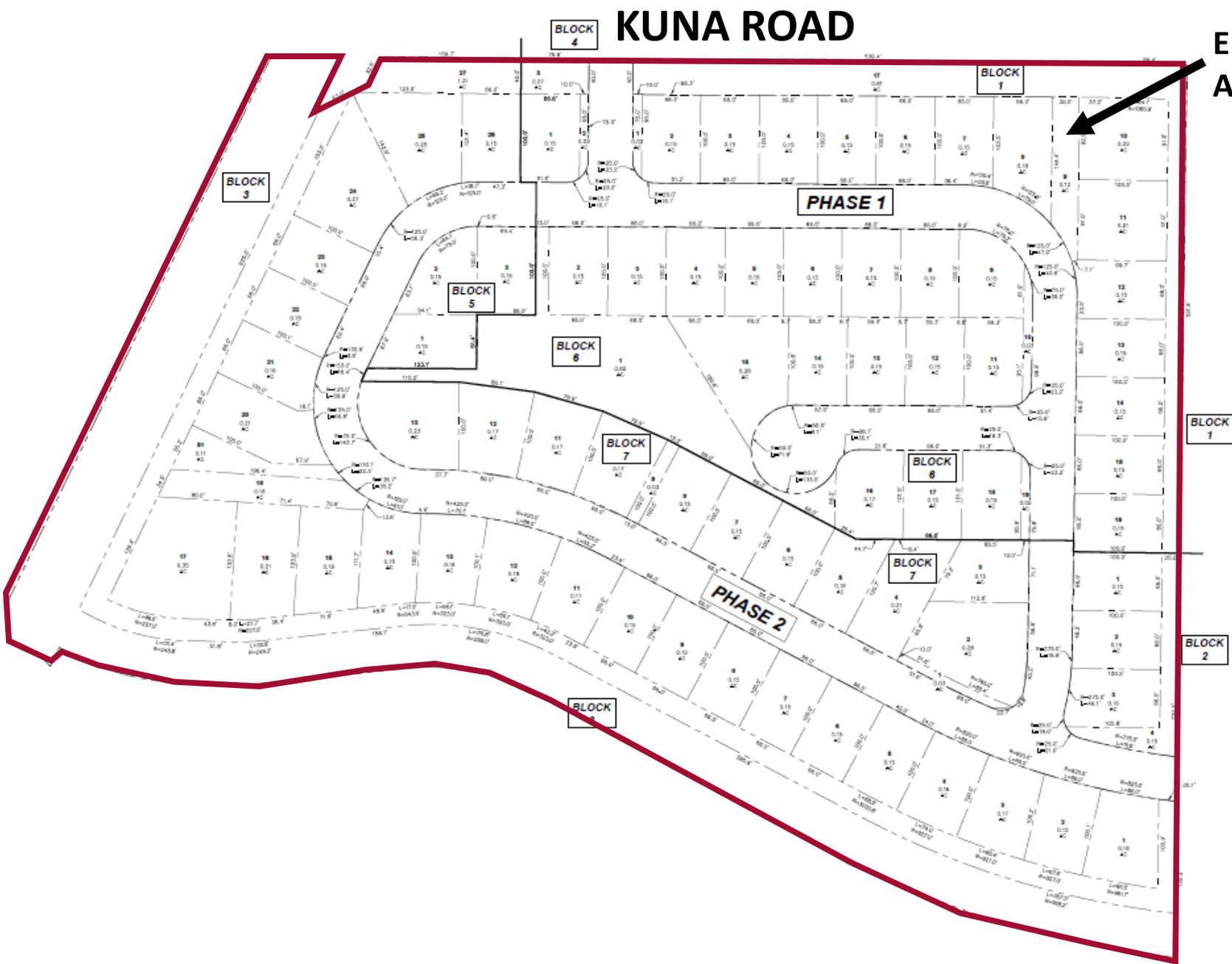
KUNA ROAD

Emergency
Access



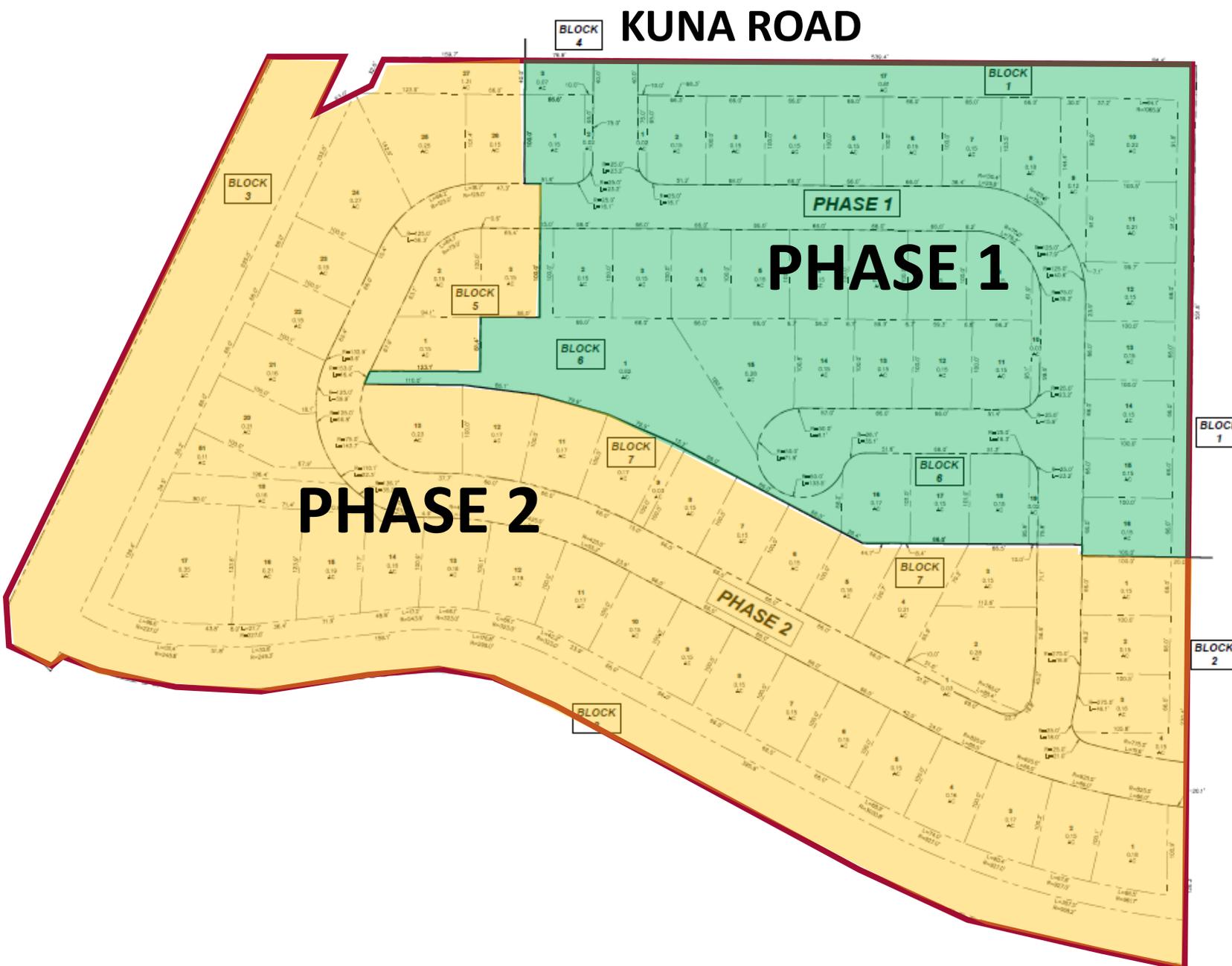
Griffons Point

Property Size:	22.27 acres
Total Units:	72
Density:	3.23 du/acre
Average Lot Size:	8,080 sq ft



KUNA ROAD

Griffons Point



Phase 1:	31 lots
Phase 2:	41 lots

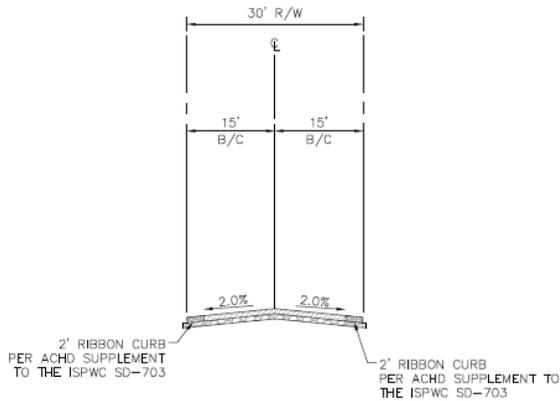
Staff Feedback

- Micro-pathway midblock connections between:
 - Phase 1, Block 1, near Lots 14-16
 - Phase 2, Block 3, near Lots 10-11
- Potable Water Pressure Coordination
- See-through fencing along pathways/greenbelts

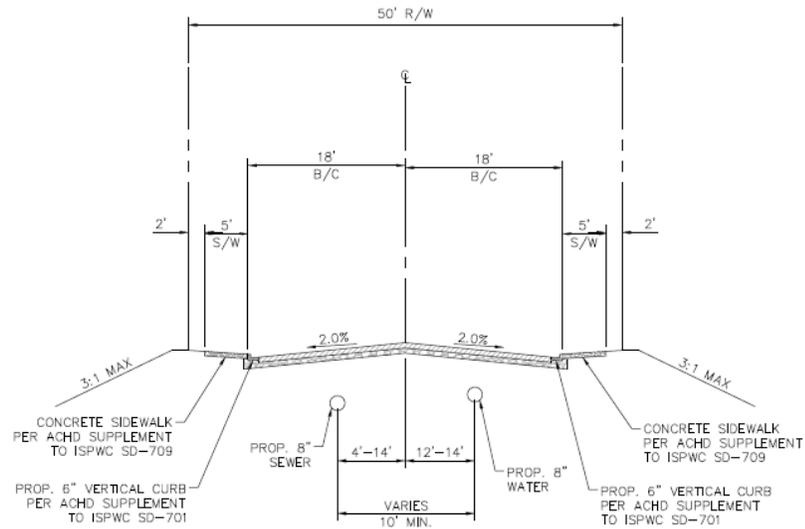
Requested Action

- Recommendation of approval for the Preliminary Plat

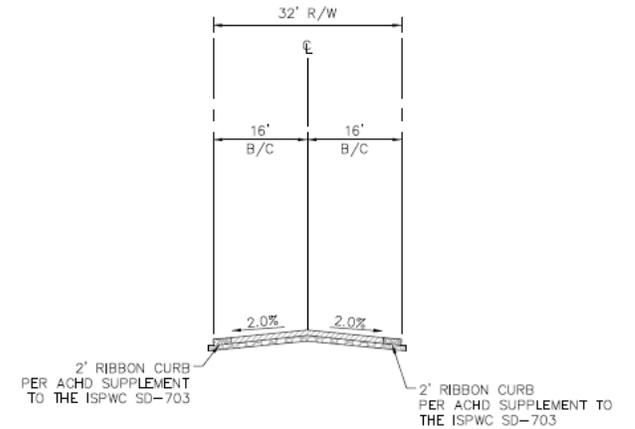
Street Sections



ALLEY "A"
TYPICAL SECTION
 N.T.S.



ROADS "A" - "F"
TYPICAL SECTION
 N.T.S.



ALLEY "B"
TYPICAL SECTION
 N.T.S.