

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, March 25, 2025, at 6:00 PM



For questions, please call Planning and Zoning at (208) 922-5546.
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 March 11, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-SUP The Southern

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 Nos. 22-10-ZC (Rezone), 22-17-S (Preliminary Plat) and 22-28-DR (Design Review) for Seasons Creek North Subdivision – Troy Behunin, Senior Planner

Applicant requests approval to Rezone approx. 60.92 ac. in Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 280 single-family lots, 60 common lots, and 1 Utility Lot. The site is in Section 22, Township 2 North, Range 1 West (Parcel numbers: S1322223005, S1322223005, S1322223150 and S1322325606).

The Applicant requests this item be tabled to a date certain of June 10, 2025

Potential Motions:

- *Motion to table Case Nos. 22-10-ZC, 22-17-S, and 22-28-DR to a date certain.*
- B.** Case Nos. 24-09-AN (Annexation), 24-06-S (Preliminary Plat) and 24-25-DR (Design Review) for Blossom Meadows Subdivision – Troy Behunin, Senior Planner

Applicant requests approval for Annexation of approx. 30.92 ac. into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 17 common lots. The site is in Section 19, Township 2 North, Range 1 East (APN; S1419131300).

Staff request this item be tabled to a date certain April 8, 2025 for application corrections.

Potential Motions:

- *Motion to table Case Nos. 24-09-AN, 24-06-S, and 24-25-DR to a date certain.*

C. Case Nos. 25-01-S (Preliminary Plat) & 25-01-DR (Design Review) for Trails End Estates – Marina Lundy, Planner

Applicant requests preliminary plat and design review approval for a single-family residential development with 17 residential lots on 7.95 acres. The site is located at 360 South Stroebel Road, Kuna, ID 83634. (APN: R0615250135, R0615250145) S30, T2N, R1E.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-01-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-01-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

D. Case Nos. 24-10-An (Annexation), 24-07-S (Preliminary Plat) & 24-29-DR (Design Review) for Paloma Ridge South – Marina Lundy, Planner

Applicant requests approval for Annexation of approximately 3.31 acres into Kuna City Limits with the R-4 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the site into 6 single-family lots, and 1 common lot. The site is in Section 12, Township 2 North, Range 1 West (Parcel number; S1312233600.)

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
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REGULAR MEETING MINUTES
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I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:01:55)

Chairman Dana Hennis Well, while the packet loads, I'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, March 11th, 2025, and we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger...Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

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

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, 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.

A. Regular Commission Meeting Minutes Dated February 25, 2025

B. Decision and Reasoned Statement(s)

- 1.** Case No. 24-07-SUP Ramsey ADU
- 2.** Case No. 24-09-SUP Happy Dog Grooming
- 3.** Case No. 24-27-DR Circle K

Potential Motion:

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

(Timestamp 00:02:19)

Chairman Dana Hennis Thank you, and first up on the agenda is the consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis All opposed? Thank you.

(Timestamp 00:02:24)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:02:35)

- A. Case No. 24-11-SUP (Special Use Permit) Little Beans In Home Daycare – Troy Behunin, Senior Planner

Applicant requests Special Use Permit approval to operate a childcare within her home located at 578 E Ridgestone Drive, Kuna, ID; Section 2, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 24-11-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:02:35)

Chairman Dana Hennis So, first up on the agenda here for public hearings is case #24-11-SUP, Special Use Permit, for the Little Beans In Home Daycare, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The application before you this evening is requesting Special Use Permit approval in order to operate an in-home childcare for up to six children in her home, located at 578 E. Ridgestone Dr. here in Kuna. There was a citizen e-mail that was sent to our office, but it was after the deadline. It is in the citizen letter folder which is available to you through the link in your packet and it's up to the Commission to decide if you'd like to accept that as part of the official record, or not. Staff has reviewed the proposed special use permit application for compliance with Kuna City Code and the Kuna Comprehensive Plan Map and should the Commission decide to approve this, then staff would recommend that their conditioned to follow all of the conditions that are listed in the Staff report. I know that the applicants here if you have any questions, and I will be here as well. Thank you.

Chairman Dana Hennis Thank you. Is there any questions from the Commission?

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Does the applicant wish to add anything?

[Inaudible Background Conversation]

Chairman Dana Hennis Come on up and state your name and address, if you would, for the record.

Sabrina Dunn I'm Sabrina Dunn and my address is 578 E. Ridge Stone Dr. I currently watch my blood related nephew in my home and it's a really cute space and I'm hoping to watch children under the age of 12 months to 2 years. I've worked pretty closely with Idaho STARS over the year and childcare. I currently work at All About Creative Learning Center and they've been Supportive as well. So yeah, I don't know if you have any questions, please let me know.

Chairman Dana Hennis Thank you.

Sabrina Dunn Thank you.

Chairman Dana Hennis Thank you. Is there any questions for the applicant?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Thank you. With that, I'll go ahead and open the public testimony at 6:05 and on the list I have Sabrina. And Tim Jensen, oh, you don't want to testify. I don't even see him. Oh, there He is, okay. and also on the list is Merlene Henry. Did you wish to testify, ma'am? Come on up, and if you would go ahead and state your name and address there at the microphone.

Merlene Henry Merlene Henry, 580 E. Ridgestone Dr. Kuna, ID. I'm the house that's just south on the southeast side of her home. And I have no objections of what She had told us before because she said she was having infants. But, I do have a request that if she decides later on to start having older kids, I would like to be notified. When I was on Avalon, we had a daycare next door. It was a very nice one, the original owners, and then they sold out and it was nothing but screaming. And so and the neighbors around me had asked me to be sure to tell you that they would appreciate it if all of her clients use her driveway and not their driveways to turn around. They're a little concerned about people damaging their cars when they come up into the driveway, so... Other than that, I have no objections, but if it gets to be a larger daycare, I certainly would want to know about it. Thank you.

Chairman Dana Hennis Great, thank you. With that, I have no other name signed up on the sign in sheet. Is there anybody else in the audience that didn't get a chance to sign up to testify on this application? And seeing none, I'll go ahead and close the public testimony at 6:07 on this application. And that brings us up with our deliberation. Staff can I ask a question? I think it's going to take me a minute. You might have it in front of you farther... or quicker than I do. Is the age group specified on the Special Use Permit, by any chance?

Senior Planner Troy Behunin For the record, Troy Behunin, Kuna Development Services. So I'm looking it up right now. I believe that it is limited for. I believe it's limited for infants. But let me just... I'm double checking. Infants under the age of 18 months is stated in the letter of intent, the narrative.

Chairman Dana Hennis Okay, so in other words, if there was ever a time in the future when they wanted to have older kids, like testimony at the past, they would have to revise that special use permit?

Senior Planner Troy Behunin So, Staff would recommend that if that's the decision of the Commission that you would make that a listed condition of approval in any kind of motion.

Chairman Dana Hennis Will do. Thank You.

Senior Planner Troy Behunin Good question.

Commissioner Bobby Rosadillo And then I also noticed in the letter that was turned in late that their concern was the amount of children being 12, but in the application it's stating 6 children.

Senior Planner Troy Behunin For the record, Troy Behunin. The 12 was an erroneous number it is limited to 6. There are three different types of childcare facilities, and this would be limited to 6 children.

Commissioner Bobby Rosadillo Okay, thank you.

Chairman Dana Hennis With that, that brings up our deliberation.

Vice Chairman Bryan Clark Yeah, Childcare is always needed in the City and qualified childcare providers. It's hard finding commercial space. So good use for an in-home business.

Commissioner Bobby Rosadillo Well and, being limited to 6 children under the age of 18 months, I think that eliminates a lot of the concerns regarding the noise. You know, the screaming children that would be there if they were older.

Vice Chairman Bryan Clark Correct.

Chairman Dana Hennis Okay, if there's no more concerns, I would stand for a motion with conditions.

Commissioner Bobby Rosadillo Yeah, I'll make a motion that we approve Case #24-11-SUP with the conditions listed by the staff and also with the conditions that if the children that were going to be attending if it was going to exceed 6 children or the age of 18 months. That we have them come back for approval.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you, motion carries.

(Timestamp 00:10:06)

Motion To: Approve Case #24-11-SUP With Conditions As Listed In The Staff Report And Additional Conditions Imposed By The Commission

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

B. Case No. 25-01-SUP (Special Use Permit) The Southern – Marina Lundy, Planner

Applicant requests Special Use Permit approval to operate a wine and cocktail bar 2-3 days a week at 333 Ave C. Kuna, ID, 83634

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case Nos. 25-01-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:10:42)

Chairman Dana Hennis Okay, so next We have case #25-01-SUP, another special use permit for the, sorry, The Southern.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Planning & Zoning staff. The applicant before you this evening request special use permit approval in order to operate a wine and cocktail bar, two to three dates out of a commercial building at 333. C-Suite 3 in the central business district. Staff has reviewed the proposed special use permit application for compliance with Kuna City Code and the Kuna Comprehensive Plan. And should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions that are outlined in the staff report. The applicant is present tonight and I'll stand for any questions.

Chairman Dana Hennis Thank you. Any questions for staff?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo Not at this time.

Chairman Dana Hennis Thank you. Would the applicant like to say anything?

[Inaudible Background Conversation]

Chairman Dana Hennis Okay, thank you. With that, I will go ahead and open up the public testimony for this application at 6:12. And first up on the list I have a name but not so, whether they want to testify or not. And that's Austin Falk.

[Inaudible Background Conversation]

Chairman Dana Hennis You didn't want to say anything? Okay, no problem. Next one not testify, not testify. Jordan, did you want to testify?

Chairman Dana Hennis No? Jeff Rodine.

Jeff Rodine, Idaho State Police: Bureau of Alcohol Beverage Control Sure, I'll say something.

Chairman Dana Hennis If you would come on up and state your name and address for the record please.

Jeff Rodine, Idaho State Police: Bureau of Alcohol Beverage Control Jeff Rodine, 18283 Spicebush Ave. in Nampa. I'm actually kind of in a professional capacity. So I've had the privilege of working with Ashlyn, the applicant, for a couple of years now, in my field of work. I don't think you're going to have a better person that's going to run a drinking establishment. I know we can always have those concerns with things getting out of control and whatnot, so I'm helping her through this process in my official capacity application wise and all that and just kind of here too, to vouch for her and how professional she's been and handling the alcohol industry, already in her previous work experience. If you guys have other questions I can definitely answer those.

Chairman Dana Hennis Thank you. Is there any other questions? Thank you. And Ashlyn, did you want to speak at all? I guess you just answered that a minute ago.

[Inaudible Background Conversation]

Chairman Dana Hennis Will do. Is there any questions for the applicant?

Commissioner Bobby Rosadillo I guess, are you currently running a business out of this location right now?

Chairman Dana Hennis If you would come up and then state your name and address just for the record.

Ashlynn Falk Ashlynn Falk, 8847 McDermott Rd. Kuna. What was the question?

Commissioner Bobby Rosadillo You currently running a business out of this location now? Or is this going to be the sole? This will be it.

Ashlynn Falk This will be it. It's not open yet.

Commissioner Bobby Rosadillo Okay.

Chairman Dana Hennis Any other questions?

Commissioner Jim Main Yeah. Do you have an architect involved in this?

Ashlynn Falk I do not.

Commissioner Jim Main As far as the occupancy type and?

Ashlynn Falk I've been working with City of Kuna Development...

Commissioner Jim Main Okay.

Ashlynn Falk So we're just awaiting this to be completed so that we can finalize our inspection for occupancy.

Commissioner Jim Main Okay. Just as long it's going to be an assembly use, I assume so therefore you'll just have to comply with those requirements.

Ashlynn Falk Correct, yes.

Commissioner Jim Main Okay, thank you.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis With that, I don't have any more names on the list on this application. Is there anybody in the audience that would like to speak to this application? Okay, and seeing none, I'll go ahead and close the public testimony at 6:14 and that will bring up our deliberation. I didn't find anything out of the ordinary in this one, I think it's a pretty straightforward. Like small businesses coming in and...

Commissioner Bobby Rosadillo Yeah, I mean, you know, I like the concept of it. I think it's something that downtown can use for a little bit, you know, more diversity and where people hang out. My only concern would just be more for the business owner seeing the letter from, you know, the fire district and, you know, the amount of work that would have to be taken on with the fire suppression and all. So, as long as it's something that they're willing to take on. That's...

Commissioner Jim Main I agree.

Vice Chairman Bryan Clark I don't really have any comment. It looks like a good use for the area.

Chairman Dana Hennis Now would that being an actual condition, in the staff report?

Commissioner Jim Main What's that?

Chairman Dana Hennis Was that the fire conditions in the condition in the staff report, or do we need to add that?

Commissioner Jim Main Basically, she'll need to work with the city, so they can determine whether or not a occupancy will require any special conditions there, such as Fire Protection, the fact that it's not a ground level entry, so those types of things, the city, the building inspector, and the Fire Marshall should be able to address those.

Chairman Dana Hennis Right. And a quick question for the applicant if you would come back up again. So have you received... Oh, go ahead and state your name and address again

Ashlynn Falk Yeah. Ashlynn Falk, 8847 McDermott Rd. Kuna.

Chairman Dana Hennis Just for the transcript.

Ashlynn Falk Sure.

Chairman Dana Hennis So have you seen the conditions of approval by the staff report?

Ashlynn Falk I have.

Chairman Dana Hennis Are you okay with all those?

Ashlynn Falk Yes.

Chairman Dana Hennis Okay, I just want to make sure that there wasn't a contention or something in there.

Ashlynn Falk Sure. Yeah. I didn't see anything concerning. Regarding fire, we have been talking with the Assistant Chief from Kuna, and though, my understanding is that those the letter that the agency sent is a third party that wasn't familiar with the... I don't want to say 'area,' but after talking with the Assistant Chief and our level of occupancy, it didn't appear that there would be any need for the suppression. We are working in conjunction with them currently to make sure that everything else is compliant.

Chairman Dana Hennis Okay.

Commissioner Bobby Rosadillo Okay. And I you know, just from looking at the letter too, when it's stated because I went down the checklist of different occupancy requirements and looked like it was that split level that.

Ashlynn Falk Yeah, I think it. They said that that would only be the case if we had to change the... I mean, I apologize if I get the verbiage wrong, it's not changing the classification of the building. We're able to keep the classification with a smaller occupancy, which was okay. And so because of that, my understanding from Fire was that there wouldn't be the need for the suppression system and everything else is to code, so...

Commissioner Bobby Rosadillo Okay, and I understand that, you know, they'll take care of it.

Ashlynn Falk Yeah.

Commissioner Bobby Rosadillo Okay, I just wanted to make sure that you were aware of it.

Ashlynn Falk Yeah.

Commissioner Bobby Rosadillo Because if it does require fire suppression, obviously that's a big yeah.

Ashlynn Falk Sure, it's a huge endeavor. Yeah, we're familiar with the process. I appreciate it.

Chairman Dana Hennis Perfect. Thank you.

Ashlynn Falk Okay, Thank you.

Chairman Dana Hennis With that, then, if there's no more concerns, I'd stand for a motion.

Vice Chairman Bryan Clark Mr. Chairman, I move to approve case #25-01-SUP with the conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you, motion passes.

(Timestamp 00:18:15)

Motion To: Approve Case #25-01-SUP With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

C. Case Nos. 24-08-AN (Annexation) & 24-05-S (Preliminary Plat) & 24-23-DR (Design Review) for Madrone Village Subdivision – Troy Behunin, Senior Planner

Applicant requests Annexation of approx. 79 ac. into Kuna City and proposes the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 354 single-family lots, 42 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (APN: R7321001040) *Tabled from February 25, 2025.*

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-08-AN & 24-05-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny of Case No. 24-23-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:18:35)

Chairman Dana Hennis Okay, with that, we will move on to the next item which is case #'s 24-08-AN, 24-05-S, and 24-23-DR, for the Madrone Village Subdivision, Troy.

Senior Planner Troy Behunin Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. The applications before you this evening are requesting annexation for approximately 79 acres and to apply the R-6 medium density residential and the C-1 neighborhood commercial zone. The applicant is also requesting preliminary-plat approval for the same land in order to subdivide it into 384 single-family lots, 42 common lots, 12 common driveways, a school lot, and a city park lot. The site is located near the intersection of Ten Mile Rd. and Kuna Rd. Staff would like to highlight that the developer is working with the Kuna Rural Fire District as well as a charter school in order to bring a charter school on site to the project and also working with City Parks and Rec for a City Park lot. Staff did make a few recommendations in the site plan, or in the staff report, about the site plan, and the landscape plan in the report and would ask that the Commission make them part of any potential motion. Staff has reviewed the proposed annexation, the preliminary plat, and the design review applications for compliance with Kuna City Code, Idaho State Statutes, the Kuna Comprehensive Plan and should the Commission recommend approval of the annexation in the preliminary plat, and if the Commission moves to approve the design review application staff does recommend that the applicant be subject to the proposed recommended conditions that are outlined in the staff report. The applicant is also requesting that they are granted 15 minutes for presentation this evening due to the complexity of the project and if the Commission decides to grant their request, staff would request that the public also receive 5 minutes for testimony. In in order to do any of that, that would require a motion and a vote by the Commission. I'll stand by for any questions that you have about the application and the applicant is here and they are ready to make a presentation this evening.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo I'll make a motion that we allow the applicant 15 minutes and the public 5 minutes each for testimony.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Motion passes.

(Timestamp 00:21:29)

Motion To: Suspend/Amend The Rules By Allowing Applicant 15 Minutes Of Testimony And By Allowing The Public 5 Minutes Of Testimony Each

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

Chairman Dana Hennis So applicant you've got we've got 15 minutes on that. So appreciate it. Come on up. Go ahead and state your name and address if you would.

Tim Eck Good evening. My name is Tim Eck. I'm the applicant 6357 Buena Vista Ln. in Star, Idaho. I have with me a presentation team so we can have people that are very diverse in all aspects of this project instead of me just trying to mumble my way through it. And with that, we'll start with Stephanie Hopkins with KM Engineering. She'll present the civil.

Stephanie Hopkins, KM Engineering Thank you. Stephanie Hopkins, KM Engineering, 5725 N Discovery Way in Boise. We're thrilled to be here this evening. This has been... We've been working with Tim for a very long time on this development and we've coordinated with a lot of different entities and stakeholders within Kuna including: the Kuna Rural Fire District, City Planning obviously, Parks & Rec, Public Works, and ACHD, as well as neighbors. We've had 5 neighborhood meetings. And have had really great discussions with the neighbors. And then I guess I should note too and coordinating with the Kuna Rural Fire District they've actually said that this is the best location for a fire station lot and ancillary place dispatch center south of the tracks. That's why we specifically located it here. I will go down... *and is scrolling the best way to do this?* Okay. Just so your staff covered this, really. We really appreciate their help and coordination with this project. So this is South of Kuna Rd. just West of Ten Mile. It's approximately 79 acres to the north of Kuna Rd. which is an entryway corridor into Kuna. It also a minor arterial roadway. To the South is undeveloped land, currently in the county, and Desert Hawk Subdivision, which is zoned R-6. Into the east We have Sutter's Mill subdivision, which is an existing subdivision zoned R-6 there are other single-family lots within this area to their zoned R-4. To the West is unincorporated land in Ada County, Zoned Agricultural and RUT. So, Future Land Use Map designation for this property is medium density residential. That's consistent with our request for the R-6 zoning district this evening and our 6 dwelling units per night acre that we're proposing. We support several of the comprehensive plan policies and goals. We're providing 6 commercial lots with neighborhood serving commercial uses, which contributes to goal Area 1, economically diverse and vibrant community. We are expanding pathway System City Park and we're decreasing trips with neighborhood serving commercial. Uses, which contributes to Goal Area 2, Healthy, safe community. We are providing a school site which is directly contributing to Goal Area 5, education, and community facilities.

These are the zoning districts, obviously, that were requesting 2.57 acres in the C-1 district and about 76 acres in the R-6 District, which is the medium density residential. So we're dedicating about 18 acres of right-of-way 11.69 acres, which is about 15% of the overall site to qualified open space. Only we're only required to provide 8.29 acres so that far exceeds the requirements. We have 7 C-1 district lots. Six of those are buildable, so that'll be neighborhood serving commercial uses, such as a dentist office, could be coffee shop, things that we really want folks to be able to walk to. The R-6 district includes 414 lots. 354 of those are buildable. 282 standard single-family residential lots that are shown here in varying sizes and then 72 alley load townhome style lots in this blue square here. There's a one school lot which is about four acres outlined in purple here and then one Park lot, which will be donated to the city. It's about 5 acres on the northeast corner of the site and then this is the Kuna Rural Fire district station lot that's already been donated to the district. We are proposing as well, and I'll have a better graphic of this, we're proposing to vacate an opened right-of-way that was prescriptive with the 1910 plat for Yankee Rock Ave. There are two homes that currently take access off of that unopened right of way that we're going to be keeping access through our subdivision with deeded lots. So, I'll show you a better graphic in a minute.

These are the commercial lots we're showing here. The alley load lots with green space and then alleys that'll actually serve the homes within the southern part of this picture. Then the east here are the deeded lots that'll go for these individual lots to take access into our subdivision.

Okay. And then the preliminary plat for the residential portion. We really designed this with the intention of transitioning lot sizes from Sutter's Mill, which is the existing development to the east. Created some bigger lots adjacent to them, aligned them as well as we could with their existing homes and then decrease the lot sizes. We went north up into the commercial too about the commercial and fire station lot as well as the school and park lot. Access and connectivity, there's a lot of pedestrian and vehicular access and connectivity has been provided with this development. Bead Lily is a future collector that's going to be constructed on the West side of the development. This developments required to construct half of the right-of-way there and then, Kuna Rd. will be completed and constructed on the north side of the development. Madrone Ave. is the main entry point into Madrone Village. It's a 36-foot Street. We'll have 5 foot to touch sidewalk with eight foot. It'll be really nice entrance into the subdivision and then we will be connecting existing stub streets that were contemplated with the Sutter's Mill Development to the east. So that's a Caspian and Bay Horse shown here. There's also Sunbeam, which is on the South side, I believe, that is a collector will be constructing half of that 36 foot Wide St. section, which will include seven feet of sidewalk. This is just a graphic to show you the connectivity that will be added with this development. So, there's existing development, Madrone Heights and then some others that have been contemplated to the north. Blue is, you know, some of the connections were providing. There is actually a sidewalk that were providing from Sunbeam on our south to the north in alignment with Madrone Ave. That will connect Kuna, Rd. So that'll provide really great connectivity for residents in this community as well as other places if they want to go to the commercial or if they want to get to the City Park, they'll be able to do that through our development and adjacent developments.

As mentioned, we're providing more open space than required, we have 11.69 acres. We have the internal walkway that I was just talking about that extends from Sunbeam up to the north and then the commercial lots as well as the fire station lot here and then the park lot which shows I'll show you a variety of amenities that could be possible in that space. *I'm having a hard time getting this thing.* So, the City Park it's large enough to accommodate a variety of sports fields. So we're showing this kind of as an inspirational images that could be done there. And then in commercial, we really are striving for the city neighborhood serving type of commercial. So 6 lots shown here. They could be consolidated later with applications to you know, depending on users that come for this development.

Conceptual phasing is shown. This is of course conceptual, so it could change based on the market or things that happen when this is actually developed in the future. We purposefully designed this though to include the fire station lot, the park, the school lot, and the commercial lots within the first phase, so that will come online. And then there will be 66 residential units. Some of the alley load, as well as some of the traditional single-family included in that first phase then, you know, subsequent phases kind of continue on in there, they're all 70, 60 lots a piece.

So this is a map that was created by someone on our development team just showing all of the active applications in the city. These are all, you know, developer funded improvements that will be required with each of these developments. So Madrone Villages here, As I showed you and as the next slide I'll show you, there are several development or several development things that have to happen with these roadways. So, Kuna, Rd. we have to improve half of the roadway. We have improve Bead Lily. Those are

all on the developer. None of that comes from citizens paying taxes or property taxes or any of that, it's all funded specifically by these developments. And so everything shown in blue here will be bringing in improvements to the roadways within Kuna and will directly impact and improve transportation within Kuna.

As I mentioned in my previous slide, these are the improvements that are required for the roadways that abut our site. So I want to leave a little bit of time because I know BLUUM is here to talk about charter, the charter school, that we're proposing. But I really appreciate of Staff's help on this project. Super excited to keep it going and keep working with staff and all the reviewing agencies. We're in agreement with the staff report the conditions of approval and all the reviewing agencies requirements, so we'll make any applicable changes to our preliminary plat there. And then, yeah, I think this will be a really great benefit to this part of Kuna. Specifically, it's going to bring a lot of very badly needed services to Kuna and will complete a lot of transportation and connectivity networks that are geared up for completion. So, Thank you.

Tim Eck Commissioners, I'd like to have Keith Donahue come up now. He's with BLUUM. They are the organization that helped facilitate putting us together with the Charter Schools.

Chairman Dana Hennis Thank you.

Terry Ryan, BLUUM Thank you. My name is Terry Ryan and I live at 1312 N. 20th St. Boise, ID. And it's a pleasure to be with you all here tonight. I'm actually here in my role as the CEO of BLUUM because if the Madrone Village development is approved, BLUUM is excited to support bringing a high performing public charter school, SAGE International, to Kuna on donated land in Madrone Village. With our time, I will share a little bit about the work that we do and then my colleague Keith will talk about the more specifics. 12 years ago I was recruited to Idaho by the J.A. and Katherine Albertsons Family Foundation to lead the effort to create 20,000 new school seats in 10 years. In a little over a decade, we've turned that aspirational goal into a new school effort that has resulted in about 16,000 new school seats across Idaho. This is about 5000 more new school seats than our state's 117 traditional districts have created combined in that same period of time. Through our collective efforts with the Albertson's Family Foundation and other partners over the past decade, we've invested nearly 100 million to launch or expand 40 schools and 22 communities. We've also worked with partners to help finance these facility construction projects. Over the next four to five years Ww plan to support the opening of 8 to 10 more schools and we hope to bring more quality school choice options to Kuna through that effort.

We know that there can be confusion about what public charter schools are and are not. So, I wanted to real quickly kind of just take you through that public charter schools are, in fact public schools. They serve all students. If a public charter school is over enrolled and many are, they must conduct a lottery for student enrollment. All students and families are welcome to apply and attend. Our schools do not and cannot self-select their students. For example, charter schools serve special education students subject to the exact same federal and state requirements traditional public schools face. For example, Sage International Middle School serves 15% Special Ed students, while the Middleton District serves 13% Special Ed students. Public charter schools are held accountable by the State academically, financially, and operationally. Charter school students take the same statewide academic assessments. Charter schools submit the same financial operational data to the state as traditional districts. They conduct annual audits and they have to be accountable to their authorizer.

Public charter schools are designed to expand learning experiences and options by offering education models not only not offered by traditional district schools in the community, each child learns differently, and having choice in the public school system really does benefit families. Public charter schools have a primary attendance zone and families living within that zone receiving an enrollment preference over families living outside the zone. The primary attendance zone for the school in Madrone Village will encompass all of Kuna, meaning the school will provide an enrollment preference for all Kuna Families.

Public charter schools are not allowed to seek local property tax levies to fund their facilities. We build our schools with no added burden on local taxpayers and using philanthropic support coupled with security securing financing in the marketplace. Charter schools then make their debt payment from their state operating funds. Given this, we are very efficient and having donated land in support of the local community is key to our efforts. Frankly, we can only really do schools in that sort of partnership. Final thing, I'll say schools of choice. Public charter schools are basically accountable to parents and market forces. Charter schools receive state and federal tax dollars only if students enroll and show up their market-based, family driven schools. And with that, I'm asked my colleague Keith to step up.

Keith Donahue, BLUUM Thanks, Terry. Hi, I'm Keith Donahue who I live at 1811 W Resigue in Boise, ID. Terry talked a lot about BLUUM and charters generally. I wanted to speak specifically to why we're here tonight and this project. We're here because we plan carefully and we try to go where there's the most need and that's where we focus our efforts. We recently commissioned a study that identified the Western Treasure Valley, including Kuna as the best place to focus those efforts, looking at where expected population growth to continue, where existing schools are crowded and where there's limited existing school choice. So, Kuna's part of our market focus area. Then Mr. Eck reach out with a generous and innovative offer to donate land and place it right next to a park that students could access, we found that, you know, interesting and innovative, so kept moving forward, looked closer at Kuna. Did some more studies determine using the same student yield calculation formula that the Kuna District used in 2023 that Madrone units will generate, we estimate 182 new students by 2029. Then we looked more broadly similar to the map that was shown recently all the other developments that could be in the pipeline and we just see a need to add more student capacity here in Kuna and we'd like to plan to be part of that. So we then reached out to SAGE to gauge their interest in placing a school here. They are interested in pursuing this path with us, proposing a K-8 school that would start with 220 students at K-5 and grow to about 420 students by 2031. We think this is a well-reasoned timeline and in scale for a school here. So, with that, you know, we're careful and cautious and ready to partner here in Kuna.

Tim Eck Well, it sounds like our time has expired and we'd be more than glad to stand for any questions you might have.

Chairman Dana Hennis Thank you. Is there any questions for the applicant at this time?

Commissioner Jim Main Yeah, I do have one, Tim. I assume that the park is going to be included in your green space calculations?

Tim Eck Yes, it is.

Commissioner Jim Main And how does the partnership between the City and the Charter school work with that park? Who maintains it? Who has use of it at what times?

Tim Eck So I've discussed with Parks & Rec and the School District that during normal school hours the school would have priority use of the park. In off school hours and it's open for the general public. I've also recommended there would be a maintenance sharing agreement drafted between Parks & Rec and the school if the school's going to get to use it, they'll participate in the cost to maintain it. So Parks & Rec gets to own this park and get a participant in the maintenance.

Commissioner Jim Main Okay, thank you.

Tim Eck If I might, it's also been pointed out that vandalism during daytime hours at the public parks is pretty common. Having the school present should definitely help mitigate the vandalism on the public parks.

Chairman Dana Hennis Yeah. Thank you. Any other questions? You got that look, Bryan.

Vice Chairman Bryan Clark The big thing I'm asking... that keeps coming to mind for me is I think more of a question for city staff just regarding the Fire Department use, future expansion of fire facilities, and fire equipment because just having a new lot, of course, is going to be great. But construction and funding for new vehicles and staffing are really my primary question. So, I believe that's more of a question for staff. Has that come up in the discussions with the fire department at all?

Chairman Dana Hennis Are you asking Staff?

Vice Chairman Bryan Clark We'll ask staff in a moment.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Yeah, we'll ask Staff in a moment.

Tim Eck So basically, the negotiations that I have with the fire department is, you know probably six years ago we started working with them trying to identify a good site and we started looking at this property. We thought it was a good. They thought it was the best site possible for a fire station South the tracks. For years they had tried to get a bond passed to be able to build a station out there. Unsuccessfully, though until this last this last round and one of the I believe one of the contributing factors in getting it approved was the fact that they had a donated site. They had a designated site. They knew where it was going to. It wasn't a random fire station somewhere. It was a fire station right here on this site that has been donated to them. With our application subject to approval, all necessary infrastructure improvements: roads, sewer, water, pressurized irrigation, power, everything is brought right to their front door. And now the gentleman might be here to answer your questions about, but literally with our plat all the improvements are brought to the front door and so basically all they got to do is build the building which is my understanding they do have...they have a bond for now. And now I imagine your equipment question can be asked of the Chief.

Vice Chairman Bryan Clark Perfect.

Chairman Dana Hennis Thank you, Tim, for that clarification. We'll go back to him in a minute on that one. Is there any other questions for the applicant? No. Thank you. I have one question for staff on this while I'm thinking about it. Well, I'll wait. Let's go ahead and do public testimony. So I'll go ahead and open the public testimony on this application at 6:41 and I will start with Bob Wilson. If you would come on up, state your name and address for the record and you've got 5 minutes.

Bob Wilson Yeah, Bob Wilson, 718 E. Tuffman St. in Kuna. And I only wish that we had charter schools with my kids and two of my grandkids were grown up. Because let's just say that, yeah, there could have been a better education system for those. But. I've got 2 in California right now because my son-in-law is still in the Navy and when he was in Hawaii, they were in public school and both of them were just fell through the cracks and fell way behind, almost one and half grades. And when they were transferred to San Diego, they started going to public charter schools, and both of them, now, in less than a year, are almost two grades ahead. Because of the public charter schools and so I am way in favor of public charter schools. So that's all I have to say. I'm way in favor of it.

Chairman Dana Hennis Well, thank you.

Bob Wilson So if you got any questions for me.

Chairman Dana Hennis Any questions?

Commissioner Jim Main No questions.

Chairman Dana Hennis Thank you, sir. Next up on the list marked to testify is Adrian Johnson, I got that right. Oh, Andrew. That's okay, I can't read.

Andrew Johnson, Sage International Schools I'm kind of accompanied by Henley Downey. My name is Andy Johnson. I'm the Executive Director for the Sage International Network of Schools. I live at 3496 W Forsythia in Boise, ID and driving out here tonight reminded me of where I grew up. So felt good, and I'm not just saying that and I deeply appreciate what you've got up here as a veteran of 22 years of active service in our nation's army. So, thank you. I'm in full support of the Madrone subdivision. I am a firm believer in schools of choice and the charter schools that we, Emily, and I, run together. We educate about 1500 kids between the cities of Boise and Middleton. Our school in Middleton has grown to 500 kids. We'll be probably 550 next year. Both schools are K to 12. We serve in Middleton communities, primarily of Emmett, Caldwell, Middleton, and Star, and we're super pleased about the success we've had out there. And in fact, we ran an open house last night as our biggest open house by a factor of it was just the demand is out there for what we're doing and we're super pleased to come here and support Tim's application for the Madrone Subdivision, and that we want to say that we're very interested in being a school out here in Kuna as a resource for the families that you guys help govern and represent. If there are any questions you have about the way we operate, what we do, Emily, next to me, is our financial person. She's our A CFO and as Terry mentioned earlier. We run a tight ship and finances. We cannot run successful charter schools without tightly run finances and we take that super seriously and on top of that, we take it even more seriously because it's public money, right? It's not local property tax dollars, but it's public money and we take that super seriously and we try to deliver on every dollar that we get from the citizens of Idaho for their kids. So I appreciate you listening. We're happy to answer any questions you might have. We have a little presentation we can drop off if you like and we're always open for questions, or?

Vice Chairman Bryan Clark So...

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark One big question I have.. The big problem I've seen with some of the public charter schools in the area so far has really been accessibility for the students to extracurriculars, primarily sports, music is a huge one that we've been contending against.

Andrew Johnson, Sage International Schools Yep.

Vice Chairman Bryan Clark Do you guys have programs either set up in conjunction with Kuna Unified, or other programs that you guys have established in the over the years? Maybe partnerships with local businesses, what have you?

Andrew Johnson, Sage International Schools Commissioner Clark, that is it a great question. I love that you asked me that. We run at both of our School's International Baccalaureate programs. By nature, they're... I like to think of as Renaissance programs, enlightenment programs. Every child learns a second language, gets art. We do performing arts at one school, art and performing arts at our other school. We just do visual arts and some theater arts. Both schools have athletics. Our campus in Middleton has a more robust athletic program because our school in Boise is a redeveloped mall and very urban. Our school in Middleton was purpose built, so we have a full gymnasium, a full kitchen, we have fields. And we run all a range of middle school sports. We also partner to your question about local community, We partner with the Middleton Music Academy and Middleton Music Academy has been giving lessons in our school. As you know, because we like to share our facilities with the community, you know, We share with Science Bowl, Girl Scouts are in there. We have camp invention and then Middleton Music Academy, so that's available. And so we run that or the person who runs that Academy that starts right as school ends. So children who attend the school can stay right there for music or go to sports. And then we also run busing at both campuses. So we run 7 routes in Boise and we run 4 out and Middleton, so. And the other thing I'd like to say is the other community service we do at our school. We run after school program. So between our school days, a little longer 'cause we do four day a school week. 5th Day is all the teachers are together with school leadership, planning and getting ready for the next week and the next month and the next year. So we run after school program we call E-Sage 'extended Sage' and so between 4:00 and 6:00 every evening. There is care for children. It's a small fee, but it's very competitive with local daycare rates then all day Friday, there's care. Over the holiday breaks, there's care, and we even run that as a summer program. So our kids go as part of that program they go camping, go to the zoo. They go hiking. There's a ton of stuff. And then the other thing our schools do to just *yammer* on about what they do. I'm super proud of them. Is our schools at the very beginning started outdoor programs? Because we Started the schools a deep belief that Idaho's a special place and kids should get out there with adults and enjoy that. So at both schools, our outdoor director runs winter camping trips to yurts takes whole classes to bogus for snow sports, we get them out backpacking the Sawtooth's, the Frank Church. Over spring break, we got 15 kids going down to Escalante in Utah to explore the Canyonlands. It's just... We're really trying to give kids as many opportunities as they can and then I want to say that both of our schools are college preparatory in nature. That doesn't mean we believe every kid has to go to College. We just believe that every kid should have as many choices as possible when they graduate from school in 12th grade. So we'd be super happy to serve your community.

Chairman Dana Hennis Thank you. Any additional questions?

Vice Chairman Bryan Clark No, I think they covered most of it.

Chairman Dana Hennis Okay, thank you.

Andrew Johnson, Sage International Schools Thank you very much.

Chairman Dana Hennis Okay. Next up on the list, I have Tim Jensen.

Tim Jensen, Kuna School District Good evening. Tim Jensen, Kuna School District, 711 E. Porter St. here in Kuna. And I just got to say, I have some former friends and colleagues that work at both the Sage International buildings and yeah, they speak highly of their experiences on those campuses and so one of the I think one of the things we wanted to bring up in this is even though this is a public charter, You know, and it's another choice. No disputing that. Kuna School District is not anti-charter. I don't want that to come across that way in anything, but even when these charter schools go into these communities, it's still... there's still an impact on the Public School that's here. And it's, you know, not every home that's in that subdivision. They're not all gonna send their kids there. It's not a requirement. They don't have to send their kids to that charter school. In addition to that, you know they brought up the Kuna is their primary boundaries and that's amazing, but it's also it's open. Idaho's an open enrollment state right now, and so you can be... I can be in Twin Falls and put in for open enrollment in Boise if I want to. And so that's, you know, I appreciate that they're keeping it on a local level, but there's also that reality that anybody can apply from anywhere to go to those schools. Which You know those take up seats that you know possibly can and kids could have. Some of the some of the concerns got brought up. Commissioner Clark, you brought up athletics and in our experience right now, not all the Charter schools have athletic programs and some of them that do have them have just limited sports that they offer volleyball and basketball maybe or something like that. And so if I'm a student at one of those schools and I want to play football, if I want to wrestle, if I want to do track, a sport that's not offered at my charter. It's then up to them to go to their in.... In here, in Kuna, they go to their home school that their district in. I'm at Fremont middle. So if they live on the other side of Linder, they come and they do football at my school and so there is an expense for someone to, You know, to come and play those athletics, but it's still we have to provide the uniforms, the equipment, the coaches and so there's an expense that goes to having to bring in those students and that we don't get the funding for from the State. And so, another one of those things that you know that our public schools, a lot of our public-school systems offers that not only the career technical choices, but the professional technical like obviously Swan Falls is... It's an amazing model of those. And so we do have kids that that will dual enroll with us at a charter school so that they can get those experiences. I've got a couple right now that are in my music classes. They come to my building to take the music classes, but I, you know, at the high school level there will be kids that want to take, say, the auto Body Shop or the mechanic shop out of the high school. School. And so they'll do that. And so it's a partnership that can be there, but it's still, you know, that's something that, you know, the Kuna School District weighs the burden of hiring the teacher, carrying the insurances, the facility and all that. And then even at that we you know there. You know, I haven't worked directly with Sage International Worked on the different districts I've been in. But sometimes even just their resources, they have. We currently have a situation right now; local charter school doesn't have a nurse and they've got medical needs for students. And so the Kuna school district actually has provide one of our nurses to go over there to make sure these students have the medical care they need, and so there's. Just you know, I give you all these and not to complain, but I want you to know that even though there's a charter school there and, yes, they'll, you know, they'll take kids to go to that school, there are still these outside, you know, costs and situations that that will fall on Kuna School District and so that's I want to take that. You know, have you take that into consideration and we completely understand the public charter schools fall under the same guidelines as far as Special Ed acceptance for students. I... and perhaps these gentlemen

could help answer more. One of the things that I don't know that I've ever seen one, and I don't want to make an assumption in the Charter School is some of your more severe and profound programs. Where you have students that you know have feeding tubes or, you know, have to be assisted to go to the bathroom. And that's one of those things where, you know, if they if they are saying that they are accepting all those students and all those applications, then it would be appreciated. You know if they have that program. And if I could just finish up real quick, one of the things, the concerns that we had. This school's only about half a mile from Falcon Ridge Charter School and one of the concerns that got brought up from a couple staff members and also community members is traffic on Kunal Road, if you've got, you know, two schools, you know, going to school at the same time, getting out at the same time, just traffic concerns based on that. And so I will stand for any questions you might have.

Chairman Dana Hennis Thank you. Do you have any questions for?

Commissioner Jim Main Yeah, I have a question, Tim.

Tim Jensen, Kuna School District Yeah.

Commissioner Jim Main So you're talking about the impact this Charter school may put on the Kuna School district? So Falcon Ridge has been here for what, 10,12 ?

Tim Jensen, Kuna School District Yeah.

Commissioner Jim Main How much impact have you seen from Falcon Ridge being there?

Tim Jensen, Kuna School District The primary place that we see with Falcon Ridges with the athletics piece of it. We have several students that come over and play in the different sports at between Kuna Middle School and Fremont Middle School. That's the primary play piece where we see them come over. And have that impact on our say day-to-day functions and so...

Commissioner Jim Main Right and Falcon Ridge is a K-8.

Tim Jensen, Kuna School District Correct. And so and that's one of the other thing. K-8, I didn't get to that part of my time ran out before I got to that. You know K-8, obviously after 8th grade they've got to have a place to go. And so and again, Idaho is an open enrollment. So they could go, you know, from Falcon Ridge to Mountain View if they wanted. But a lot of them, if they live in this area, will go from that charter over to Kuna High School or Swan Falls High school, so...

Chairman Dana Hennis Thank you.

Tim Jensen, Kuna School District All right. Thank you.

Chairman Dana Hennis And with that, that's all the names that I have currently signed up for testifying. Is there anybody?

[Inaudible Background Conversation]

Chairman Dana Hennis Okay.

Chairman Dana Hennis Yeah, you're Michael, correct? Yeah, come on up.

Michael Rocco Thank you, Commissioners. Michael Rocco, 1286 E. Fort Eerie St. in Kuna. I guess a clarifying question I have and maybe they can answer that is this lot being donated specifically for a charter school, or is it just a school lot that's being donated?

[Inaudible Background Conversation]

Michael Rocco Okay, so it's not going to be for a public school then? Okay. I think we for me, I don't want to lose sight of really what this is about. I mean, I love charter schools and nobody's going to dispute all the benefits of the Charter school. What you as Commissioners, can't lose sight of is there's been approximately 7000 homes that have already been approved for Kuna. And it's too bad for them, because now they're coming later on, but that's another 354 homes. I don't know what the percentage is of that's going to be Students are being added to the school district and you know, I just had a certain, you know, and then what, Tim, Tim, I assume you were opposing it because I'm opposing it. And, what Tim didn't touch upon because he ran out of time was is the capacity issue. Now. I'm almost sure that Kuna s High School is over 100% capacity. Many of the other schools close to overcapacity also. You're looking at 7000 coming down the Pike. I don't know if this is 2029. It's just a reality. So you know it's a great presentation it sounds great. You may have a hard time trying to figure out how you're going to defer this, but that's the reality. So that's on you. And if it gets passed here, then it's going to be on the City Council. But at a certain point, you we're going to have to deal with this as a community. And then the other thing is, is they talk about, you know, how the developers are going to make the road the areas surrounding it better, but what's not being addressed is Columbia and Hubbard. And what's the impact on the traffic flow there? This is 354. There's plenty more coming down the Pike all around that area. I didn't have time to digest the whole packet, I think, I don't remember what the ACHD input was. It's an issue. That's it, thank You.

Chairman Dana Hennis Thank you. Is there anybody else in the audience that would like to testify on this? Haven't had a chance to sign up. Please come up and go ahead and sign in here.

[Brief Silence]

Chairman Dana Hennis If you would go ahead and state your name and address up there too.

Todd Zimmerman My name is Todd Zimmerman and my address is 7206 Lyman Drive in Nampa. ID. But I do also own 27 1/2 acres just north of Saddle Ridge estates, and I just wanted to speak in favor of this. What an innovative idea to offer property. That can be incorporated into the school district as an option for parents. We have to allow those choices for the parents and You have to count that the parents going to make the right choice for their child, and I did appreciate the comment about the extracurricular activities. That is an important thing, but the cool thing about this Treasure Valley is there are so many opportunities available to these kids to get involved in extracurricular activities, whether it's with a school district or whether it's with club type sports. And those can be in. Those can be incorporated together with the public school or without the public school. I've got three daughters. They've all got blossoming careers. I've got some kids that graduated from Kuna High School. And I've got some kids that went to a Christian School. And so I was able to see a broad spectrum of all those things. And you have to allow the parents to help make those decisions. And so I think the neat thing about this concept is the innovative idea of offering property that can add additional seats for kids, for parents to make choices to send their kids to school. That's all I had.

Chairman Dana Hennis Thank you. Is there anybody else in the audience that would like to speak on this as? If you would.

Emily Downey I'm Emily Downey. Do I need to sign in?

Chairman Dana Hennis Yes, if you could please just. Let me have it on record.

[Brief Silence]

Emily Downey Thank you, Commissioners. I'm Emily Downey. I am like Andy said, the CFO for Sage International Schools. We have a couple of parents that are very... that live in Kuna that are very supportive of building of the development. That a charter school. A Sage school can come. And if you don't mind, I'd love to read one of them. In particular, several of them have letters through writing, but one really wanted to be here but couldn't be here, but wrote a letter. Would it be allowable for me to read that? It's pretty short.

Chairman Dana Hennis Yes.

Emily Downey Okay. Thank you so much.

Emily Downey *[Reading On Behalf Of Another Individual]* Hello, my name is Jackie Gogan. I live at 609. Red Oak Ave. Kuna, ID with my husband and two kids. We have been part of the Kuna community for 30 years. Thank you, Mr. Chairman, and Members of the Commission for allowing me to write in favor of the Madrone development. I wanted to write in support of the madrone development because I am so excited about the possibility of having a Sage International School in Kuna. The developer has offered to donate the land to Sage International for a school and to provide land to the city for a park right next to the school. I think both the school and park would be amazing assets to our city and community. Our children currently attend Sage International, Boise School Campus and it's been a wonderful school, but a challenging drive back and forth to downtown Boise each day. Our family supports school choice. We chose Sage International for our children because it has an amazing fit both in curriculum and in community environment where our children thrive. Our children have thrived at Sage and have blossomed. All students learn differently, and sage is the right fit for our children and family. We would love the opportunity. For our children to attend a sage school right here in Kuna. We also believe the educational choice SAGE offers will complement the educational programming offered by the Kuna District, allowing Kuna families to choose the school model that best fits the needs of their family. We also appreciate that public charter schools, like SAGE, build their schools without needing any local property tax levies, a significant savings to Kuna families. For these reasons I am in favor of approving the Madrone development. Thank you again for your time and thank you for your service to the City of Kuna. -Jackie Gogan.

Emily Downey I had a phone call as I was driving out here from another family that said, 'Oh my gosh, I really meant to write a letter and I didn't have time' and I won't tell you exactly what she said, but they have been going to Sage International and have just moved to Kuna. They love the community. They've, but they've been. They've continued to drive to Sage because they felt that it is the best educational choice for their children and she was just over the moon excited the possibility of having that charter out here. Thank you very much.

Chairman Dana Hennis Thank you. I have one question since you came up.

Emily Downey Yes.

Chairman Dana Hennis What is your? Are you looking at K through 8 or K through 12 at *[Inaudible]*?

Emily Downey Looking at K through 8.

Chairman Dana Hennis Okay, I just want to make sure I heard the right.

Emily Downey Yes.

Chairman Dana Hennis Okay, thank you.

Emily Downey Thank you.

Chairman Dana Hennis We have one more. Come on up.

[Brief Silence]

Steve Welch My name is Steve Welch. I live at 9085 S. Ten Mile Meridian. It's in the Kuna right of way though. I just came and I want to support the project. The way I see it is a community's either growing or it's dying. There's no stagnant communities in. I think it's an 80-acre parcel and he's given up more than 10% of that to the community to help to grow the community and better the community. And if we don't support projects like this where people are giving back to the community. Your community is going to die, so. Thank you.

Chairman Dana Hennis Thank you. One last call. Anybody else would like to testify. Okay, come on up both of You. If you would like to come up and sign in as well.

[Inaudible Background Conversation]

Megan Smith Am I good?

Chairman Dana Hennis Yeah, go ahead.

Megan Smith My name is Megan Smith, I live at 443 Wagontown Ave. in Kuna. I am on the West side of Sutter's mill that would back up to the eastern border of the proposed Madrone Village. My biggest concern is traffic. So right now on Ten Mile with the Charter school that exists at Falcon Ridge to make a left onto Kuna Road or right in the morning ,is almost next to impossible today. Additionally, with the five new subdivisions that went in off of Ten Mile, we have people who do not slow down for the school zone currently coming in off Kuna Rd. Do not slow down for the 35 mile-an-hour school zone where it switches at the first phase of Madrone Village. My concern is that we're going to have a bottleneck at Ten Mile with adding 400, 300 some odd new homes that traffic is going to be backed on Ten Mile and we're going to be stuck in that subdivision. I have questions as to whether or not ACHD vacated the easement on Yankee Rock.

Chairman Dana Hennis Okay.

Megan Smith Last I saw, they kicked it, kicked the can down the road.

Chairman Dana Hennis Okay, the applicant will have a chance to answer that question.

Megan Smith Okay, that was it for me. Thank you.

Chairman Dana Hennis Okay thank you. Mr. Lawrence.

T.J. Lawrence, Kuna Rural Fire District, Fire Chief Good evening, commissioners, T.J. Lawrence, 3065 W Granny Smith court here in Kuna. The fire district doesn't take a position on supporting or denying applications for subdivisions. However, that being said, this subdivision, as we, as you all know, Mr. Eck donated the two acres for the fire station. Some things that affect us, whether the project goes forward or doesn't, is we're going to continue moving forward with Station 2. If his development gets approved, he'd be bringing services to the Station 2 property and then ACHD allowed for temporary access. But once that's subdivision gets approved, now, or later, then we would have to then remove that temporary and add a secondary access which would be off that. I think it's Salvadoran coming into subdivision, so. The fire district would benefit in that regard to the subdivision just with city services and connectivity, so just wanted to add that.

Chairman Dana Hennis So just to clarify, are you in favor neutral or in opposition?

T.J. Lawrence, Kuna Rural Fire District, Fire Chief We are neutral. The Fire District is Neutral.

Chairman Dana Hennis Okay, because you had marked in opposition. I just wanted to...

T.J. Lawrence, Kuna Rural Fire District, Fire Chief Oh, that was incorrect.

Chairman Dana Hennis Yes, no worries. I found that a little funny but.

T.J. Lawrence, Kuna Rural Fire District, Fire Chief And then I don't if you had questions for me when I walked in.

Vice Chairman Bryan Clark So one quick question regarding funding for equipment. At this point, does the Fire District stand ready to get new equipment if we have that fire station or not? I mean that it sounds like we're moving in that direction, one way or the other.

T.J. Lawrence, Kuna Rural Fire District, Fire Chief So we, the voters, luckily approved a levy and a bond. That is what is equipping this fire station and building it. So we have the equipment. Get into the station and we have just enough personnel.

Vice Chairman Bryan Clark So on personnel. I'm assuming, correct me if I'm wrong. No, actually the question is, is it policy for Kuna Rural Fire District to have medical available first aid on all the trucks?

T.J. Lawrence, Kuna Rural Fire District, Fire Chief Correct, so we have for our engines minimum staffing is one company officer, a captain, an engineer and one paramedic.

Vice Chairman Bryan Clark Very good, because that's one of the big things I think we're lacking on the south of the tracks and you know, we used to have a transport service. So we have, we have a plethora of great, fantastic medics that work on.

T.J. Lawrence, Kuna Rural Fire District, Fire Chief We're able to get that immediate care. In addition to that, we also in order for us to no longer do our transport, something I required from Ada County Paramedics was that they would have a medic ambulance in our station 24 hours. So if they if they drop service in their system, it will not happen in Kuna.

Vice Chairman Bryan Clark Perfect.

Chairman Dana Hennis Perfect. Thank you.

Commissioner Jim Main Thank you. One clarification there. So basically, if Tim's project doesn't move forward, are you able to bring a station online there?

T.J. Lawrence, Kuna Rural Fire District, Fire Chief Yes we will. We'll continue moving forward.

Commissioner Jim Main Okay. Thank you.

Chairman Dana Hennis Okay last call. Anybody else would like to testify on this application? Okay. And see none, I'll go ahead and close the public testimony at 7:12. And if the applicant would like to have their time for rebuttal.

Tim Eck So again, Tim Eck, 6357 Buena Vista Ln. Star, ID. This project has been something we've been working on for years, and for years you guys have seen me coming in here and we've been confronted with life safety South of the tracks. How do we address that? What life safety? Well, I think we've come to a good solution. School capacity, Yeah, we might have high school. We might have students in our subdivision that will go to Public school. But our charter schools will provide more capacity than students will be generated from two of our subdivisions. So literally we have about, Keith and speak more to the actual numbers, but over two times the student capacity than the student generation based on the city's numbers. And then I've got our traffic engineer here to speak to the traffic questions and then I'll follow up last with the Yankee Rock right away vacation.

Keith Donahue, BLUUM Certainly I'm happy to answer any questions. Keith Donahue. Yes. So you know our the school we're proposing to work toward putting there would produce about 428 K-8 seats. And as the information showed, we think that this subdivision would produce about 180, I think it was, new students over the 8-9 years. So yes, the remainder of that capacity be available to the way that school would be designed as it would draw primary attendance zones. In that attendance zone would get the same priority enrollment, whether live in the subdivision or not. That will be at least the size of Kuna. If the school is not filled with students from that primary zone, then people beyond the zone do have the ability to apply and attend, but only if it's not full. And once you're in your in year over year so that how that would work. And yeah, when we look at the numbers and we look at again the map that had all the purple subdivisions that you that had been approved, but. Built, tried to study very carefully. And you know, we see a need for many more new school seats beyond what we're proposing here. We'd love to be in the mix, along with the district of providing those schools over time, strategically and thoughtfully in a way that makes sense and serves all the kids. If there's anything else you'd like me to address I'd be happy to.

Chairman Dana Hennis Any other questions?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Keith Donahue, BLUUM Thank you.

Stephanie Hopkins Stephanie Hopkins again for the record, 5725 N Discovery Way in Boise. So on traffic we have Jamie, **Marco Zun with Kittleson**. He did our traffic impact study, so he'll come up to talk about some of the specifics on traffic impacts for the area. But Yankee Rock Ave. we've actually, we've

been working with ACHD alongside this application and throughout this process to exchange the right of way with them for the public right of way within the subdivision that's being dedicated to them. So it hasn't been processed yet, but they have an application with them and they'll be it'll be going to the ACHD commissioners. Once this application has gone through the process with the city a little bit more. So when we initially spoke with them, they wanted to wait until an application had been accepted by the City of Kuna. So we'll reach out with them and get that process going again, to vacate that right-of-way. I think I mentioned this when I was speaking about it earlier, but the city and ACHD both have policies that do not allow double fronted lots. So, because of Sutter's Mills subdivision, there are lots that butt up right against Yankee Rock Ave. If we were to put public right of away there that would go against what city code allows, and I think it actually a portion of the right of way that's available since it was dedicated on the plat from 1910. So, it's a pretty it's a process. We've done quite a few times with ACHD. They just like the land decision to be made before they'll process the right-of-way vacation. Thank you.

Chairman Dana Hennis Thank you.

Jamie Markosian, Kittelson & Associates And Jamie Marcozzi and Kittleson and Associates, 101 S Capital Blvd. Boise ID. 83702. We are a traffic engineering and consulting firm local in Boise, but we serve communities around the country. We work closely with the Ada County Highway District to uphold their standards for transportation Operations and safety on roadways within Ada County. Our TIS has been accepted by ACHD and we've studied upwards of three miles away from this Project location. Traffic is a concern. We are following up with all of Ada County Highway District standards for operations at Intersections and along roadway segments, and we have a draft staff report from ACHD that we are working to comply with. Specifically, additional analysis at Black Cat and Columbia, which is 3 miles north of this of this project. So we are working closely with Ada County Highway District to address traffic concerns. Our traffic impact study like I said has been accepted through the district and we're working to comply with all of their roadway traffic and Operation standards.

Chairman Dana Hennis So real quickly on that one too. I understand what you said, but I don't think it directly affect or directly answers a question that a couple of the citizens had asked. So in short words, their, ACHDS had some traffic mitigation work stated in their report. Correct? At some of these intersections, some of the things to do and the that report will be followed to try to help mitigate some of these traffic issues...

Jamie Markosian, Kittelson & Associates That's correct.

Chairman Dana Hennis If this subdivision goes in, so that because nobody's talked about them specifically in this, what might have to be fixed or added at certain intersections So it's kind of a *vaguary* to a couple of the questions that were posed.

Jamie Markosian, Kittelson & Associates Commissioner, I appreciate the question. I think the Ada County Highway District staff report, is something that we would uphold. They are the authority for the roadways, so we will do everything that they are requesting in those staff reports. I don't know off the top of my head exact, you know, line by line mitigations that are implement in the staff report. This in draft form and we're still working with them to move through that, but we will, we'll address every item within that Staff report.

Chairman Dana Hennis Right, I was just trying to get out there some mitigations that they're going to suggest some traffic improvements that you guys will follow.

Jamie Markosian, Kittelson & Associates That is correct. Are you? Commissioner, are you asking the exact implement?

Chairman Dana Hennis No, not specifics because I know that's a much longer subject on this, but I just want to assure the people here, that are going to be impacted by this, that there is work being done through your firm and the rest of the developer and ACHD to try mitigate or add to those traffic concerns.

Jamie Markosian, Kittelson & Associates That is correct.

Chairman Dana Hennis So okay, because normally we'll get applications that say we're going to do this at this intersection, this one, this one, this one. And I know this one's in a draft form. So I want to just make sure that they understand there will be things that are going to be done to help with the traffic. It's nobody stated any of them right at this point, so.

Jamie Markosian, Kittelson & Associates That's correct.

Chairman Dana Hennis Okay, Thank you.

Commissioner Jim Main I have a question. So basically your traffic study that indicated 6000 trips generated. And from the site you have a choice of doing east and the choice of going West. So if you go West, you hit Black Cat and then you had you head north towards, you know, Amity, Columbia, whatever. And I assume there'll be some mitigations there, such as roundabouts will be included. And if you go East. You go through downtown Kuna. So if you're splitting those up and you're taking 3000 more trips through downtown Kuna. I'm not quite sure how that gets mitigated, especially if there's a train on the tracks. That could be a kind of a disaster. So I'd be I'd be interested in exactly what mitigations are going to be required and how and whether or not you're going to take care of those mitigations as part of the project.

Jamie Markosian, Kittelson & Associates Commissioner Hennis, Commissioner Main. The mitigations that are set forth by the County Highway District are still in draft form So when we look at traffic operations and levels of service related to trip generation. We are studying levels of service which is affect the delay that people experience in their vehicle at any given place within the transportation network. We are taking into account the traffic that's generated by this development in particular, but also within the surrounding community, all the other developments that are taking place that have been approved that are moving forward and background growth of the community in general. So we're moving through with a fine-tooth comb here. So as far as what the mitigations may look like. And there are improvements that are programmed and planned through the Ada County Highway District 5 Year work program and Capital Improvements program that offer various improvements at these locations in given time timeframes. So with any given ACHD staff report, there could be acceleration of these improvements that are within their plan. Typically when an improvement for intersection or roadway is included in the Ada County Highway District private work program, or the Capital Improvements Program. It is not indicated for the developer to develop and improve that amenity because it is already planned for and it will occur. There are options to express delivery those items. But yeah, we will like I said, follow every mitigation that's required of us to Ada County High. Staff report.

Chairman Dana Hennis Do you know when their final report is due out?

Jamie Markosian, Kittelson & Associates I do not personally.

Chairman Dana Hennis Or do you have any anticipated idea?

Stephanie Hopkins Mr. Chair, Commissioners, we were just actually, I was just talking to staff about this. So we need to complete the RE analysis which Kittleson is going to be doing in the next couple of weeks. I think we'll get submitted to ACHD and then they'll reanalyze everything and get us a staff report. My guess is probably within three to four weeks is when we'll have a finalized staff report.

Chairman Dana Hennis Okay.

Stephanie Hopkins We were actively working with them and they actually had asked us multiple times. Can we finalize the staff report. We were. We wanted to make sure because we lost about 80 lots from the initial application we've made that they analyzed that we reflected the correct numbers so.

Chairman Dana Hennis Okay, thank you. Is there any other questions?

Tim Eck If I can speak to Yankee Rock.

Chairman Dana Hennis Yeah, real quick.

Tim Eck So basically the Yankee rock right of way was dedicated, like you said, 1910 plat and when that was dedicated from our parcel of land. So when ACHD vacates the right of way, they can only dedicate it back to the parcel it came from. They can't just give it to us. We have to do a swap, so we'll they will exchange square foot of right of way for square foot of right of way. The only other option they have would be to try and sell it, which would mean: A., They could sell it to the folks and Sutter's Mill, but everyone of them would have to buy it. And then they'd have a separate parcel it would never part of their lot. And but before they could do that, they would have to come to us to buy it back because it came from a parcel. So and as I said, both the City and ACHD have prohibitions on double fronted lots, which the Sutter's mill lots to back up to double fronted. City has supported the vacation of the right of way 's in support of vacation of the right of way. ACHD does not want to own land they won't take an open right away. This come they were stuck with this in 1910. So that's the they. They tabled it when we tabled this application. A couple year and a half ago, two years ago, because of sewer, we've got a remedy for the sewer issues now so, we're pushing forward and, You know, like I said, we're going to have more student capacity that we're going to consume. Yes, this one's K through 8, but we have some that will be more than K through 8, so...

Chairman Dana Hennis Okay.

Tim Eck And if you have any more questions.

Chairman Dana Hennis Anything more for Mr. Eck?

Commissioner Jim Main No.

Tim Eck Thank you.

Chairman Dana Hennis Great. Thank you. With that, I'll go ahead and close. I already close the public. I guess I shouldn't have. Okay, so I'll close the public testimony at 7:25.

Senior Planner Troy Behunin Commissioner.

Chairman Dana Hennis Yes, sir.

Senior Planner Troy Behunin Sir, if the Commission feels that they need the extra time, then we would staff would recommend that you table it to a date certain give them the time to get that completed two to three weeks, which would push us out to a date certain of April 9th so that we can avoid. Or what is it April 8th..?

Chairman Dana Hennis Okay, thank you.

Senior Planner Troy Behunin If the Commission decides that.

Commissioner Bobby Rosadillo So I mean the traffic on this is a huge deal, obviously, I mean it's you know, wonderful that the charter schools already set up, and it sounds like a great option and all, but you know, for surrounding neighbors and surrounding schools I think that, you know, having an up-to-date traffic study is going to important.

Vice Chairman Bryan Clark Yeah, because when we're seeing, we're seeing problems all over the city. Hubbard, a lot of the East-West streets are just overloaded right now. And all the neighborhoods are fighting to get out. And so compounding the problem South of the tracks without the traffic stud is unreasonable.

Chairman Dana Hennis Especially Mr. Main, as he brought in the fact that half of them could be going through the city.

Vice Chairman Bryan Clark Yes.

Chairman Dana Hennis And instead of just up around.

Commissioner Jim Main Yes, one, one other thing in your report, Troy, I noticed a lot of things were supposed to be resubmitted, am I correct? Like preliminary Plats and things.

Senior Planner Troy Behunin There were a few items that did need attention, yes.

Commissioner Jim Main So wouldn't it be difficult to approve those when they're intended to be resubmitted after we approve those?

Senior Planner Troy Behunin I'm sorry, For the record, Troy Behunin. They were minor enough in terms of approval that could be handled in between approval and civil plan review, and that and really that's what it was. The recommendation by staff wasn't to come back to the Commission, it was just to get them corrected in between. You know, based on an approval predicated on an approval. Get it corrected before then, and civil plan review.

Commissioner Jim Main So with those, if we table to a date certain of April 8th, would those updated plans be allowed into...as part of the packet?

Senior Planner Troy Behunin I'd have you ask the applicant that was something that they could achieve. And then just a clarification, if you do decide to push the date to April 8th for a decision. It would be a continuance, not a tabling. Or sorry.

Chairman Dana Hennis Okay It's good distinction.

Commissioner Bobby Rosadillo Yeah, I mean at this point with the traffic being such a such a big issue. You know, I think it makes sense to have a continuance.

Chairman Dana Hennis There's before we before we do that, I'd like to talk about one thing that I see in this that might require. Some input from the applicant, or at least maybe some figuring. The one thing that I saw in the...Or I heard in the presentation is some of these commercial lots would provide a possibly a something to walk to, You know, a coffee shop or dentist or something, but I noticed there's not a lot of connectivity paths within the actual subdivision, if you wanted to get from one end of the subdivision up, or even the front end of the subdivision up to the supposed commercial area, you'd have to walk around. So I don't know if there's a way to put some halves in so that they can go from, you know, walking up to like your commercial or up to the park or up to the school versus trying to just maintain going around on the streets because they're going to be busy streets.

Commissioner Bobby Rosadillo Well, not only that, but specifically to the commercial spot there, you know, 6, you know, pieces of six parcels that may be combined so. It's likely, at least in the way it looks, is it's likely that there's not going to be 6 businesses. I do agree that you know the option to combine some of them, you know, so how many businesses would we realistically get in there will the layout look like.

Chairman Dana Hennis Well, there's the line of the smaller lots tight due South of the on the backside of the commercial that you know, is there a way to walk through there versus going around onto the larger arterials? Yes, if you, Tim, if you could or whomever?

Stephanie Hopkins Thank you, Mr. Chair, Commissioners. *Tim, do you want to take it or got me too?* So we have provided an internal micro pathway that'll extend from Sunbeam up to the north and then there are multiple sidewalk pathway pathways along internal local roads. And then as Tim is noting there, there's a common lot that actually provides access from Madrone Ave. to the East or to the West. Just South of the fire station lot that will be accessed for the commercial lots, those commercial lots upon development will they'll have to determine where their access comes from. So they won't likely be able to access Kuna Rd. They'll have to access either bead Lily or to the South, or might be an internal driveway that'll come from that common lot that'll send over to Madrone Ave.

Chairman Dana Hennis Okay, I was more looking just directly South of like the commercial area you're talking about with the smaller homes. You know something providing so figuring that if you live in the more central location instead of walking up the Main Street if you can, because a lot of our subdivisions have internal paths in Kuna. So you can get from kind of one side to the other in between.

Senior Planner Troy Behunin Over here, so get off the record.

Chairman Dana Hennis Okay.

Tim Eck Yeah, Tim Eck, 65 Buena Vista Lane star ID. So inside of the Red Square, there's an internal pathway, either sidewalks on the street or just designated walking paths right to the middle of the subdivision to Madrone Rd. and if you follow Madrone Road and get to the fire station, there's a common lot there and that common lot is specifically to pedestrian and vehicular traffic to the commercial without having to go out on to Kuna Rd. or go over onto Bead Lily so it does give you internal access from the

middle, from the middle of the subdivision, as well as directly across the street from the school and the and the park.

Chairman Dana Hennis Okay, I didn't see those other paths in the in the middle section, so okay.

Stephanie Hopkins I might add to Mr. Chair, the distance right there between Madrona Ave. and Bead Lilly to the West is about 600 feet. So there is an internal, there's a local road sidewalk there that will be 5-foot sidewalk along both sides of the road there but folks can go East-West and North-South along Madrone Ave. which is a 7-foot detached sidewalk along Madrone Ave.

Chairman Dana Hennis Okay. Well. Thank you for the...

Commissioner Jim Main And while we're throwing out things to consider. I'm kind of a community guy. And I like Phase 1 and 2. But when we get down. 3, 4, and 5. It's a little...For me, it's a little tight. What I'd like to see, and you don't have to do it, I'd just like to see some kind of a pocket park on the other end. The site to where people wouldn't have to necessarily walk, you know, a quarter of a mile to get to the park. Doesn't have to be huge. Just kind of a little pocket park where people can sit on a bench and talk to each other. Kind of like we're doing here.

Tim Eck Well, we've thrown that back and forth and then we just we came up, I think originally out we had a park there, but then we expanded the front park to be in the size that it is and that is...does include a multi-purpose sport field is big enough for soccer, lacrosse and football, which is a huge amenity for the school to have that amenity right next to them, plus basketball pickleball Tennis And taught lot so. We just kind of felt like that's, you know, about 170% of our required open space already, But we could we could look at that, you know, try and squeeze some lots in, maybe along that pathway. What we could do is along the path do a widen section of that pathway so it would be a little wider. That pathway is already wider than the traditional 10- or 20-foot-wide path. Do you have the actual word? It's hard to see when you're looking at 80 acres on. Yeah. Normally, those pathways are as small as 10, maybe 20, but in this case that pathway the common area is 45 feet wide.

Commissioner Jim Main Okay, well, if that's 45 feet wide and landscaped and has some, maybe some seating or something along the way.

Tim Eck Yeah, we could do that.

Chairman Dana Hennis Thank you.

Commissioner Jim Main Thank you.

Commissioner Bobby Rosadillo Like again layout for me. You know that commercial spot, you know, is probably going to be awkward, probably going to end up getting combined into, you know maybe two, maybe three other spots. You know, so is it going to be 6 businesses? Probably not. Not with the layout. You know. I like that they made the lots larger on the east side, but I noticed on the West side lots are go down from 8000 square feet on the east to 4000 on the West. And That's where it's, you know, up against agricultural land, so.

Chairman Dana Hennis And that was a concern I heard from Commissioner. Sorry, just I forgot she had mentioned that the transition from the R-6 over to that agricultural was a concern of hers. She had to go out of town due to a family emergency. I've written that down, but I hadn't gone to that yet, but thank you.

Vice Chairman Bryan Clark The only comment there kind of was a rebuttal. Is that land of the West is on the future land use map as our as MDR, so.

Chairman Dana Hennis Exactly. And we don't know necessarily going in. I just wanted to reiterate what?

Commissioner Bobby Rosadillo Correct. It would be nice to see if you know we are going to transition even if it's still medium density, if it's going to be lower to kind of transition out because at what point does the R-6 end? You know, then you do kind of transition out to rural or agricultural land. You know, we're just going to keep putting R.-6 You know, 4000 square foot lots up against 4000 square foot lots until it's that border you know. So you know that on top again for me, the school sounds great, but the traffic to me, I drive down King Rd. every day to drop off my daughter. And you know, I agree. Left turns or right turns out of there can be miserable some days to where it's almost more beneficial to drive down hit King Rd. and come back around Meridian. Yeah, sorry, don't do that. But.

Chairman Dana Hennis No, and I believe that traffic study is important to find out what their final report is.

Commissioner Bobby Rosadillo Yeah. So those are my main concerns that I've got.

Chairman Dana Hennis Correct.

Commissioner Jim Main Do you think maybe we could put a bridge over the Indian Creek at Ten Mile?

[Laughter]

Vice Chairman Bryan Clark Yeah. Let's talk about eminent domain, huh?

Chairman Dana Hennis Well, I think I think it's a good idea to see if we can get a continuance to that because I think it's an important piece to this as to what their mitigation or what their solutions might be. And how far out they would be.

Commissioner Jim Main Yeah.

Chairman Dana Hennis Because even though this is being phased, we're, you know, we're still going to see a direct impact pretty quickly

Vice Chairman Bryan Clark Even if it's just construction traffic up front.

Chairman Dana Hennis So I think we'd have to motion that.

Commissioner Bobby Rosadillo Yep. So I'll make a motion to have a continuance to a date certain of April 8th for case #24-08-AN and 24-05-S. And. *Yeah, sorry,* and 24-23-DR.

Vice Chairman Bryan Clark Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

(Timestamp 01:37:37)

Motion To: Continue Case #24-08-AN, 24-05-S, and 24-23-DR To A Date Certain Of April 8th, 2025.

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

D. Case No. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), 22-38-DR (Design Review)
Gallica Heights – Troy Behunin, Senior Planner

Applicant requests Rezone approval for approx. 132.26 acres and to Rezone the site from A to the R-4, R-6, and C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 639 total lots (514 Residential, 123 Common, 1 Commercial, and 1 School Lot). The subject site is in Section 10, T2N, R1W.

Staff requests this item be tabled to a date uncertain.

Chairman Dana Hennis Thank you for allowing the. So we can try to gather the rest of the information. Thank you. With that, I don't... Well, actually, I guess officially we've got the last item up case #22-07-ZC, 22-15-S, 22-38-DR For gallica heights. And staff, you make a have a recommendation. Requests.

Senior Planner Troy Behunin Actually, it's not just a. We were actually just requesting, I guess, that it be canceled entirely for this evening and we have begun to re-noticing process for also an April 8th meeting.

Chairman Dana Hennis Oh.

Commissioner Bobby Rosadillo So do you request to table it to a date uncertain or just?

Senior Planner Troy Behunin Yeah, I had to think about it.

Commissioner Bobby Rosadillo It's just how it's written.

Senior Planner Troy Behunin We know the date but, but yeah, we're you had to think about it.

Commissioner Bobby Rosadillo Okay, well, I'll make a motion that we table case #22-07-ZC and 22-15-S and 22-38-DR to a date uncertain.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 01:39:10)

Motion To: Table Case #22-07-ZC, 22-15-S, and 22-38-DR To A Date Uncertain

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 01:39:31)

Chairman Dana Hennis And with that, it wraps up the agenda. Are there any reports or other items from staff?

Planning & Zoning Director For the record, Doug Hanson, Kuna Planning & Zoning. That is it for this evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 01:39:42)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Commissioner Bobby Rosadillo Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you. Thank you everybody for coming.

(Timestamp 01:39:42)

Motion To: Adjourn

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Main, Clark, Hennis, Rosadillo

Voting Nay: None

Absent: Commissioner Greger

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.: 25-01-SUP (Special Use
)	Permit)
THE SOUTHERN)	
)	
<i>Related to the special use permit for a</i>)	
<i>commercial site at 333 Ave C. Ste 3.</i>)	DECISION AND REASONED
<i>(R5070001130).</i>)	STATEMENT FOR THE
)	SOUTHERN

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “commission”) for Public Hearing on March 11, 2025, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on March 25, 2025, 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 Special Use Permit Application (25-01-SUP) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits.

- APPLICATION COVERSHEET
- SPECIAL USE PERMIT APPLICATION
- COMMITMENT TO PROPERTY POSTING
- AFFIDAVIT OF LEGAL INTEREST
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATE
- VICINITY MAP
- WARRANTY DEED
- IDEQ
- KRFD

- SIGN UP SHEET PZ 03.11.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission March 11, 2025, hearing are as follows, to wit:

- a. City Staff:
Marina Lundy, Planner
- b. Appearing for the Applicant:
Ashlyn Faulk, 8847 McDermitt Rd, Kuna, ID 83634
- c. Appearing in Favor:
Jeff Rodean, 18283 Spice Bush Ave, Nampa, ID
- d. Appearing Neutral:
- e. Appearing in Opposition:

**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 8 Special use Permits
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6512 – Special Use Permits, Conditions, and Procedures

II. Factual Findings

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

Parcel Number(s):	5070001130
Future Land Use Map Designation:	CBD (Central Business District)
Existing Land Use:	Multi-tenant Commercial Building
Current Zoning:	CBD (Central Business District)
Proposed Zoning:	Same
Development Area:	N/A
Adjacent Zoning Districts:	North: CBD; East: CBD; South: CBD West: CBD

Adjacent Street(s) Existing & Proposed:	North: W 4 th Street (Existing); East: N Ave C (Existing); South: W Main Street (Existing); West: N Ave D (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	Sidewalk
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on January 6, 2025. Four (4) attendees were present.
Pre-Application Meeting	December 19, 2025
Agency Comments Request	January 14, 2025
300 FT Legal Mailer Notice Council	February 21, 2025
Idaho Press Newspaper Published Hearing Notice Council	February 21, 2025
Site Posting Commission	February 25, 2025
Commission Public Hearing	Held on March 11, 2025
Commission Written Decision and Reasoned Statement Entered	March 25, 2025

The Southern

b. Relevant Contested Facts.

1.No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission’s Factual Findings on Relevant Contested Fact.

1.None.

III. Conditions of Approval

1. 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.
2. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
3. Developer/Owner/Applicant will provide the City of Kuna with a copy of their liquor license upon receipt from the Alcohol Beverage Control Division.
4. Developer/Owner/Applicant will provide the City of Kuna with a copy of their business license upon receipt.
5. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

6. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.

**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 COMMISSION of the City of Kuna at its regular meeting held on the 14th day of January 2025.

P&Z Commission Chairman,
Dana Hennis

CASE NO. 25-01-S, 25-01-DR

**TRAILS END ESTATES PRELIMINARY
PLAT AND DESIGN REVIEW APPLICATION**

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

**ALL APPLICATION MATERIALS: TRAILS
END ESTATES 25-01-S, 25-01-DR**

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**

Planning & Zoning Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Trails End Estates	Application Number:		25-01-S 25-01-DR			
Date:	03/25/2025	Staff Contact:		Marina Lundy			
Owner(s)/Applicant:	Chynna Charlee Tipton	Applicant Contact:		208.861.1671 charlee@paddockconstructioninc.com			
Representative:	Same as applicant	Representative Contact:		Same as applicant			

Purpose
 Applicant requests preliminary plat and design review approval to subdivide approx. 7.95 acres into 17 single family residential lots and 3 common lots with one existing dwelling unit on site. The site is located at 360 South Stroebel Road Kuna ID 83634. (APN: R0615250135, R0615250145) S30, T2N, R1E.

Statement of Fact	
Parcel Number(s):	R0615250135, R061525014
Future Land Use Map Designation:	Mixed-Use
Existing Land Use:	Medium Density Residential
Current Zoning:	R-4, Medium Density Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	7.95 Acres
Adjacent Zoning Districts:	North: R-4 (Rural Residential) East: R-4 (Rural Residential); South: RR (Rural Residential); West: RR (Rural Residential), R-4 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: E Kuna Rd. (Existing); East: None; South: E Rock Falls Ln. (Existing); West: E Rock Falls Ln. (Existing)
Internal Street(s) Existing & Proposed:	Public Streets: E Odyssey St.; Bobcat Loop (Existing)
Adjacent Bike/Pedestrian Facilities:	Greenbelt walkway
Adjacent Parks:	Small park along Indian Creek (To be added)
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan designates this site as Mixed Use. The current zoning of the lot is R-4 Medium density residential which matches the proposed project of the applicant. The proposed R-4 zoning designation can be supported in this location because there are limited options for growth South of the lot across Indian Creek, due to current limitations for crossing and serviceability.

The Comprehensive Plan identifies the goal of working to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see Goal Area 4 “Connected”). The proposed amenities within the Project include a common lot with open space and an extension of the Greenbelt walking path along Indian Creek satisfying the goal of connectivity from the Comprehensive plan (Goal Area 4).

The addition of 17 residential lots on this lot supports Goal 3.D. of the Comprehensive Plan to encourage development of housing options and strong neighborhoods.

Staff Analysis

The applicant submitted a Preliminary Plat request to subdivide the approx. 7.95 acres into 17 residential lots, 3 common lots, and maintain one lot with a dwelling unit that is currently being constructed and will be incorporated into the subdivision. The area would have a proposed gross density of +/- 2.39 and +/- 2.39 net density with 12.92% open space provided or .47 acres.

The Project would not require any significant extensions to City sanitary sewer or water services.

Pre-plat and Landscape plan deficiencies:

- The planting details for trees shall reflect the wire basket and the burlap shall be removed at least ½ way down from the root ball.
- Staff recommends making the green belt path in lot 10 a 10 foot wide path to match the City standard for the Green Belt walking path.

Should case numbers 25-01-S and 25-01-DR be approved the above changes must be reflected on the construction plans/civil plans to receive final 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 shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.

8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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*.
13. 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.
14. 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.
15. 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*.
16. 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.
17. 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).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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 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.
25. 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.
26. 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.
27. 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.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Applicant is conditioned to submit a pre-plat or Landscape plan with the plant schedule to reflect the required changes for staffs approval.
30. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

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

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

11 February 2025

RECEIVED
FEB 13 2025
CITY OF KUNA

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

RE: Trails End Estates Subdivision/ Paddock Properties
Kuna and Stroebel Rd Kuna 83634
Boise-Kuna Irrigation District
Wilcox Lateral 57+60
Sec. 30, T2N, R1E, BM.

25-01-S, 25-01-DR

BK-1217F, 1217G

Marina Lundy, Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District and the City of Kuna as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

Sincerely,


Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Kevin Reeves
Alicia Flavel

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



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 25-01-S, 25-01-DR

Development Name/Section Trails End Estates CDH File # _____

- 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: Lowrey Date: 2/26/25



February 12, 2025

Marina Lundy, Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
mlundy@kunaid.gov

Subject: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

Dear Ms. Lundy:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to

explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator



RE: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

From Kendra Conder <Kendra.Conder@itd.idaho.gov>
Date Wed 2/12/2025 10:11 AM
To Marina Lundy <MLundy@kunaid.gov>

Good Morning Marina,

ITD has reviewed the application transmittal for 25-01-DR and does not have any comments.

Thank you!

Kendra Conder

District 3 | Development Services Coordinator
 Idaho Transportation Department
 Office: 208-334-8377
 Cell: 208-972-3190



From: Marina Lundy <MLundy@kunaid.gov>
Sent: Monday, February 10, 2025 2:35 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Sam Feist <SFeist@kunaid.gov>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Cc: Doug Hanson <dhanson@kunaid.gov>; Troy Behunin <tbehunin@kunaid.gov>

Subject: City of Kuna Request for Comment Case No. 25-01-S (Subdivision), 25-01-DR (Design Review) Trails End Estates

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

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

CASE NUMBER:	 TRAILS END ESTATES 25-01-S, 25-01-DR 
PROJECT DESCRIPTION	Applicant requests preliminary plat and design review approval for a single-family residential development with 17 residential lots on 7.95 acres. The site is located at 360 South Strobel Road Kuna ID 83634. (APN: R0615250135, R061525014) S30, T2N, R1E.
APPLICANT	Chynna Charlee Tipton charlee@paddockconstructioninc.com
REPRESENTATIVE	Same as above
SCHEDULED HEARING DATE	Tuesday, March 25, 2025 , at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@kunaid.gov
<ul style="list-style-type: none"> • We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</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. Please contact staff with questions. 	



751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

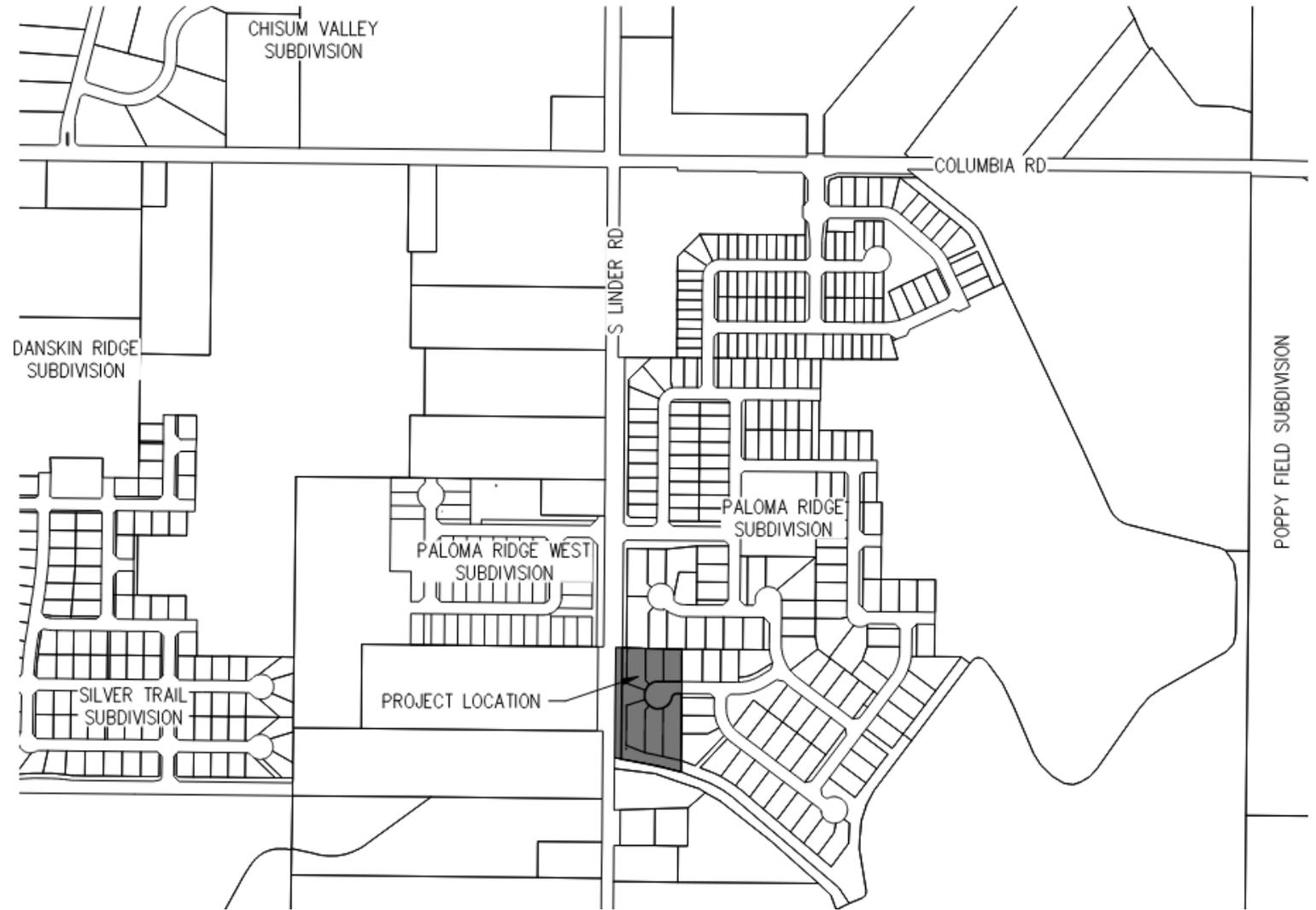
Paloma Ridge South Subdivision

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



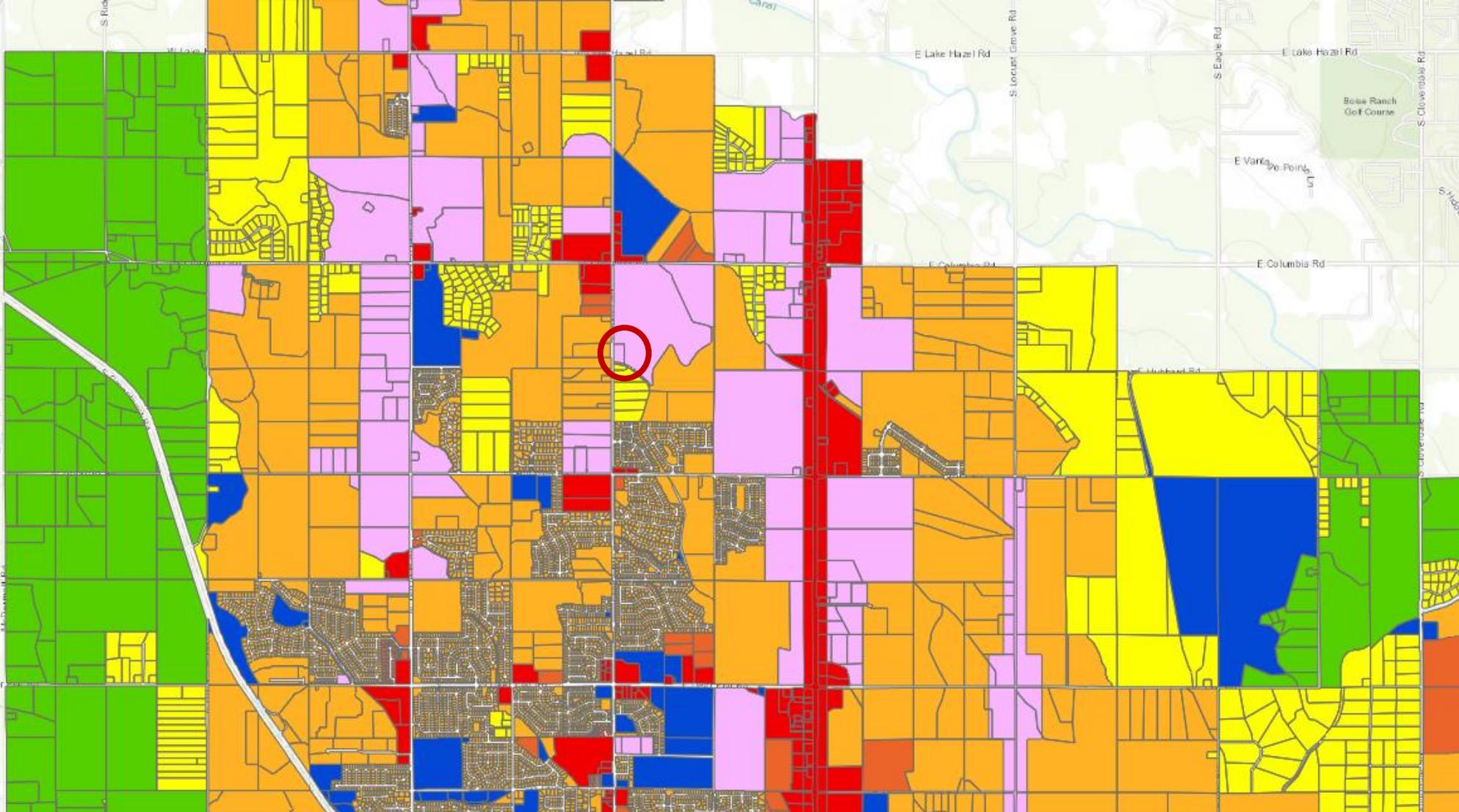
Before You Tonight

- Preliminary Plat
- Annexation & Zoning
- Landscaping Design Review



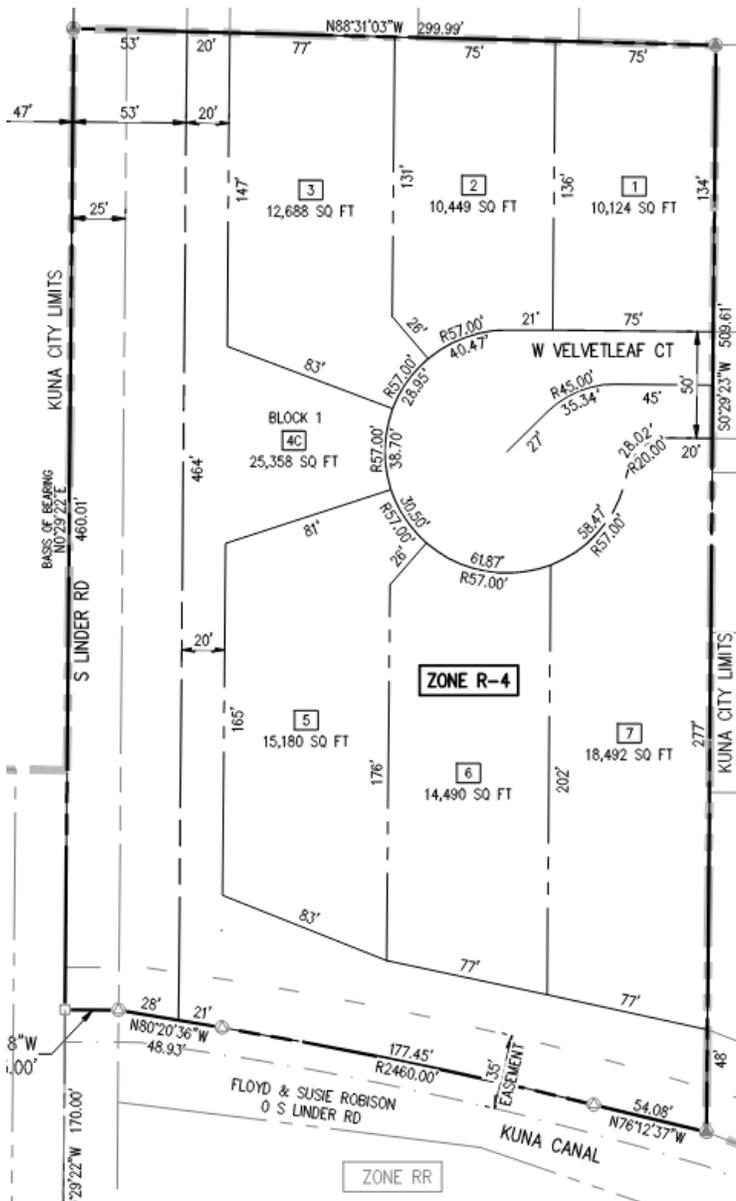
FUTURE LAND USE

- AGRICULTURE
- COMMERCIAL
- HIGH
- INDUSTRIAL
- LOW
- MEDIUM
- MIXED-USE**
- PUBLIC



Future Land Use Map

Paloma Ridge South

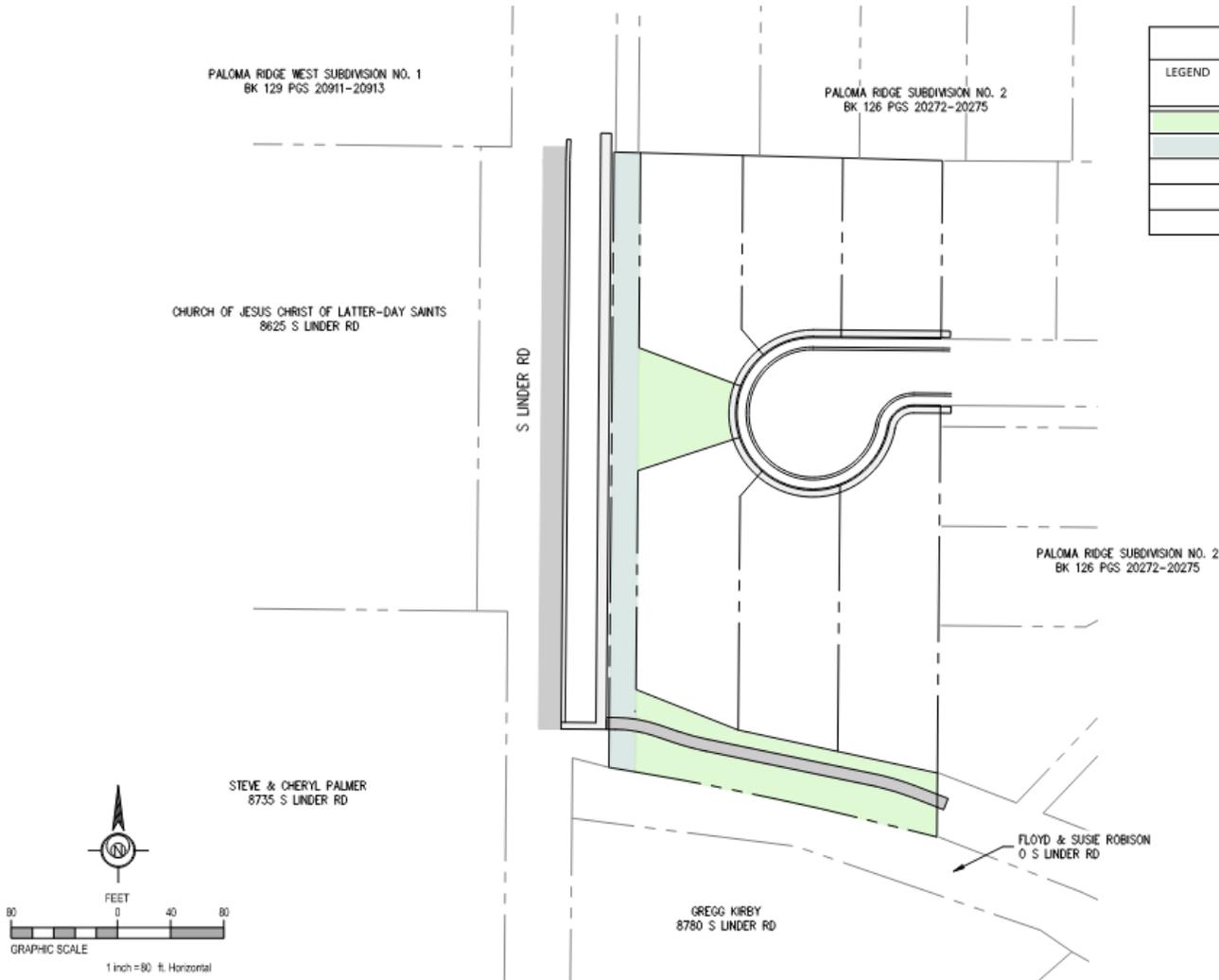


Future Land Use Designation:	Mixed-Use
Requested Zoning:	R-4
Front Garage:	20 FT
Front Living:	15 FT
Rear:	15 FT
Interior Side:	5 FT
Street Side:	15 FT
Minimum Lot Size:	6,000 SF
Max Lot Coverage:	N/A

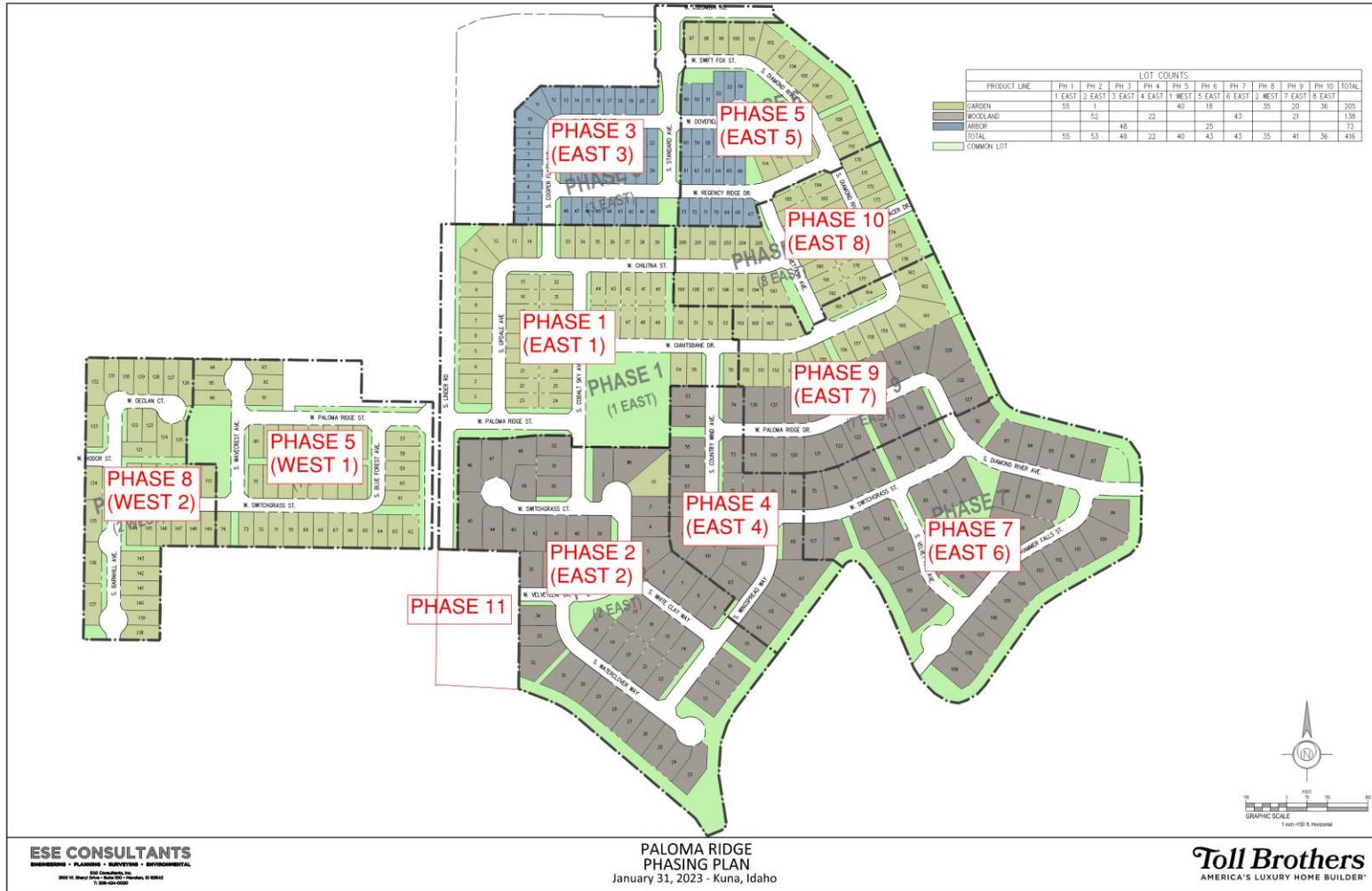
Paloma Ridge South (Paloma Ridge Phase 11)

OPEN SPACE CALCULATIONS			
LEGEND	QUALIFIED OPEN SPACE	AREA	
		SF	ACRES
	PARKS AND PATHWAYS	16,057	0.37
	COLLECTOR LANDSCAPE BUFFER	9,301	0.21
	TOTAL AREA (ACRES)		0.58
	PARCEL AREA (ACRES)		3.31
	PERCENT OPEN SPACE		17.6%

Property Size:	3.31 Acres (138.66 Acres)
Total Units:	6 (354)
Density:	1.8 du/acre (3.4 du/acre)
Minimum Lot Size:	10,124 SF
Average Lot Size:	13,676 SF (8,381 SF)
Common Lots:	1 (61)



Paloma Ridge – Remaining Phases

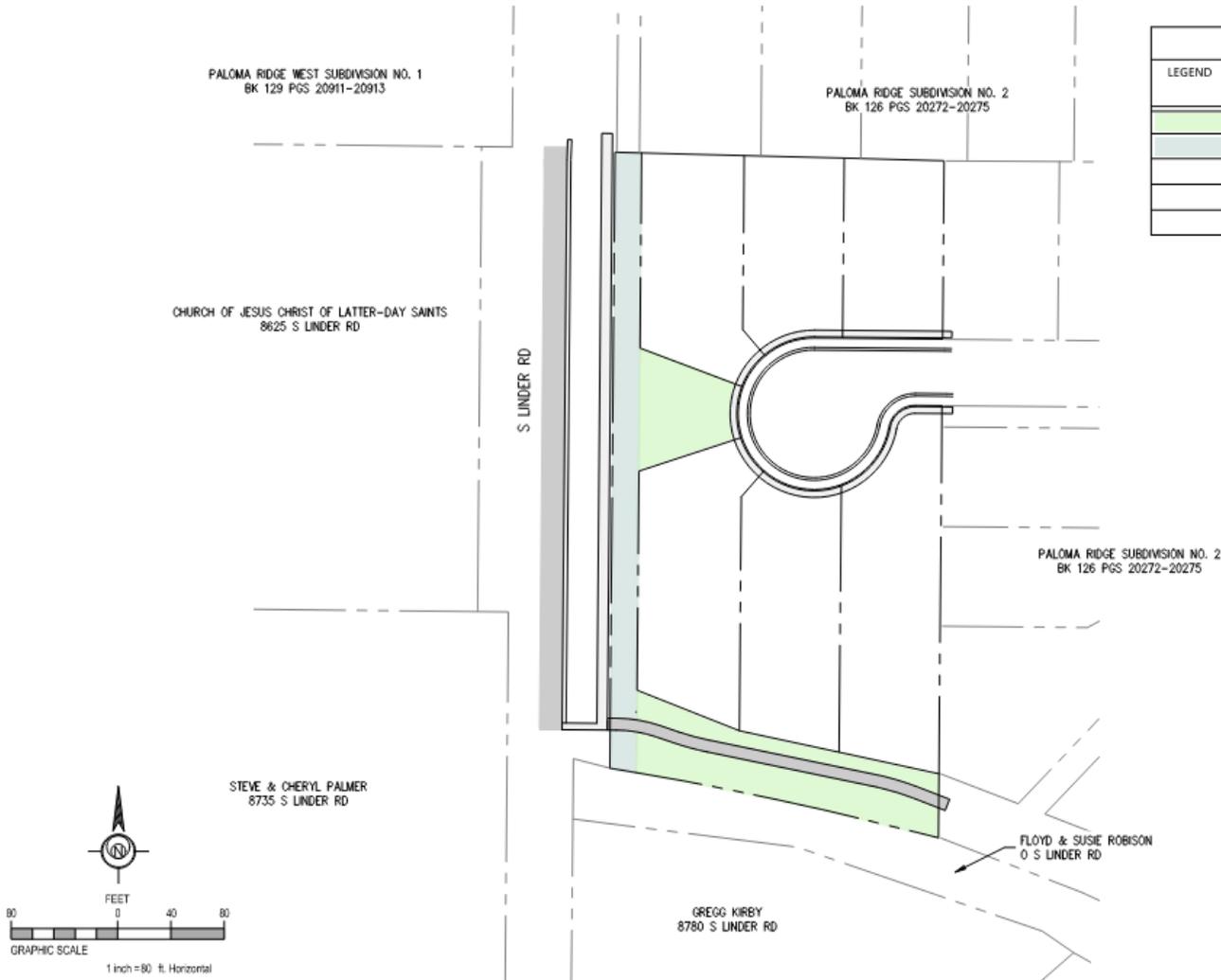


Phase	Lots	Plat Recording
Phase 8 (West 2)	35	July 2025
Phase 9 (East 7)	41	December 2025
Phase 10 (East 8)	36	January 2026
Phase 11 (Paloma South)	6	July 2026

Paloma Ridge – Open Space

OPEN SPACE CALCULATIONS			
LEGEND	QUALIFIED OPEN SPACE	AREA	
		SF	ACRES
	PARKS AND PATHWAYS	16,057	0.37
	COLLECTOR LANDSCAPE BUFFER	9,301	0.21
	TOTAL AREA (ACRES)		0.58
	PARCEL AREA (ACRES)		3.31
	PERCENT OPEN SPACE		17.6%

Total % of Required Open Space:	Exempt
Parks & Pathways Provided:	16,057 SF, 0.37 Acres, 11.2 %
Collector Landscape Buffer:	9,301 SF, 0.21 Acres, 6.4%
Total Area:	25,358 SF, 0.58 Acres, 17.6%



Exterior Elevations – Willow Collection



Thank You!



- 1 BREEZEWAY
- 2 RESTROOMS
- 3 OUTDOOR POOL
- 4 PAVILION SEATING
- 5 PICKLEBALL COURT
- 6 TOT LOT
- 7 MAIL KIOSKS



CASE NO. 24-07-S, 24-10-AN, 24-29-DR

**PALOMA RIDGE SOUTH; PRE-PLAT,
ANNEXATION, AND DESIGN REVIEW**

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

**ALL APPLICATION MATERIALS: [PALOMA
RIDGE SOUTH 24-07-S, 24-10-AN, 24-29-DR](#)**

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**

Planning & Zoning Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Paloma Ridge South		Application Number:		24-07-S 24-10-AN 24-29-DR		
Date:	03/25/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Kyle Prewett (Toll Brother)		Applicant Contact:		831.801.9724 kprewett@tollbrothers.com		
Representative:	Same as applicant		Representative Contact:		Same as applicant		

Purpose
 Applicant requests approval for Annexation of approx. 3.31 acres into Kuna City and is proposing a R-4 (Medium Density Residential) zone; and requests Preliminary Plat and Design Review approval to subdivide the same land into 6 single family lots and 1 common lot. The site is located at 8780 S Linder Rd, Meridian, ID 83642 (APN: S1312233600) S12, T2N, R1W.

Statement of Fact	
Parcel Number(s):	S1312233600
Future Land Use Map Designation:	Mixed-Use
Existing Land Use:	Agricultural/storage
Current Zoning:	Rural Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	3.31 Acres
Adjacent Zoning Districts:	North: R-4 (Medium Density Residential) East: R-4 (Medium Density Residential); South: RR (Rural Residential); West: RR (Rural Residential), A (Agricultural)
Adjacent Street(s) Existing & Proposed:	North: W Switchgrass St. (Existing); East: W Velvetleaf Dr. (Existing) S Water Clover Way (Existing); South: W Firehouse Ln. (Existing); West: S Linder Rd (Existing)
Internal Street(s) Existing & Proposed:	Public Streets (Existing) W Velvetleaf Ct.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan designates this site as Mixed Use. The size of the site does not allow for two district land uses to be present, but the project will be integrated within the Paloma Ridge Subdivision which does feature commercial lots.

The Comprehensive Plan identifies the goal of working to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see Goal Area 4 “Connected”). The proposed amenities within the Project include a common lot with open space and a landscaped pathway along the Kuna Canal satisfying the goal of connectivity from the Comprehensive plan (Goal Area 4).

The addition of 6 dwelling units on this lot supports Goal 3.D. of the Comprehensive Plan to encourage development of housing options and strong neighborhoods.

Staff Analysis

The applicant is submitting a request for Annexation of approx. 3.31 acres and proposes a R-6 zone. The Project will be directly integrated and connected to the existing Paloma Ridge Subdivision via W Velvetleaf Court, developing an underutilized parcel. Upon annexation, the Project would not require any significant extensions to the City sanitary sewer or water services. Upon annexation, the Project should be considered orderly development as the proposed zoning designation matches the neighboring Paloma Ridge Subdivision and can connect to municipal services located within Paloma Ridge Subdivision.

The proposal seeks to subdivide approx. 3.31 acres into 6 single family residential lots and 1 common lot, with a proposed gross density of 1.81 Dwelling Units an Acre (DUA) and a Net Density of 3.19 DUA.

The applicant submitted a Design Review Application for the common lot, open space, and buffers. The applicant proposes approx. 17.6% or .58 acres of qualified open space. The proposed landscaping appears to be compliant with Kuna City Code.

Pre-plat and Landscape plan deficiencies:

- The planting detail for trees shall reflect the wire basket and the burlap shall be removed at least ½ way down the root ball.

Should case numbers 24-07-S, 24-10-AN, and 24-29-DR be approved the above changes must be reflected on the construction plans/civil plans to receive final 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 shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. 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.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. 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*.
13. 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.
14. 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.
15. 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*.
16. 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.
17. 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).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. 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.
20. 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.
21. 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.

22. 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.
23. 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.
24. 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 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.
25. 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.
26. 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.
27. 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.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant planting procedure of trees and shrubs for staffs approval.
30. Applicant is conditioned to submit a Landscape plan with the plant schedule to reflect the required changes for staffs approval.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.



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 24-07-S

Development Name/Section Palama Ridge South CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store

14. _____

Reviewed By: Row Boef Date: 2/4/25



February 4, 2025

Marina Lundy-Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
MLundy@kunaid.gov

Subject: Paloma Ridge South 24-29-DR

Dear Ms. Lundy:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

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

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator