

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, August 13, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

- A. Regular Commission Meeting Minutes Dated July 23, 2024
- B. Decision and Reasoned Statement(s)
 - 1. Case No. 24-05-DR Dutch Bros
 - 2. Case No. 24-06-DR Grocery Outlet
 - 3. Case No. 24-03-AN Star Acre Properties, LLC

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

3. PUBLIC HEARINGS:

- A. Case No. 24-02-AN (Annexation) Powderhorn Subdivision - Troy Behunin, Senior Planner

Applicant requests Annexation of 41.50 acres into Kuna City Limits applying the R-6 zone. This site is located in Section 11, Township 2 North, Range 1 West (APN; R1805140640).

- B. Case No. 23-02-ZC & 23-03-S; Rivia Subdivision– Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 63.50 ac. from A (Agriculture) to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 2, Township 1 North, Range 1 West (Parcel number; R6961010010).

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

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



Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, July 23, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:01)

Vice Chairman Bryan Clark We'll call to order to the regular meeting of the Planning and Zoning Commission Tuesday, July 23rd, 2024. First up, roll call.

Senior Planner Troy Behunin Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Senior Planner Troy Behunin Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Senior Planner Troy Behunin Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

Senior Planner Troy Behunin Commissioner Jim Main.

Commissioner Jim Main Present.

Senior Planner Troy Behunin Commissioner Dana Hennis, is not here.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Absent
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main -Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Troy Behunin, Senior Planner
Maren Ericson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:32)

A. Regular Commission Meeting Minutes Dated July 9, 2024

B. Decision and Reasoned Statement

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Vice Chairman Bryan Clark First up is the consent agenda.

Commissioner Bobby Rosadillo Mr. Vice Chairman, I'll make a motion that we approve the...

Commissioner Jim Main Second.

Commissioner Bobby Rosadillo Consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? No opposed. Motion passes.

(Timestamp 00:00:36)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:53)

A. Case No. 24-02-AN (Annexation) Powderhorn Subdivision - Troy Behunin, Senior Planner

Applicant requests Annexation of 41.48 acres into Kuna City Limits applying the R-6 zone to the property and also requests Preliminary Plat approval in order to subdivide the site into 160 single-

family lots, and 9 common lots. This site is located in Section 11, Township 2 North, Range 1 West (APN; R1805140640). *Staff requests this item be removed from the 7.23.2024 agenda. This will be re-advertised for the August 13, 2024, Commission meeting and heard at that time.*

Vice Chairman Bryan Clark First up in the public hearings we have case #24-02-AN annexation of Powderhorn subdivision. Troy, you have anything else for us or do we move straight for a motion here?

Senior Planner Troy Behunin Thank you. For the record, this is Troy Behunin, Senior Planner, Kuna Planning & Zoning Department. Staff does request that this be removed from the discussion tonight and be moved to the agenda for... Well, it will be re-advertised for the agenda on August 13th. Staff just requested to be removed from the agenda tonight.

Vice Chairman Bryan Clark Okay.

Commissioner Bobby Rosadillo I'll make a motion that we remove it from tonight's agenda and add it in to the August 13th agenda.

Commissioner Ginny Greger I'll second that.

Senior Planner Troy Behunin It will be advertised, re-advertised, completely for that, so there doesn't need to be a motion to add it to that agenda.

Vice Chairman Bryan Clark Okay, so.

Commissioner Bobby Rosadillo Never mind then.

(Timestamp 00:01:33)

Motion To: Remove Case #24-02-AN from the Agenda And Add It To The August 13th Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: Commissioner Dana Hennis

0-0-0

MOTION WITHDRAWN

Vice Chairman Bryan Clark Okay, so are we good with the motion as it stands or do we want?

Senior Planner Troy Behunin I'd have you re redo it to just to remove it.

Commissioner Bobby Rosadillo So... Okay, so I'll make a motion that we remove this from tonight's agenda.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark Okay, All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? No opposed, motion passes. That has been... public hearing case #24-02-AN has been removed from this evening's agenda.

(Timestamp 00:02:00)

Motion To: Remove Case #24-02-AN From The Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

B. Case No. 23-02-ZC & 23-03-S; Rivia Subdivision– Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 63.50 ac. from Ag. to the C-1 (Neighborhood Commercial) and R-6 (Medium Density Residential) zones; and requests Preliminary Plat approval to subdivide the site into 3 Commercial Lots, 231 single-family lots and 41 common lots. The site is in Section 1, Township 2 North, Range 1 West (Parcel number; R6961010010). ***Staff requests this item be tabled to the August 13, 2024, in order to receive critical agency comments.***

(Timestamp 00:02:23)

Vice Chairman Bryan Clark Next up is case numbers 23-02-ZC and 23-03-S review subdivision, Troy.

Senior Planner Troy Behunin Good evening, commissioners. For the record, Charlie, Human, or Cherry Hinton. Staff also requested this item be tabled, not also, but staff request that this be tabled to the August 13th, 2024 Commission meeting in order for staff to have time to receive critical agency comments.

Vice Chairman Bryan Clark And this is a date certain?

Senior Planner Troy Behunin This is for a date certain, yes. It does not need to be re-advertised so, date certain.

Vice Chairman Bryan Clark Do we need to have a discussion on this or? Okay. We'll stand for a motion.

Commissioner Jim Main Mr. Chairman, I move that we table case #23-02-ZC and 23-03-S for the review subdivision to a date certain of August 13th, 2024.

Commissioner Bobby Rosadillo I'll second that.

Vice Chairman Bryan Clark Okay, all in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? All opposed? All right. And that closes the public hearings for the evening.

(Timestamp 00:03:16)

Motion To: Table Case #23-02-ZC and 23-03-S To A Date Certain Of August 13th, 2024

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

4. BUSINESS ITEMS:

(Timestamp 00:03:46)

Vice Chairman Bryan Clark Are there any additional business items from city staff?

Senior Planner Troy Behunin Not at this time.

Vice Chairman Bryan Clark Thank you.

5. UPDATES & REPORTS:

(Timestamp 00:03:57)

Vice Chairman Bryan Clark Any updates or reports? Doesn't look like we have anything on the agenda.

6. ADJOURNMENT:

(Timestamp 00:04:01)

Vice Chairman Bryan Clark Okay, so, I guess I'll stand for a motion to adjourn.

Commissioner Jim Main Mr. Chairman, I move that we adjourn tonight's meeting.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Okay, Meeting adjourned.

(Timestamp 00:04:05)

Motion To: Adjourn

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Ginny Greger

Further Discussion: None

Voting Aye: Commissioners Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: Commissioner Dana Hennis

4-0-1

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No. 24-05-DR**
)
THOMAS T. NICHOLSON)
)
Related to the development of real property)
located near the NWC of N Sailer Ave and E) **DECISION AND REASONED**
Kuna Road, Kuna, ID 83634.) **STATEMENT FOR DUTCH BROS.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission on June 25, 2024, where the Commission voted to approve case No. 24-05-DR. Thereafter, this Decision was prepared and presented to the Commission on August 13, 2024, for formal adoption of the Commission’s decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Design Review Application (24-05-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits.

	<i>Withdra wn</i>	<i>Refused</i>	<i>Admitted</i>
24-05-DR DUTCH BROS STAFF REPORT			X
APPLICATION COVERSHEET			X
DESIGN REVIEW APPLICATION			X
NARRATIVE			X
VICINITY MAP			X
AFFIDAVIT			X

WARRANTY DEED			X
SITE PLAN			X
SITE DETAILS			X
ELEVATIONS			X
FLOOR PLAN			X
LIGHTING PLAN			X
LANDSCAPE PLAN			X
ACHD			X
BOISE PROJECT BOARD OF CONTROL			X
DEQ			X
J&M SANITATION			X

II. Testimony.

- a. Those who testified at the Commission meeting on June 25, 2024, are as follows, to-wit:
 - 1. City Staff:
Doug Hanson, Planning & Zoning Director
 - 2. Appearing for the Applicant:
Chad Jones, ALC Architecture – 1119 E State Street, Ste. 120, Eagle, ID 83616

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 9 Design Review

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	R5672430040
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant Lot
Current Zoning:	C-1 (Neighborhood Commercial)
Proposed Zoning:	Same
Development Area:	0.36 acres
Adjacent Zoning Districts:	North: R-12 (High Density Residential), R-20 (High Density Residential); East: C-1 (Neighborhood Commercial); South: C-2 (Area Commercial); West: C-1 (Neighborhood Commercial)
Adjacent Street(s) Existing & Proposed:	North: E Seraphina St (Existing); East: N Sailer Ave (Existing); South: E Kuna Rd (Existing); West: N/A
Internal Street(s) Existing & Proposed:	Internal drive aisles for connectivity within Merlin Cottages Subdivision
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Pre-Application Meeting	N/A
Agency Comments Request	May 23, 2024
Planning & Zoning Commission Public Meeting	Held on June 25, 2024.

III. Conditions of Approval

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:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.

- e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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 Commission, or seek amending them through appropriate application processes as outlined in KCC.
 3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
 4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
 5. 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.
 6. 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.
 7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
 8. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
 9. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
 10. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
 11. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.
 12. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

An applicant or affected party may appeal any final decision on any final decision on a DR committee decision to the Council. The applicant or affected party shall file a written notice of appeal stating specifically the decision(s) to be reviewed by the DR committee or Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after the final decision or determination has been made and provided in writing to the applicant.

P&Z Commission Chairman,
Dana Hennis

**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No. 24-06-DR
)	
MARGO CHERNYSHEVA)	
)	
<i>Related to the development of real property</i>)	DECISION AND REASONED
<i>located near the NWC of N Meridian Road and E</i>)	STATEMENT FOR GROCERY
<i>Deer Flat Road, Kuna, ID 83634.</i>)	OUTLET.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission on June 25, 2024, where the Commission voted to approve case No. 24-06-DR. Thereafter, this Decision was prepared and presented to the Commission on August 13, 2024, for formal adoption of the Commission’s decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Design Review Application (24-06-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits.

	<i>Withdra wn</i>	<i>Refused</i>	<i>Admitted</i>
24-06-DR GROCERY OUTLET STAFF REPORT			X
APPLICATION COVERSHEET			X
DESIGN REVIEW APPLICATION			X
NARRATIVE			X
VICINITY MAP			X
AFFIDAVIT			X

WARRANTY DEED			X
SITE PLAN			X
SITE DETAILS			X
OVERALL SITE PLAN			X
ELEVATIONS 1			X
ELEVATIONS 2			X
COLORED ELEVATIONS			X
FLOOR PLAN			X
LIGHTING PLAN			X
LANDSCAPE PLAN			X
ACHD			X
CDHD			X
BOISE PROJECT BOARD OF CONTROL			X
DEQ			X
J&M SANITATION			X
KRFD			X

II. Testimony.

a. Those who testified at the Commission meeting on June 25, 2024, are as follows, to-wit:

1. City Staff:

Doug Hanson, Planning & Zoning Director

2. Appearing for the Applicant:

Chad Jones, ALC Architecture – 1119 E State Street, Ste. 120, Eagle, ID 83616

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 9 Design Review

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	R2404340200
Future Land Use Map Designation:	Commercial
Existing Land Use:	Commercial
Current Zoning:	C-2 (Area Commercial)
Proposed Zoning:	Same
Development Area:	1.96 acres
Adjacent Zoning Districts:	North: C-1 (Neighborhood Commercial), R-20 (High Density Residential); East: C-1 (Neighborhood Commercial); South: C-1 (Neighborhood Commercial); West: R-6 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: N/A; East: N Meridian Road (Existing); South: E Deer Flat Road; West: N Sailer Ave
Internal Street(s) Existing & Proposed:	Internal drive aisles for connectivity within PAUL BUNYAN SUB
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Pre-Application Meeting	March 15, 2024
Agency Comments Request	May 17, 2024
Planning & Zoning Commission Public Meeting	Held on June 25, 2024.

III. Conditions of Approval

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:
 - a. The City Engineer shall approve all sewer connections.

- b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
 - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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 Commission, or seek amending them through appropriate application processes as outlined in KCC.
 3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
 4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
 5. 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.
 6. 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.
 7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
 8. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.
 9. Developer/Owner/Applicant/Contractors are hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

10. 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.
11. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
12. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

An applicant or affected party may appeal any final decision on any final decision on a DR committee decision to the Council. The applicant or affected party shall file a written notice of appeal stating specifically the decision(s) to be reviewed by the DR committee or Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after the final decision or determination has been made and provided in writing to the applicant.

P&Z Commission Chairman,
Dana Hennis

**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case Nos. 24-03-AN**
)
BRIAN FROST)
)
Related to the Annexation of real property near) **DECISION AND REASONED**
the intersection of S Curtis and W Barker Roads.) **STATEMENT.**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Commission for public hearing on July 9, 2024, where the Commission voted to approve case Nos. 24-03-AN. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on August 13, 2024, for formal adoption of the Commission’s decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Annexation Application (24-03-AN) is hereby recommended *Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdra wn</i>	<i>Refused</i>	<i>Admitted</i>
COMMISSION STAFF REPORT			X
P&Z APPLICATION COVERSHEET			X
ANNEXATION APPLICATION			X
NARRATIVE			X
VICINITY MAP			X
WARRANTY DEED			X

AFFIDAVIT OF LEGAL INTEREST			X
COMMITMENT TO PROPERTY POSTING			X
LEGAL DESCRIPTION – ANNEXION			X
NEIGHBORHOOD MEETING CERTIFICATION			X
NEIGHBORHOOD MEETING SIGN IN SHEET			X
AGENCY TRANSMITTAL			X
ADA COUNTY DEVELOPMENT SERVICES			X
BOISE KUNA IRRIGATION DISTRICT			X
BOISE PROJECT BOARD OF CONTROL			X
CENTRAL DISTRICT HEALTH DEPT.			X
DEPARTMENT OF ENVIRONMENTAL QUALITY			X
KUNA POLICE DEPT.			X
KUNA SCHOOL DISTRICT No. 3			X
PROOF OF PROPERTY POSTING COMMISSION 6.13.2024			X
PROOF OF PUBLICATION COMMISSION 6.21.2024			X
PROOF OF LEGAL NOTICE MAILER COMMISSION 6.21.2024			X

II. Public Hearing Witnesses.

- a. Those who testified at the Commission hearing on July 9, 2024, hearing are as follows, to-wit:
 1. City Staff:
Troy Behunin, Senior Planner, Planning & Zoning Dept.
 2. Appearing for the Applicant:
Billy Edwards – 10400 W Overland Rd., Ste. 316, Boise, ID 83709
 3. Appearing for the Favor:
Rick Morino – 855 W Hubbard Rd., Kuna, ID 8634
 4. Appearing Neutral:
Larry Angell – 2265 W Seldovia St., Kuna, ID 83634 (Mistake)

- 5. Appearing in Opposition:
 - Beverly Wolf – 3420 W Commemoration Ave., Meridian, ID 83642
 - Steve Hurd – 2299 W Sagwon Dr., Kuna, ID 83634 (Mistake)
 - Cyrus Heick – 2242 W Seldovia St., Kuna, ID 83634 (Mistake)

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Kuna City Code (KCC) Title 5, Development Regulations
 - 2. East Kuna Industrial Overlay District
 - 3. Kuna Comprehensive Plan
- b. Relevant Statutory Provisions.
 - 1. I.C. § Title 50-222

II. Factual Findings

- a. General Factual Findings.
 - 1. The subject site is 10 acres in size and located property near the intersection of S Curtis and W Barker Roads and is known as Ada County Assessor’s Parcel Number S2008233000.
 - 2. The subject site touches Kuna City limits on the north, west and east sides and is currently zoned Rural Preservation by Ada County and has historically been used for agricultural purposes.
 - 3. The proposal is for annexation of 10 acres into the City Corporate limits applying the M-1 Industrial Zone.
 - 4. The proposal follows the Comprehensive Plan of the City of Kuna.

Neighborhood Meeting	Held on May 2, 2024. Two (2) Attendees were present.
Pre-Application Meeting	Held on April 2, 2024.
Agency Comments Request	May 28, 2024
300 FT Legal Mailer Notice	Sent on June 21, 2024

Idaho Press Newspaper Published Hearing Notice	Published on June 21, 2024
Site Posting	Posted on June 13, 2024
Planning & Zoning Commission Public Hearing	Held on July 9, 2024.

- b. Relevant Contested Facts.
 - 1. None
- c. Commissions’ Factual Findings on Relevant Contested Fact.
 - 1. None

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Planning and Zoning Commission that annexation and development of the subject real property as proposed in the applications will constitute orderly development. As such, the Commission chooses to recommend approval of the proposed annexation.

IV. Conditions of Approval

- 1. Developer/Owner/Applicant shall submit the appropriate applications preceding any future development.
- 2. Developer/Owner/Applicant shall follow the East Kuna Industrial Overlay District standards as applicable.
- 3. Developer/Owner/Applicant shall follow the Kuna Comprehensive Plan and FLUM.
- 4. Developer/Owner/Applicant shall follow Idaho Code §50-222, and Kuna City Code, Title 5.
- 5. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-

eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE Planning and Zoning Commission of the City of Kuna at its regular meeting held on the 13th day of August 2024.

Dana Hennis, Commissioner

CASE NO. 24-02-AN

POWDERHORN SUBDIVISION

Planner: Troy Behunin

TBehunin@kunaid.gov

Phone: 208.922.5274

ALL APPLICATION MATERIALS: [24-02-AN: for POWDERHORN SUBDIVISION](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Powderhorn Subdivision		Application Number:		24-02-AN		
Date:	7/23/2024		Staff Contact:		Troy Behunin		
Applicant:	Trilogy Development		Applicant Contact:		9839 W Cable Car St. Ste. 101 Boise, ID 83709		
Representative:	Kellie Black, Bailey Engineering, Inc.		Representative Contact:		kblack@baileyengineers.com		

Purpose
 Applicant requests approval for Annexation of approx. 41.50 acres and to zone the property R-6 (Medium Density Residential). The applicant will return with development applications in the future. The site is located at the southeast corner of School Avenue and Mason Creek Street (APN; S1311427800).

Statement of Fact	
Parcel Number(s):	S1311427800
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	Rural Residential – Ada County
Proposed Zoning:	R-6 – Medium Density Residential
Development Area:	41.50 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: RR (Rural Residential); South: R-4 (Medium Residential); West: R-6 (Medium Residential), and RR (Rural Residential),
Adjacent Street(s) Existing & Proposed:	North: Mason Creek St. (Existing); East: None; South: Hubbard Road (Existing); West: Perfect Lane (Existing – Private)
Internal Street(s) Existing & Proposed:	Public Streets (Proposed)
Adjacent Bike/Pedestrian Facilities:	Pedestrian Pathway along the Kuna Canal
Adjacent Parks:	None
Land Dedication Requirements:	None

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is an Ada County Zone; RR (Rural Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The Comprehensive Plan identifies Kuna’s land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicant submitted a request for Annexation into the City limits with a proposed zone of R-6 which complies with the FLUM. The applicant will be required to return in the future with additional separate development applications and apply the public hearing process for those applications as needed.

Applicant requests to enter into a Development Agreement with the City which will dictate and guide site development in the future.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall submit the appropriate applications preceding any future development.
2. Developer/Owner/Applicant shall follow the Kuna Comprehensive Plan and FLUM.
3. Developer/Owner/Applicant shall follow Idaho Code §50-222 and Kuna City Code Title 5.
4. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 13th day of August 2024.

POWDERHORN SUBDIVISION

Annexation and Zoning Request

PROPERTY

~41 acres

Located on the SE corner
of School Ave and Mason
Creek Rd



ZONING

Proposing R-6 zoning district



| **CONCEPT**

CONCEPT

We will submit a preliminary plat application at a future date.

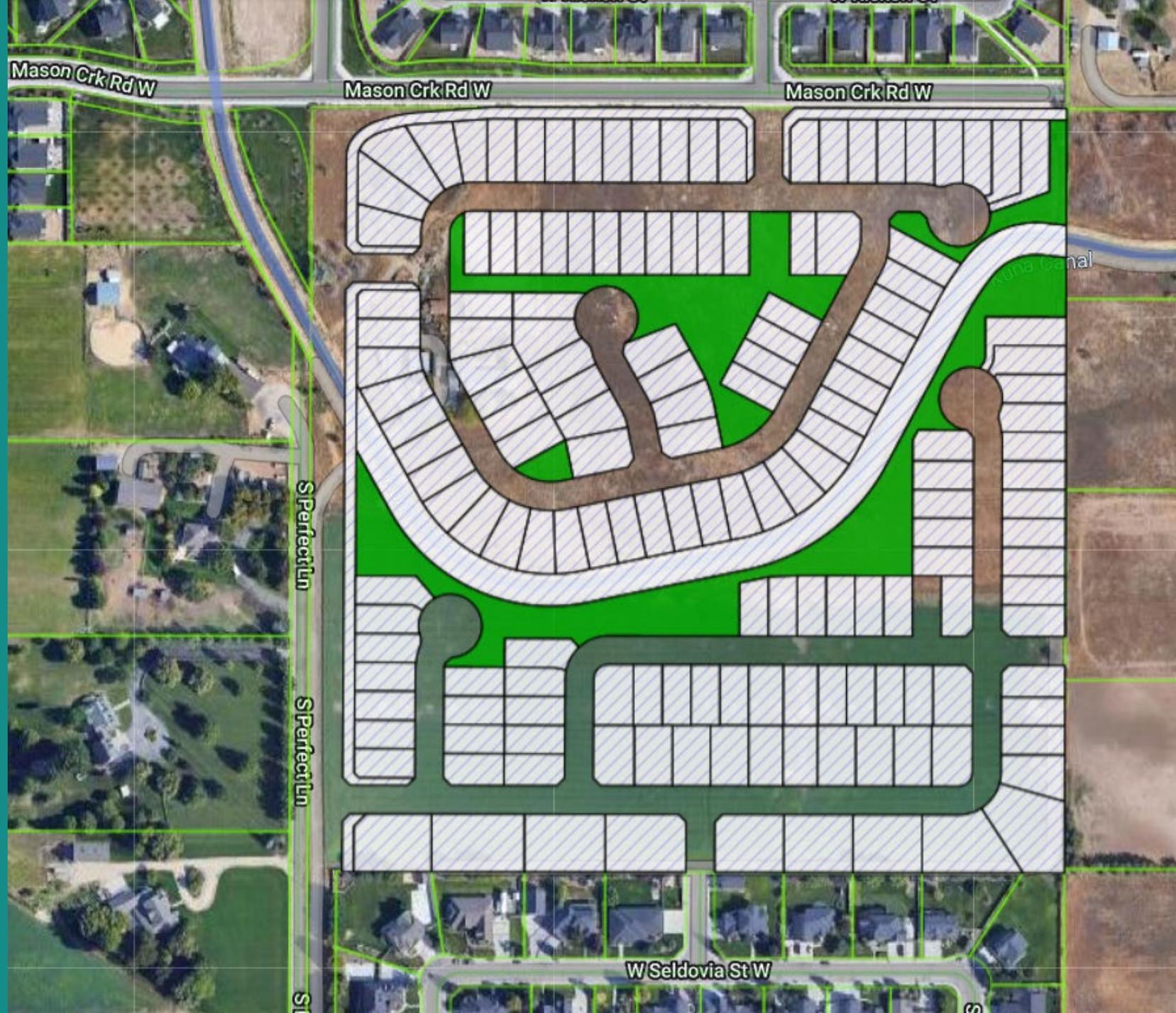
- Single-family lots: 160
- Common lots: 9

3.86 dwelling units per acre



TRANSITION

This concept was designed with larger single-family lots abutting existing homes.



CONCEPT

10.4% open space



Mason Creek Rd

Kuna Canal

School Ave

Hubbard Rd



Hubbard Rd

School Ave

Kuna Canal

Kuna Canal

Mason Creek Rd

Sansa Ave





Kuna Canal

Kuna Canal

Mason Creek Rd

School Ave



Mason Creek Rd

Kuna Canal

Kuna Canal

School Ave

Yenlo Ave

Jesus



School Ave

Hubbard Rd



Yenlo Ave

11111 Mason Ave

Sansa Ave



SCHOOLS

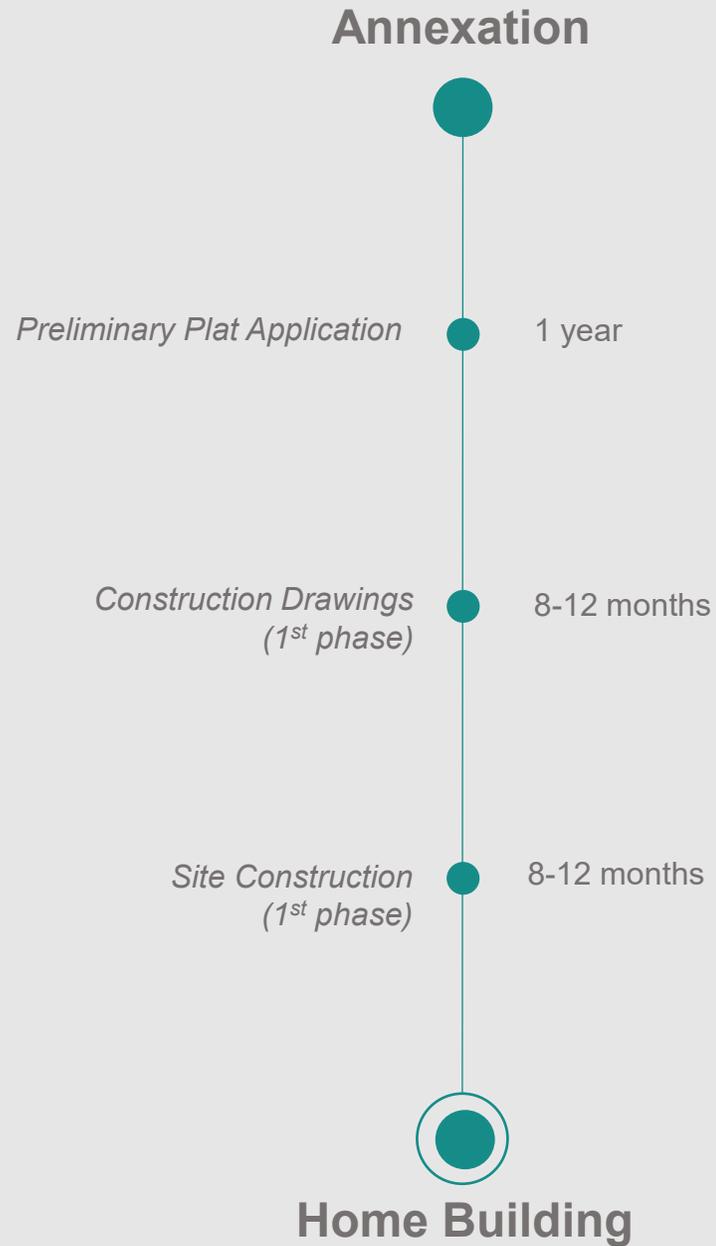
Mitigation

This developer has provided two school sites and donated funds to help with programs for Kuna School District.



TIMING

If annexation is approved, it would be approximately 3 years before home building of phase 1 would begin



THANK YOU

Annexation and Zoning Request

CASE NOS. 23-02-ZC, 23-03-S & 23-09-DR

RIVIA SUBDIVISION

Planner: Troy Behunin

TBehunin@KunaID.gov

Phone: 208.922.5274

ALL APPLICATION MATERIALS: [23-02-ZC, 23-03-S & 23-09-DR: for the RIVIA SUBDIVISION](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



**CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT**

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Rivia Subdivision		Application Number:		23-02-ZC, 23-03-S and 23-09-DR		
Date:	7/23/2024		Staff Contact:		Troy Behunin		
Owner(s)/Applicant:	Endurance Holdings, LLC - Owner		Applicant Contact:		1977 E Overland Rd. Meridian, ID 83642		
Representative:	Elizabeth Koeckeritz, Esq. Givens-Pursley		Representative Contact:		eak@givenspursley.com		

Purpose
 Applicant requests Rezone approval for of approx. 63.50 acres and to zone the property C-1 and R-6; and requests Preliminary Plat approval in order to subdivide the site into three (3) Commercial Lots, 231 single-family lots and 34 common lots, seven (7) private driveways. Applicant requests Design Review Approval for the landscaping for the common lots. The site is located at the southwest corner of W Aristocrat Drive and Meridian Road (APN; R6961010010).

Statement of Fact	
Parcel Number(s):	R69610100100
Future Land Use Map Designation:	Mixed Use
Existing Land Use:	Agriculture
Current Zoning:	Agriculture
Proposed Zoning:	C-1, Neighborhood Commercial and R-6, Medium Density Residential
Development Area:	4.83 Acres
Adjacent Zoning Districts:	North: RR (Rural Residential); East: R-6 (Medium Residential); South: R-6 (Medium Residential), CBD (Commercial); West: R-6 (Medium Residential),
Adjacent Street(s) Existing & Proposed:	North: Aristocrat Dr. (Existing); East: Meridian Road/HW 69 (Existing); South: None (Existing); West: None
Internal Street(s) Existing & Proposed:	Public Streets Proposed.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Mixed Use on the City’s Future Land Use Map (FLUM). This parcel is currently zoned A, Agriculture and requires a Rezone. The proposed zoning and land use for the subject site agrees with the FLUM of the City of Kuna.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies the City's goal of being economically diverse and vibrant and to Ensure infrastructure and public facilities are in place and parcels identified for commercial... are shovel ready. The City's also states it will attract and encourage new and existing businesses while supporting economic development (Policy 1.C & Goal 1.A and C).

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicant submitted a request for Rezone and a Preliminary Plat in order to subdivide the subject site. The proposal appears to comply with the FLUM, with the proposed zones of C-1 and R-6; and to subdivide the 63.50 ac. Into 3 Commercial lots, 231 buildable lots, 34 common lots and seven (7) private driveways with a proposed gross density of 3.64 Dwelling Units an Acre (DUA) and Net Density proposed at 4.57 DUA.

Staff notes the proposed 10 foot pathways shown between lots for access generally. Staff requests these access points be increased to 15 feet in order to allow for landscaping on both sides with a paved 5 foot sidewalk and the be clearly identified as a pedestrian access between lots, especially for common driveways with multiple functions of driveway and access/pathway.

Staff notes the proposed S Cintra Way and W Witcher Way will function as a Residential Collector Road, and the Final Plat shall indicate "Direct Access to Either Road is Strictly Prohibited."

The Preliminary Plat shows 8-foot sidewalks on Kay Avenue and shall be adjusted to follow KCC which requires sidewalks to be within the Rights-of-Way. The landscape buffer shall not include any hardscape such as sidewalks. Staff requests the Preliminary Plat be re-submitted reflecting these changes for staff approval prior to submitting for construction plans/civil plans approval from the City.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-10-13-B-1-b.

2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; “this road will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
5. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
6. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
7. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
9. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
10. The Landscape Plan and Preliminary Plat [(LP) dated 5.18.23 and (PP) 7.11.22] will be considered binding site plans as amended and/or approved.
11. 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 5-8-901-B*.
12. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
13. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
14. 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 5-9-402-B-22*.
15. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
16. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
17. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
18. 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 a Water Booster Station as necessary.

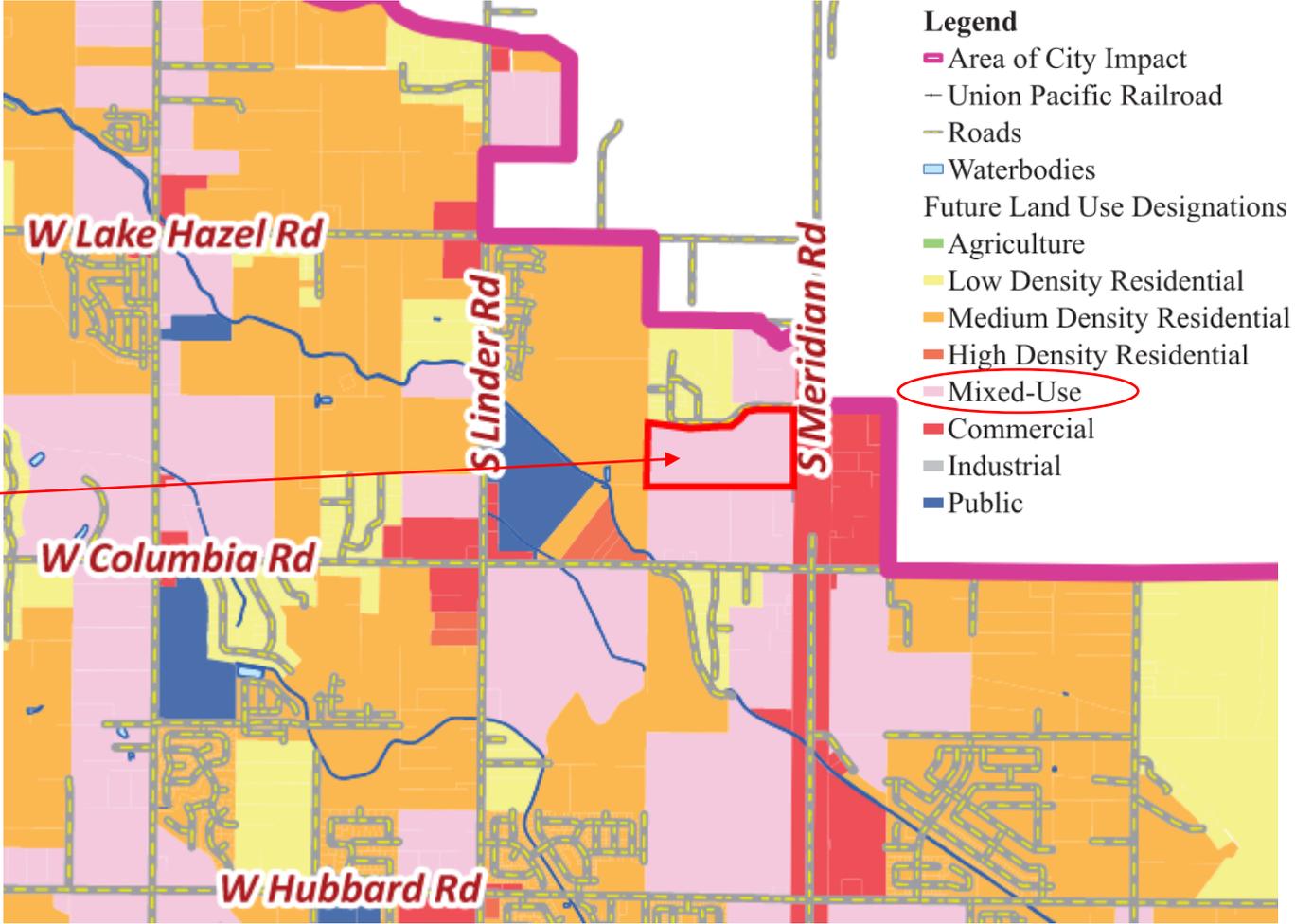
19. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
20. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
21. 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.
22. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
23. 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:
 - A. The City Engineer shall approve all sewer connections.
 - B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
 - G. All public rights-of-way shall be dedicated and constructed to the 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.
24. 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.
25. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
28. Developer/Owner/Applicant shall increase pathway lots to a minimum of 15 feet wide.
29. Developer/Owner/Applicant shall add "Direct Access to Either Road is Strictly Prohibited to "S Cintra Way and W Witcher Way on the Final Plat.
30. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 13th day of August 2024.

Future Land Use Map

Designated as
Mixed Use

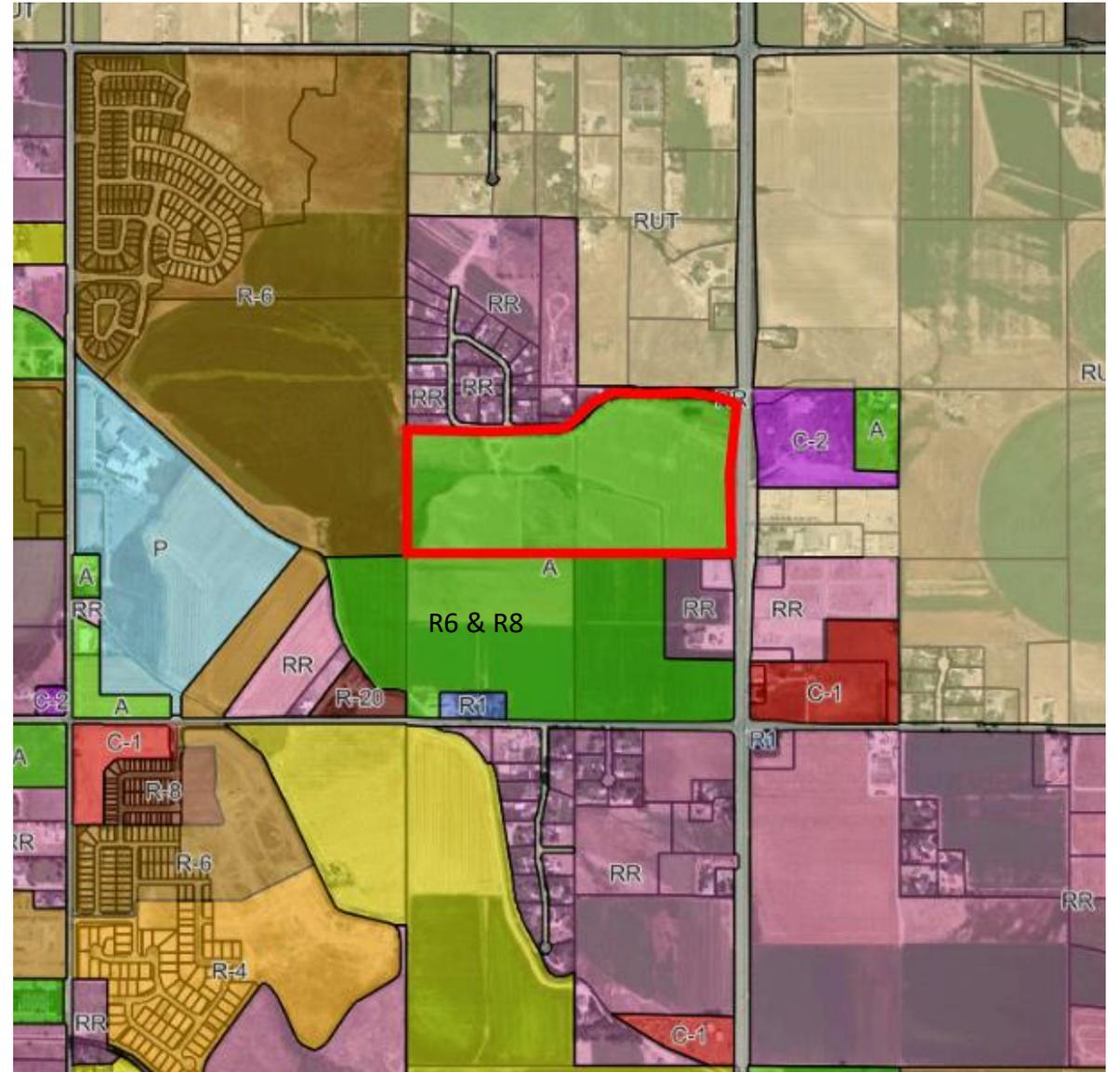


Zoning

Current:
Agriculture (A)

Kuna Idaho Zoning March 2024

-  A
-  C-1
-  C-2
-  C-3
-  CBD
-  LO
-  M-1
-  M-2
-  P
-  PUD
-  R-1
-  R-12
-  R-16
-  R-2
-  R-20
-  R-3
-  R-4
-  R-5
-  R-6
-  R-8
-  R1
-  RP
-  RR
-  RUT

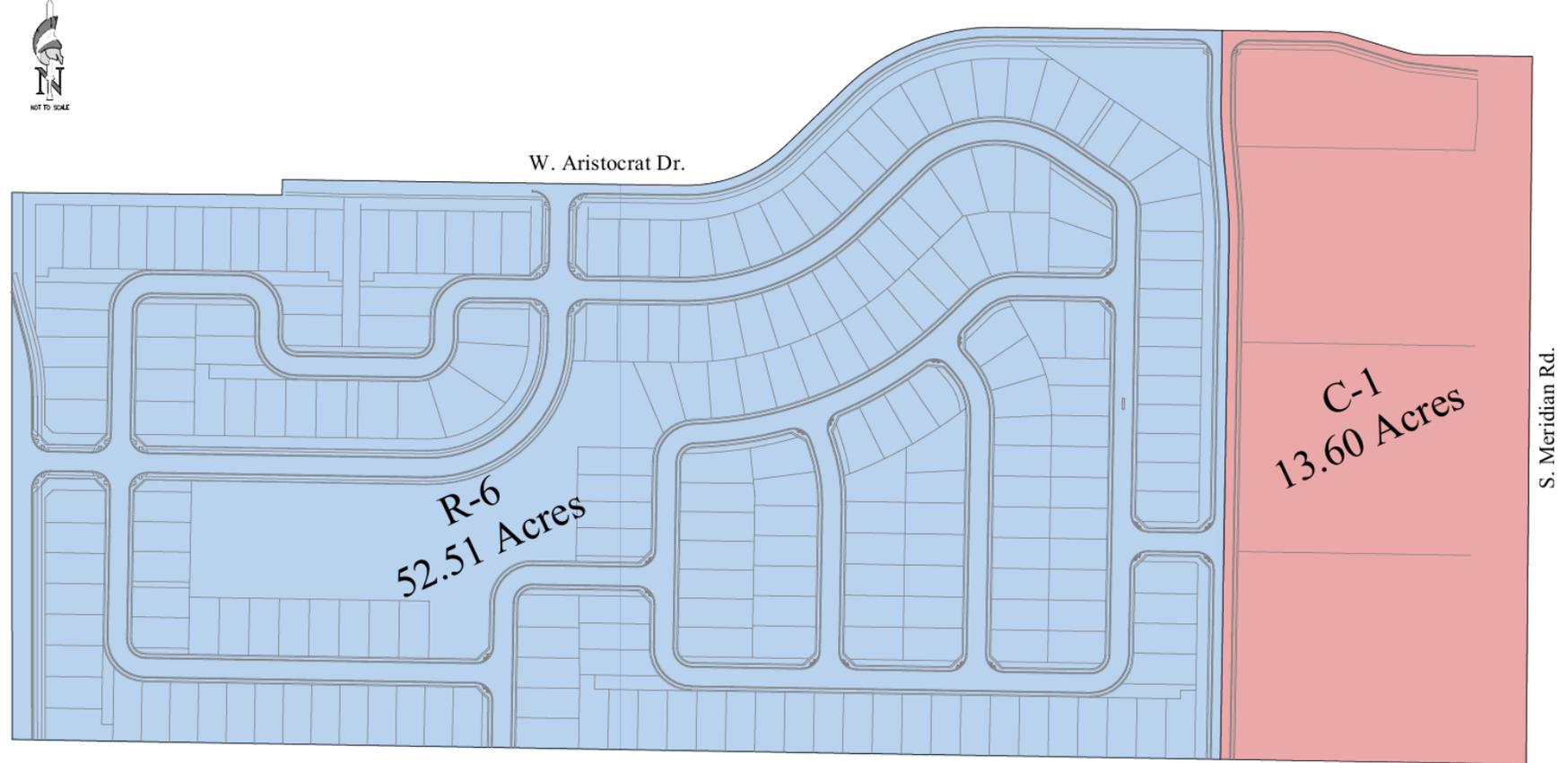


Rezone

Requesting:

C-1 Zoning for
Commercial Lots

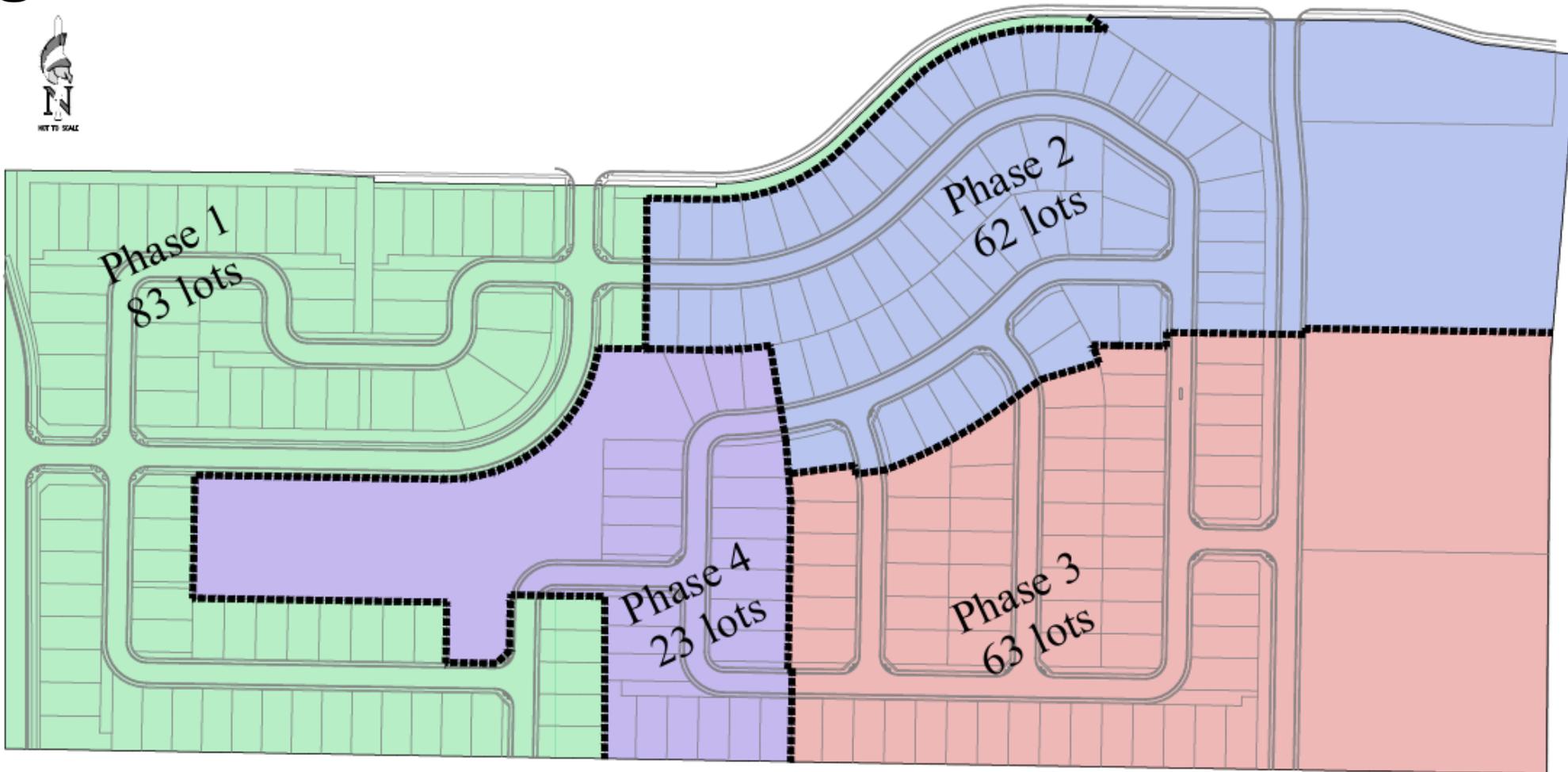
R-6 Zoning for
Residential Lots



Harmonious with Comprehensive Plan

Envision Kuna Goal	Project Compliance
1.A Ensure Land use in Kuna will support economic development.	Allowing the Project’s mixed use plan will provide new commercial business space adjacent to new residences, to provide convenient access for Kuna residents and help businesses attract nearby customers.
1.C Attract and encourage new and existing businesses.	The Project provides over 12 acres of new neighborhood commercial space for Kuna residents along S. Meridian Road, walkable for nearby residents.
2.A Maintain and expand an interconnected greenbelt, pathways and trail system.	Roads in the development will provide sidewalk connectivity for pedestrian and bicycle use, and new pathways will further the Kuna pathways plan.
2.B Maintain and expand parks and public gathering spaces.	The Project provides for a new park and green gathering space for residents of the subdivision.
2.C Support the development of community recreation facilities.	With a new green space, recreational opportunities in the area will be enhanced by this Project.
3.A Ensure community design directs growth and implement sustainable land use patterns.	This infill Project ensures sustainable and efficient City growth by reducing the costs providing services.
3.C Encourage development of commercial areas with good connectivity and character.	This Project includes walkable commercial near residential in a key Kuna commercial corridor.
3.D Encourage development of housing options and strong neighborhoods.	The Project includes a connected subdivision of residences with a central community park for neighborhood cohesion, and walkable commercial areas built into the neighborhood.
4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.	The Project includes tree-lined sidewalks adjacent to new public streets and pathways throughout to provide connectivity to and through the residential portion to the commercial areas of the Project.

Phasing Plan





Public Services

- **ACHD.** We are in agreement with ACHD Conditions of Approval as outlined in the July 31, 2024 staff report.
- **Sewer.** Through Springhill or via the new Mason Creek Trunkline.
- **Water.** Available.



Request

We request a recommendation of approval for:

- Rezone from A to R-6 (Residential) and C-1 (Commercial)
- Preliminary Plat

Thank you