

**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 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, April 8, 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 25, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-01-AN, 25-01-S - Trails End Estates
2. Case No. 24-10-AN, 24-07-S, 24-29-DR – Paloma Ridge South
3. Case No. 24-11-SUP – Little Beans in Home Daycare

*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. 24-08-AN (Annexation), 24-05-S (Preliminary Plat), and 24-23-DR (Design Review) for Madrone Village – 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, with an accompanying Design Review Application. The site is in Section 27, Township 2 North, Range 1 West.

***Staff requests this item be tabled to a date uncertain due to not receiving critical agency comments as requested by the Planning & Zoning Commission.***

*Potential Motions:*

- *Motion to table Case Nos. 24-08-AN, 24-05-S, and 24-23-DR to a date uncertain.*

- B.** Case Nos. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), and 22-38-DR (Design Review) for 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) with an accompanying Design Review Application. The subject site is in Section 10, Township 2 North, Range 1 West.

***Staff requests this item be tabled to a date uncertain.***

*Potential Motions:*

- *Motion to table Case Nos. 22-07-ZC, 22-15-S, and 22-38-DR to a date uncertain.*

- C.** Case No. 25-01-CPM (Comprehensive Plan Map Amendment) for Jasper Solar – Troy Behunin, Senior Planner

Applicant requests a comprehensive plan map amendment in order to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

*Potential Motions:*

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

- D.** 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 19 common lots with an accompanying Design Review application for the common lots. The subject site is in Section 19, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 24-09-AN and 24-06-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. 24-25-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

#### **4. BUSINESS ITEMS:**

##### **A. Case Nos. 25-02-DR (Design Review) for Kavemen Trailers – Marina Lundy, Planner**

Applicant requests Design Review approval for a recreational trailer sales facility. The site is 4.005 acres and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

*Potential Motions:*

- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

#### **5. UPDATES & REPORTS:**

#### **6. ADJOURNMENT:**

**OFFICIALS**

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

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**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.*

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:00)*

**Vice Chairman Bryan Clark** *[Call To Order]* The Regularly scheduled Commission meeting on March 25th, 2025. We'll start out with roll call.

**Planning & Zoning Director Doug Hanson** Chairman Dana Hennis...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 - Absent  
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.*

*(Timestamp 00:00:19)*

**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.)*

**Vice Chairman Bryan Clark** All right. That'll take us into the consent agenda.

**Commissioner Bobby Rosadillo** I'll make a motion to approve the consent agenda.

**Commissioner Jim Main** Second.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? Motion passes.

*(Timestamp 00:00:24)*

**Motion To:** Approve The Consent Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

### 3. PUBLIC HEARINGS:

(Timestamp 00:00:36)

- 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.*
- (Timestamp 00:00:36)

**Vice Chairman Bryan Clark** That'll move us into public hearings. first on the docket is case #22-10-ZC, and 22-17-S, and 22-28-DR; Doug, or it's Troy. Hi, Troy.

**Senior Planner Troy Behunin** Good evening, Commissioners. For the record, Troy Behunin, Senior Planner, DSD, Development Services Department. The application for this, that you brought up, for Seasons Creek North, Staff is requesting that it be tabled to a date certain of June 10th of this year at the request of the developer. There's a few things that they still need to work out. But they just need a little more time and the developer has requested that it be tabled and staff is requesting June 10th. It's up to the Commission to decide if that's the night you want to table it to or if there's another night.

**Vice Chairman Bryan Clark** I was planning on washing my hair that night, but otherwise.

*[Laughter]*

**Commissioner Jim Main** Mr. Chairman, I move that we table case numbers 22-10-ZC, 22-17-S, and 22-28-DR to a date certain of June 10th, 2025.

**Commissioner Bobby Rosadillo** I'll second that.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? The motion passes, tabled to June 10th.

(Timestamp 00:02:12)

**Motion To:** Table Case #22-10-ZC, 22-14-S, and 22-28-DR To A Date Certain Of June 10<sup>th</sup>, 2025

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

**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.*

(Timestamp 00:02:39)

**Vice Chairman Bryan Clark** Next up, we've got case numbers 24-09-AN, 24-06-S, and 24-25-DR for Blossom Meadows.

**Senior Planner Troy Behunin** Once again, Troy Behunin, Kuna Development Services Department, Senior Planner. The Blossom Meadows Subdivision project. Staff, is also requesting that this be tabled to a date certain of April 8th. However, it is up to the Commission to decide if that is a date that they would like to hear this on. We've advertised it for this evening, but due to some challenges with things that the applicant was tasked with at the very end, it did require that we needed to bump it out just a little bit.

**Vice Chairman Bryan Clark** I'll stand for a motion.

**Commissioner Bobby Rosadillo** Yeah, I motion to table case numbers 22-... or, I'm sorry, 24-09-AN, 24-06-S, and 24-25-DR to a date certain of April 8th, 2025.

**Commissioner Jim Main** I'll second that.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** None opposed. And the motion passes. Okay.

**Senior Planner Troy Behunin** Thank you.

**Vice Chairman Bryan Clark** Thank you, Troy.

*(Timestamp 00:02:12)*

**Motion To:** Table Case #24-09-AN, 24-06-S, And 24-25-DR To A Date Certain Of April 08<sup>th</sup>, 2025

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

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).*

*(Timestamp 00:04:04)*

**Vice Chairman Bryan Clark** All right, moving on to item C, case number is 25-01-S, 25-01-DR for Trails End Estates, Marina.

**Planner Marina Lundy** Good evening, Commissioners. For the record, Marina Lundy, Planner, Kuna Development Services. The application before you this evening requests preliminary plat and design review approval for approximately 7.95 acres already zoned R-4, Medium Residential Density, and to subdivide the site into 17 residential lots with 1 dwelling unit that is currently being constructed and that will be incorporated into the subdivision, and 3 common lots. The site is located at 360 S Stroebel Rd. Staff has reviewed the proposed pre-plat and design review for compliance with Kuna City Code Idaho, Statute 67-65, and the Kuna Comprehensive Plan. And should the Commission recommend approval of the pre-plat and approve the design review application staff recommends the applicant be subject to the proposed recommendation... recommended conditions as outlined in the staff report. We have also

revised comments from Kuna School District and Public Works that are available through the packet link and at the front desk, and I will be here for any questions that you have about the application.

**Vice Chairman Bryan Clark** Is there an client presentation?

**Planner Marina Lundy** Yes, the applicant is present.

**Vice Chairman Bryan Clark** And if you would state your name and address for the record, please.

**Charlee Tipton** Hi, I'm Charlee Tipton. I am the owner and applicant and developer. So a little bit about the project. I think we went over pretty well. It's 8 acres. We actually live on there. It's our me and my fiancée's personal residence but we're currently constructing, And after talking with Planning & Zoning and the city of Kuna, I want to thank Troy and the city of Kuna. There's been a lot of back and forth on this but I feel like we've designed a subdivision that hopefully gives a lot back to the community. Like Marina said, it was zoned R-4; I think our current density right now is just above 2.2, we're ideally shooting for 1/4 acre to 1/3 acre lots. We originally only wanted 8 lots on there that were almost a full acre, but ACHD has asked us to move the road to the very north of the property that you'll see on the preliminary plat to make it continuous with Odyssey and service other parcels for future development. So with that and that infrastructure cost we've had to add a couple more lots, but we still tried to maintain fairly large lots that we could. We also included for the city's request and our desire, a greenbelt walkway and a pathway that adjoins Odyssey all the way down to the Greenbelt. Since the parcel that was pulled off of there does not have Greenbelt access from the Indian Creek Subdivision, over. So we'll have that for everyone. And then we also did a about 1/2 acre little park there that will also serve as a storm drainage area and water collection site along with the existing slope of the lot. Other than that I don't have anything else, but if anybody has any questions, I'm happy to address the council.

**Vice Chairman Bryan Clark** Are there any questions for the applicant right now?

**Commissioner Jim Main** Not yet.

**Vice Chairman Bryan Clark** Thank you so much. That will move us into the public hearing. So we are on Trails End Estates. So on the sign in... First off, before we get started, does anybody who wanted to testify on this application that did not previously sign up? Okay, I've got Tim Jensen.

**Tim Jensen, Kuna School District** Tim Jensen with Kuna School District, 711 E Porter St. here in Kuna. We just wanted to stand up and give our support for the project, even though there's a minimal impact, the developer has agreed to partner with the district and future partnership, and so we just want to make sure we were here and send the updated letter for our support and I will stand for any questions.

**Vice Chairman Bryan Clark** Thank you, Tim.

**Tim Jensen, Kuna School District** Thank you.

**Vice Chairman Bryan Clark** Okay, last call for sign-ups on the public hearing on this application. If you'd like to, please come in and sign in. You don't mind. Thank you, and if you go ahead and state your name address for the record, please.

**Sid Anderson** Yeah. Sid Anderson, 2500 E Rock Falls Lane, Kuna. I just was as previously kind of involved in this property a little bit. I'm excited about the development of it. I don't oppose it. I live across

the Creek from this. I was hoping for a couple less lots, but I'm... I get the infrastructure costs and things that they have into it and as a neighbor to the subdivision property, I lend my support to it, so... I'll stand for any questions.

**Vice Chairman Bryan Clark** Thank you, Sid. Okay, close the public hearing at 6:11 PM. That kind of brings us to our, oh, I'm sorry. 6:10 PM for this clock. That kind of brings us to our deliberation.

**Commissioner Jim Main** Well, I think it looks like a fairly good project. I mean the lots are adequate size. As the last person that testified I'd like to see bigger lots, when I can, but I also understand the they need to make it pencil out. Landscaping looks good. I really don't see any issues with it.

**Vice Chairman Bryan Clark** No agreed, nice wide frontages throughout, good sized yards. I think the smallest one I'm seeing on here is 7800 square foot.

**Commissioner Bobby Rosadillo** Yeah, I didn't see anything that stood out to me. I think it looks good on my perspective.

**Vice Chairman Bryan Clark** Okay, and just...In the general question. This is for staff by way of sewer tabling. Capacity has been reserved for these lots? Or it is available for these lots I should say.

**Planner Marina Lundy** For the record, Marina Lundy. Yes, Public Works has confirmed that there is capacity for these lots.

**Vice Chairman Bryan Clark** Okay.

**Commissioner Bobby Rosadillo** Well, then I'll make a motion to recommend approval of case #25-01-S and 25-01-DR with the conditions...

*(Timestamp 00:11:23)*

**Motion To:** Table Case #24-09-AN, 24-06-S, And 24-25-DR To A Date Certain Of April 08<sup>th</sup>, 2025

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** None

**Further Discussion:** None

**Voting Aye:** None

**Voting Nay:** None

**0-0-0**

~~-Motion Withdrawn Due To Procedure-~~

**Planning & Zoning Director Doug Hanson** Sorry, Commissioner, for the record, Doug Hanson, Kuna Planning & Zoning. So we'll need it as two separate motions.

**Commissioner Bobby Rosadillo** Oh, sorry.

**Planning & Zoning Director Doug Hanson** One for the preliminary plat and one for the design review.

**Commissioner Bobby Rosadillo** Oh, *gotcha*'. Okay, so then, I'll make a motion to recommend approval of case #25-01-S with the conditions as outlined in the staff report.

**Commissioner Jim Main** I'll second.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? That passes.

*(Timestamp 00:11:42)*

**Motion To:** Recommend Approval Of Case #25-01-S With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

**Commissioner Bobby Rosadillo** And then I'll also make a motion to approve case #25-01-DR with the conditions as outlined in the staff report.

**Commissioner Jim Main** I'll second.

**Vice Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? No opposition, that passes. Thank you very much.

*(Timestamp 00:12:00)*

**Motion To:** Approve Case #25-01-DR With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

**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.)

*(Timestamp 00:12:25)*

**Vice Chairman Bryan Clark** All right, with that, we'll move on to case numbers 24-10-AN and 24-07-S, and 24-29-DR for Paloma Ridge South.

**Planner Marina Lundy** Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Development Services Department. The application before you this evening requests preliminary plat, design review, and annexation approval for approximately 3.31 acres as R-4 zoning and to subdivide the site into 6 single family lots and 1 common lot. The site is located at 8780 S Linder Rd. Meridian, ID near West Columbia Rd. and West Hubbard.

Staff would like to note the project will be directly integrated and connected to the existing Paloma Ridge subdivision via W Velvet Leaf Ct., developing and underutilized parcel. Upon annexation, the project would not require any significant extension 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 multiple services located within Paloma Ridge Subdivision. The project will include a pathway that integrates into the walking path within Paloma Ridge and Paloma Ridge West Subdivision that, in total, will be approximately 6500 feet connecting West Columbia Rd. to South Linder Rd.

Staff has reviewed the proposed annexation and pre plat for compliance with City Kuna Code, Idaho Statutes 50-222 and 67-65, and the Kuna Comprehensive Plan. And should the Commission approve or recommend approval of the annexation and pre-plat and approve the design review application, staff recommends the applicant be subject to the proposed recommendations conditioned... Recommended conditions as outlined in the staff report and to include the following revisions to those conditions with condition #3 to be revised to developer, owner, applicant shall connect the new development to the existing stub street and condition #18 Connection to city services: sewer, water, pressurized irrigation is required with the exception of pressurized irrigation, and the applicant shall conform to all corresponding City of Kuna Master plans and the removal of condition #23 as this development will not flow into the Danskin lift station. We also have comment from Public Works and Kuna School District that came in after the packet was prepared and that is available at the front desk and through the online link. I'll be here for any questions you have regarding the application and the applicant is present tonight and has prepared a presentation.

**Vice Chairman Bryan Clark** Any questions for staff? Okay. Would the applicant like to present their presentation?

**Kyle Pruitt, Toll Brothers** Absolutely. Good evening commissioners. Kyle Pruitt, 3103 W Sheryl Dr. Meridian, ID, 83642. I'm the land entitlement manager for the Idaho Division of Toll Brothers. Before

you tonight, I'm presenting at Paloma Ridge South subdivision. For preliminary plat, annexation, and zoning, and design review. The future land use map designation for Paloma in South Subdivision is mixed-use on the site after working with staff. The site is too small in order to allow two distinct land uses, but the project as a whole for all intents and purposes this will be you know it will be. It will be a part of Pluma Ridge subdivision. And Paloma Ridges approved with eight acres of commercial in the northwest corner at the intersection of lender and excuse me, Linder and Columbia. I apologies. We are proposing an R-4 zoning designation for the project and we are not requesting any deviations or variances from the established zoning designation standards when it comes to setbacks. Or minimum lot sizes. As Marina said, the property size is 3.3 acres with six total units, bringing our density to 1.8 acres. The minimum lot size is just over 10,000 square feet with an average lot size of approximately 13,600 square feet, with one common lot. Now what you see in parentheses next to it is. Essentially this property it's this property within the Paloma Ridge as a whole. So with the three acres that brings Paloma Ridge up to 138 acres with the units, the six units it brings it up to 350 or so. So this is just that, that parentheses is just seeing it next to Palmer Ridge. In its entirety, which also includes Palmer Ridge West, which is directly across lender from the rest of the subdivision. And then one quick note that I would like to this was a discrepancy on my end as an applicant, there is no connection on the West side of the cul-de-sac from this is velvet.

Leaf is this. Right here we are not proposing a sidewalk connection to the lender frontage sidewalk. There is a connection in the southeast corner of the project. So velvet leaf as it goes east and meets another St. called water Clover. And then there is a pathway that reads that meets.

The pathway along the Kuna Canal, and so we were actually hoping to have a fence just so that it conforms to the rest of the fences. That front on lender we were. We would like to add a fence there. Unfortunately that was not included within the application packet and that's on me, but that is something we would like to propose because we are already not proposing having a sidewalk connection at the end of the cul-de-sac because it is a pretty easy pathway for them to reach the communal pathway, which then meets up at lender. We do have a number of remaining phases for the Paloma Ridge project as a whole. Palmer Ridge S will essentially act as phase 11. We still have to record final plats for phase 8-9 and 10, which the phase numbering you know regarding their preliminary plats. It doesn't, you know, phase. Is actually, you know, Palmer Ridge, W #2. But we are we are still recording the remaining 3 phases of those projects and then Palmer Ridge S will come in as Phase 11 and we are currently projecting a July of 2026 plat recording at this time. We are still proposing open space for the project, even though that the project is small enough to not require a, you know, an exact open space requirement. We're still proposing, I believe it's 17%, approximately 17% open space with 6.4% of that or approximately 9000 square feet along the collector. As a buffer along Linder and then internally we do have the parks and pathways, which is approximately 16,000 square feet or 11.2% of the site. The Willow Collection, which is currently being built within the Paloma Ridge Subdivision, is the collection that we are proposing for this site. There are five floor plans that we are proposing, and those start in a range of approximately 500,000 sales price and the square footage is approximately 2200 square feet. So they're larger homes and these lots are larger than the average throughout the entirety of plumber at subdivision. And that's all I have for you. I'll stand for any questions.

**Vice Chairman Bryan Clark** Thank you very much. Okay, thank you very much. We don't have any questions at this time. Any questions for staff before we open the public hearing? Okay, we'll go ahead

and open the public hearing for case numbers 24-07-S, 24-10 and 24-29-DR. Is there anybody who did not get an opportunity to sign in that like to at this time? First up, I've got Tim Jensen.

**Tim Jensen, Kuna School District** Tim Jensen, King School District, 711 E Porter St. The district doesn't have any objection to the application due to this being kind of an extension and already approved. Application and with minimal to possibly even no impact. And looking at it there, it doesn't create any. Different hardships as far as busing goes or anything like that, so I just want to make sure we. Got up and. Make sure that let you know that we didn't have any objections to the to the application, so... Any questions I will stand for.

**Vice Chairman Bryan Clark** Thanks, Tim.

**Tim Jensen, Kuna School District** Thanks.

**Vice Chairman Bryan Clark** And seeing nobody else in the audience that would like to testify. We'll go ahead and we'll close the public hearing at 6:23. We'll bring us to our deliberation.

**Commissioner Bobby Rosadillo** You know 6 homes out of 348 that were already approved. I mean it just feels like finishing off the subdivision for a piece of land that... Not sure what else would be done with it, with where it's at.

**Vice Chairman Bryan Clark** No, agreed. I mean it's a logical continuation, so.

**Commissioner Jim Main** Yeah, I'll agree with that. I mean basically it's Phase 11 of an 11 phase project, so... and very little impact.

**Commissioner Bobby Rosadillo** I do like the proposal to connect to the trail versus just opening up to Linder Rd. So the question for staff on that one, since it wasn't part of the application, ss there what are potential motions? Do we have to include that?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning, Development Services. So with that, staff would be in agreement with that. All we would need is the condition that the... Unfortunately, I don't have the lot and block right in front of me, but so the that lot and block the West boundary be fence is part of the overall perimeter fencing of the subdivision.

**Commissioner Bobby Rosadillo** Okay.

**Vice Chairman Bryan Clark** So I guess this is lot 4 C of Block 1.

**Commissioner Bobby Rosadillo** Yeah.

**Vice Chairman Bryan Clark** Okay.

**Commissioner Bobby Rosadillo** Yeah, I like that it's larger area homes. The only thing that I see with the, You know, the map is that you've got the one neighbor on the South side there that's going to have three backyards backing up to their side of their house, so...

**Vice Chairman Bryan Clark** Yeah, it's never my favorite thing, but...

**Commissioner Bobby Rosadillo** You know, I guess just a result of adding it at the end but.

**Vice Chairman Bryan Clark** Yeah, I don't see what else you could do unfortunately. So just to the applicant quick confirmation that is lot 4C of Block 1? That we're potentially conditioning.

*[Inaudible From Applicant]*

**Commissioner Bobby Rosadillo** That's what it looks like on our map.

*[Inaudible From Applicant]*

**Vice Chairman Bryan Clark** Very good. All right. So confirmed lot 4C of block 1. All right, with that, I guess I'll stand for a motion.

**Commissioner Bobby Rosadillo** I'll motion that we approve case #24-10-AN...

**Vice Chairman Bryan Clark** Wait.

**Commissioner Jim Main** Recommend.

**Commissioner Bobby Rosadillo** Sorry. You recommend.

**Vice Chairman Bryan Clark** Yeah, there's going to have to be multiple, too.

*(Timestamp 00:24:38)*

**Motion To:** Approve Case #24-10-AN

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** None

**Further Discussion:** None

**Voting Aye:** None

**Voting Nay:** None

**0-0-0**

**-Motion Withdrawn Due To Procedure-**

**Commissioner Bobby Rosadillo** Yeah. So I'll make a motion to recommend approval for case #24-10-AN with the conditions as outlined in staff report...I'm assuming that the 4C lot 1 is going to require or be under the design review, or the sorry, preliminary plat?

*(Timestamp 00:24:48)*

**Motion To:** Recommend Case #24-10-AN With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** None

**Further Discussion:** None

**Voting Aye:** None

**Voting Nay:** None

**0-0-0**

**-Motion Withdrawn Due To Procedure-**

**Vice Chairman Bryan Clark** Well, we can combine the annexation and the preliminary plot into one recommendation.

**Commissioner Bobby Rosadillo** All right. So, I'll start over. So I'll make a motion to recommend approval for case numbers 24-10-AN and 24-07-S with conditions as listed in the staff report as well as the conditions that lot 4C of Block 1, Along Linder Rd., is allowed to be fenced off and not connected to the walkways.

**Planning & Zoning Director Doug Hanson** Commissioners for the record, Doug Hanson, Planning & Zoning Development Services. And if you could also just add the additional conditions as listed by staff and the staff presentation.

**Vice Chairman Bryan Clark** Okay.

**Commissioner Bobby Rosadillo** All right. Do you want me to start over again?

*[Laughter]*

**Planning & Zoning Director Doug Hanson** Since they were already listed as a part of the record, you could just state it exactly like that and the additional conditions as presented by staff during their presentation.

**Commissioner Bobby Rosadillo** So and requiring the additional conditions as listed by staff in the presentation. You want me go back over and start? Okay.

**Commissioner Jim Main** I'll second that, I think.

*[Laughter]*

**Vice Chairman Bryan Clark** All those in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? Motion passes.

*(Timestamp 00:25:11)*

**Motion To:** Recommend Approval Of Case #24-10-AN And 24-07-S With Conditions; And With The Additional Condition That Lot 4C Of Block 1 Is Allowed To Be Fenced Off And Not Connected To The Walkways; And With The Conditions Listed In Staff Presentation

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

**Commissioner Jim Main** Yeah, go ahead.

**Commissioner Bobby Rosadillo** Okay, I'll make a motion for recommending approval of case #24-29-DR...

**Vice Chairman Bryan Clark** Yeah, this one's actually an approval, isn't it?

**Commissioner Jim Main** Yeah.

*(Timestamp 00:26:34)*

**Motion To:** Recommend Approval Of Case #24-29-DR

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** None

**Further Discussion:** None

**Voting Aye:** None

**Voting Nay:** None

**0-0-0**

**-Motion Withdrawn Due To Procedure-**

**Commissioner Bobby Rosadillo** Okay, make a motion to approve case number 24-29-DR with conditions as listed in the staff report and listed by the staff and during the presentation as well.

**Commissioner Jim Main** I'll second that.

**Vice Chairman Bryan Clark** All in favor say 'aye.'

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** Any opposed? No opposition. The motion passes. All right, that closes out the public hearings.

*(Timestamp 00:26:44)*

**Motion To:** Approve Case #24-29-DR With Conditions; And With Conditions Listed In The Staff Presentation

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

**4. BUSINESS ITEMS:**

*(Timestamp 00:27:14)*

**Vice Chairman Bryan Clark** I'm not seeing any other business items listed.

**5. UPDATES & REPORTS:**

*(Timestamp 00:27:23)*

**Vice Chairman Bryan Clark** Any updates and reports from city staff?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning. That's it for the evening.

**6. ADJOURNMENT:**

*(Timestamp 00:27:29)*

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

**Commissioner Bobby Rosadillo** I'll second that.

**Vice Chairman Bryan Clark** All those in favor?

**All Commissioners** Aye.

**Vice Chairman Bryan Clark** And I'll close the meeting at 6:28.

*(Timestamp 00:27:29)*

**Motion To:** Adjourn

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Clark, Main, Rosadillo

**Voting Nay:** None

**Absent:** Commissioner Hennis, Greger

**3-0-2**

\_\_\_\_\_  
Dana Hennis, Chairman

ATTEST:

\_\_\_\_\_  
Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*



*March 25, 2025*

**\*\*\*PUBLIC NOTICE\*\*\***

The scheduled meeting for Seasons Creek NORTH Subdivision with the Planning & Zoning Commission for Tuesday, March 25, 2025, will be tabled.

**Staff requests this be tabled to a Date Certain of June 10<sup>th</sup>, 2025.**

If you have any questions regarding this item, feel free to call the general Planning & Zoning phone number during normal business hours:  
M-F 8:00 Am – 5:00 Pm

FOR INFORMATION CALL: 208.922.5546

Staff Contact: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

**\*\*\*PUBLIC NOTICE\*\*\***



*March 25, 2025*

**\*\*\*PUBLIC NOTICE\*\*\***

The scheduled meeting for **Blossom Meadows Subdivision** with the Planning & Zoning Commission for Tuesday, March 25, 2025, will be tabled.

**Staff requests this be tabled to a Date Certain of April 8<sup>th</sup>, 2025.**

If you have any questions regarding this item, feel free to call the general Planning & Zoning phone number during normal business hours: M-F 8:00 Am – 5:00 Pm

FOR INFORMATION CALL: 208.922.5546

Staff Contact: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

**\*\*\*PUBLIC NOTICE\*\*\***



# CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

P&Z Commission Public Hearing Sign-In Sheet  
 March 25, 2025

**Case No.: 24-07-S, 24-10-AN, 24-29-DR**

**Case Name: Paloma Ridge South**

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
TIM JENSEN - KSID Name	Name	Name
711 E PORTER ST Address	Address	Address
KUNA, ID 83634 City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



# Kuna School District

*Empowering students to lead productive lives.*

Date: 3/25/25

RE: Paloma Ridge South

Dear Commissioners,

Kuna School District has reviewed the application for Paloma Ridge South and has no objections to the application as the six lots are completing an already approved project.

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,

Jason Reddy and Tim Jensen

Kuna School District Planning Team

**Kim Bekkedahl,**  
Superintendent

**Brian Graves,**  
Asst. Superintendent

**Jason Reddy,**  
Asst. Superintendent

**Allison Westfall,**  
Communications Director

**Brad Steadman,**  
Chief Financial Officer

**Kelly Schamber,**  
Special Education Director

**Kevin Gifford,**  
Curriculum, Instruction &  
Assessment Director



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## PRELIMINARY PLAT MEMORANDUM

Date: 25 March 2025  
From: Mike Borzick, GIS Manager – Construction Plan Review Manager  
Adam Wenger, Public Works Director  
To: Doug Hanson, Planning and Zoning Director  
RE: Paloma Ridge South Subdivision

---

The Trails End Subdivision, is located 660'-900' south of the intersection of S. Strobel Road and Kuna Roads. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

### 1. Inspection Fees

- a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.70 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
- d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

### 2. General

- a. The development site consists of 7.96 acres with a City of Kuna zoning of R-4 (Medium Residential) zoning designation.
- b. The Developer is requesting 16 lots for single family residential lots with zero (0) Attached or Detached Dwelling Units.
- c. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 51. This makes the realized density approximately 6 people/acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
- d. The preliminary plat shows one (1) total access to the subdivision, off of S. Strobel Rd.

- e. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f. All positional information shall be from the most recent state plane coordinate system.
- g. Provide engineering certification on all final engineering drawings.
- h. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at <http://www.kunacity.id.gov/408/Engineering>
- i. KRFD requires fire hydrants at 500-foot intervals.

### 3. Right-of-Way

- a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. All street construction must meet or exceed City of Kuna and ACHD development standards.
- d. All city mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.

### 4. Sanitary Sewer

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b. The proposed Trails End Subdivision must convey its associated sewage directly to the sewer main in S Strobel Rd. Orchard Lift Station has limited capacity but can serve the 16 proposed EDUs.
- c. All sewer infrastructure must meet or exceed City of Kuna requirements.
- d. We would request that the developer be open to the idea of participating in a Sewer project for what is deemed the J&M Lift Station and its associated Force Mains.
- e. Sewer flow models will be required to verify pipe sizes.
- f. Sewer connection fees apply to each lot containing a home (existing or proposed) or other facility.
- g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

### 5. Potable Water

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

- b. The nearest available water main line runs along the property site on S. Strobel Rd.
- c. All water infrastructure must meet or exceed City of Kuna requirements.
- d. Water flow models will be required to verify adequate water supply and fire suppression.
- e. Water connection fees apply to each lot containing a home (existing or proposed) or other facility.
- f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- g. This application shall conform to the water master plan as applicable.
- h. Fire hydrants are required in a layout acceptable to the KRFD.

#### **6. Pressurized Irrigation**

- a. PI mainline must be constructed around the subdivisions' boundary and pulled from the west side of S Strobel Rd for a connection.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- e. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- f. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

#### **7. Grading and Storm Drainage**

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

#### **8. As-Built Drawings**

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

**9. Property Description**

- a. The applicant provided a preliminary plat and supporting documents as part of the application.



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

P&Z Commission Public Hearing Sign-In Sheet  
 March 25, 2025

**Case No.: 25-01-S, 25-01-DR**

**Case Name: Trails End Estates**

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>TIM JENSEN - KSD</i>		
Name	Name	Name
<i>711 E PORTER ST</i>		
Address	Address	Address
<i>KUNA, ID 83634</i>		
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>Sid Anderson</i>		
Name	Name	Name
Address	Address	Address
<i>2700 E Park Falls</i>		
City, State, ZIP	City, State, ZIP	City, State, ZIP
<i>Kuna</i>		
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



# Kuna School District

*Empowering students to lead productive lives.*

Date: 3/25/25

RE: Trails End Estates Updated Letter

Dear Commissioners and City Council Members,

Kuna School District has reviewed the application for Trails End Estates and provides the following comments for your consideration.

To reduce our reliance on bonds and to promote reasonable growth within our district, we seek partnerships with residential developers. Through these partnerships with developers, we hope to mitigate the impact new homes will have on the Kuna School District and our ability to deliver educational services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See Idaho Code §67-6513*).

*The developer has agreed to a future partnership with the Kuna School District for this project; therefore, we endorse and support this application.*

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,

Jason Reddy and Tim Jensen

Kuna School District Planning Team

**Kim Bekkedahl,**  
Superintendent

**Brian Graves,**  
Asst. Superintendent

**Jason Reddy,**  
Asst. Superintendent

**Allison Westfall,**  
Communications Director

**Brad Steadman,**  
Chief Financial Officer

**Kelly Chamber,**  
Special Education Director

**Kevin Gifford,**  
Curriculum, Instruction &  
Assessment Director



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## PRELIMINARY PLAT MEMORANDUM

Date: 24 March 2025  
From: Mike Borzick, GIS Manager – Construction Plan Review Manager  
Adam Wenger, Public Works Director  
To: Doug Hanson, Planning and Zoning Director  
RE: Paloma Ridge South Subdivision

---

The Paloma Ridge South Subdivision, is located 2000'-2500' south of the intersection of S. Linder Road and Columbia Road. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

### 1. Inspection Fees

- a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.70 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
- d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

### 2. General

- a. The development site consists of 3.17 acres with a County RR (Rural Residential) zoning designation.
- b. Toll Brothers Land Development requests the entire development site be rezoned from RR- (Rural Residential) to R-6 (medium density residential) for 6 lots.
- c. Toll Brothers Land Development requests 6 lots for single family residential lots and 0 Attached or Detached Dwelling Units.
- d. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 19. This makes the realized density approximately 6 people/acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.

- e. The preliminary plat shows one (1) total access to the subdivision, off of S. Linder Rd.
- f. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g. All positional information shall be from the most recent state plane coordinate system.
- h. Provide engineering certification on all final engineering drawings.
- i. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at <http://www.kunacity.id.gov/408/Engineering>
- j. KRFD requires fire hydrants at 500-foot intervals.

### **3. Right-of-Way**

- a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. All street construction must meet or exceed City of Kuna and ACHD development standards.
- d. All city mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.

### **4. Sanitary Sewer**

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b. The proposed Paloma Ridge South Subdivision must convey its associated sewage directly to the Paloma Lift Station; there are no pipeline connection points. Paloma Lift Station has limited capacity but can serve the 6 proposed EDUs.
- c. All sewer infrastructure must meet or exceed City of Kuna requirements.
- d. The developer has committed to participate with sewer upgrades including the Mason Creek Gravity Trunkline.
- e. Sewer flow models will be required to verify pipe sizes.
- f. Sewer connection fees apply to each lot containing a home or other facility.
- g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

### **5. Potable Water**

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

- b. The nearest available water main line runs along the property site on S. Linder Rd.
- c. All water infrastructure must meet or exceed City of Kuna requirements.
- d. Water flow models will be required to verify adequate water supply and fire suppression.
- e. Water connection fees apply to each lot containing a home or other facility.
- f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- g. This application shall conform to the water master plan as applicable.
- h. Fire hydrants are required in a layout acceptable to the KRFD.

#### **6. Pressurized Irrigation**

- a. The applicant's property does not possess any irrigation water rights. The subdivision must support their own PI system, and cannot connect to the City's PI system.
- b. PI mainline must be constructed on the subdivisions' frontage but the subdivision may not connect to it.
- c. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-1.
- d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- g. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

#### **7. Grading and Storm Drainage**

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

#### **8. As-Built Drawings**

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

**9. Property Description**

- a. The applicant provided a preliminary plat and supporting documents as part of the application.

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

IN THE MATTER OF THE APPLICATIONS OF	)	<b>Case Nos.:</b> 25-01-S (Preliminary Plat) And
	)	25-01-DR (Design Review)
<b>TRAILS END ESTATES</b>	)	
	)	
	)	
<i>Related to the development of real property</i>	)	<b>DECISION AND REASONED</b>
<i>located at 360 South Stroebel Road (Parcel</i>	)	<b>STATEMENT FOR TRAILS END</b>
<i>No. R0615250135, R061525014).</i>	)	<b>ESTATES.</b>

---

**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 25, 2025, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 8, 2025, for formal adoption of the Commission recommendation and decisions.

**SECTION 2  
DECISION**

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

The Preliminary Plat Application (Case No. 25-01-S) is hereby *Recommended Approval*.

The Design Review Application (25-01-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- APPLICATION COVERSHEET
- PRELIMINARY PLAT APPLICATION
- DESIGN REVIEW APPLICATION
- NARRATIVE
- VICINITY MAP
- WARRANTY DEED
- AFFIDAVIT
- LEGAL DESCRIPTION
- NEIGHBORHOOD MEETING CERTIFICATION

- COMMITMENT TO PROPERTY POSTING
- SUBDIVISION NAME RESERVATION
- PRE-PLAT
- LANDSCAPE PLAN
- GEOTECHNICAL REPORT
- GEOTECHNICAL REPORT ADD 1
- IDEQ AGENCY COMMENT
- ACHD REPORT
- BPBC AGENCY COMMENT
- ITD AGENCY COMMENT
- CENTRAL DISTRICT HEALTH AGENCY COMMENT
- PROOF OF SITE POSTING 1
- PROOF OF SITE POSTING 2
- PROOF OF SITE POSTING 3
- PROOF OF POSTING
- KSD AGENCY COMMENT
- KSD UPDATED LETTER
- PW AGENCY COMMENT

## **II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission June 11, 2024, hearing are as follows, to-wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Chynna Charlee Tipton, 6600 E. Victory Rd. Nampa, ID 83687
- c. Appearing in Favor:  
Tim Jensen, 711 E Porter St., Kuna, ID 83634  
  
Sid Anderson, 2500 E Rock Falls Lane, Kuna, ID 83634
- d. Appearing Neutral:  
None
- e. Appearing in Opposition:  
None

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code 1-14-3
  - 2. Title 5 Kuna City Code, Development Regulations
  
- b. Relevant Statutory Provisions.
  - 1. Chapter 13 of Title 50, Idaho Code.
  - 2. Chapter 65 of Title 67, Idaho Code
  
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

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

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

- 2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on January 2, 2025. 2 Attendees were present.
-----------------------------	--

<b>Pre-Application Meeting</b>	Held on December 12, 2024.
<b>Agency Comments Request</b>	February 10, 2025.
<b>300 FT Legal Mailer Notice</b>	Sent on March 7, 2025.
<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 7, 2025.
<b>Site Posting</b>	Posted on March 10, 2025.
<b>Planning and Zoning Public Hearing</b>	Held on March 25, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on April 8, 2025.

b. Relevant Contested Facts.

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

c. Commissions Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Commission that the preliminary plat and design review are in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

### **IV. 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. 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.
24. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
  25. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
  26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
  27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
  28. Applicant is conditioned to submit a pre-plat or Landscape plan with the plant schedule to reflect the required changes for staffs approval.
  29. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

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

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE PLANNING & ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 8<sup>th</sup> day of April 2025.

---

Dana Hennis, Chairman

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

IN THE MATTER OF THE APPLICATIONS OF	)	<b>Case Nos.:</b> 24-07-S (Preliminary Plat), 24-
	)	10-AN (Annexation) And 24-29-DR
<b>PALOMA RIDGE SOUTH</b>	)	(Design Review)
	)	
	)	
<i>Related to the development of real property</i>	)	<b>DECISION AND REASONED</b>
<i>located AT 8780 S Linder Road (Parcel No.</i>	)	<b>STATEMENT FOR PALOMA RIDGE</b>
<i>S1312233600).</i>	)	<b>SOUTH.</b>

---

**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 25, 2025, the Commission entered recommendations and decisions on the three (3) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 8, 2025, for formal adoption of the Commission recommendation and decisions.

**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 Preliminary Plat Application (Case No. 24-07-S) is hereby *Recommended Approval*.

The Annexation Application (24-10-AN) is hereby *Recommended Approval*.

The Design Review Application (24-029-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- ANNEXATION&ZONING - AFFIDAVIT OF LEGAL INTEREST
- ANNEXTATION & ZONING - APPLICATION
- ANNEXATION & ZONING - COMMITMENT TO PROPERTY POSTING

- ANNEXATION & ZONING - COVERSHEET
- ANNEXATION & ZONING - DEED
- ANNEXATION & ZONING - LEGAL DESCRIPTION
- ANNEXATION & ZONING - NARRATIVE
- ANNEXATION & ZONING - VICINITY MAP
- DESIGN REVIEW - AFFIDAVIT OF LEGAL INTEREST
- DESIGN REVIEW - APPLICATION
- DESIGN REVIEW - COVERSHEET
- DESIGN REVIEW - DEED
- DESIGN REVIEW - GRADING & DRAINAGE PLAN
- DESIGN REVIEW - LANDSCAPE PLAN
- DESIGN REVIEW - LIGHTING PLAN
- DESIGN REVIEW - NARRATIVE
- DESIGN REVIEW - OPEN SPACE EXHIBIT
- DESIGN REVIEW - SITE PLAN
- DESIGN REVIEW - VICINITY MAP
- NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - AFFIDAVIT OF LEGAL INTEREST
- PRELIMINARY PLAT - APPLICATION
- PRELIMINARY PLAT - COMMITMENT TO PROPERTY POSTING
- PRELIMINARY PLAT - CONSTRUCTION DRAWINGS
- PRELIMINARY PLAT - COVERSHEET
- PRELIMINARY PLAT - DEED
- PRELIMINARY PLAT - GEOTECHNICAL REPORT
- PRELIMINARY PLAT - LANDSCAPE PLAN
- PRELIMINARY PLAT - LEGAL DESCRIPTION
- PRELIMINARY PLAT - NARRATIVE
- PRELIMINARY PLAT - NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - PRELIMINARY PLAT

- PRELIMINARY PLAT - SUBDIVISION NAME RESERVATION
- PRELIMINARY PLAT - VICINITY MAP
- AGENCY TRANSMITTAL
- PALOMA SOUTH SITE POSTING 1
- PALOMA SOUTH SITE POSTING 2
- PALOMA SOUTH SITE POSTING 3
- PALOMA SOUTH PROOF OF PROPERTY POSTING NOTARIZED
- CDHD AGENCY COMMENT
- IDEQ AGENCY COMMENT
- ITD TIS
- ITD MIXED USE DEVELOPMENT CONDITION MEMO
- KSD AGENCY COMMENT
- PW AGENCY COMMENT

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission June 11, 2024, hearing are as follows, to-wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Kyle Prewett, 3103 W Sheryl Dr., Ste 100, Meridian, ID 83642
- c. Appearing in Favor:  
Tim Jensen, 711 E Porter St., Kuna, ID 83634
- d. Appearing Neutral:  
None
- e. Appearing in Opposition:  
None

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code 1-14-3
  - 2. Title 5 Kuna City Code, Zoning Regulations

- b. Relevant Statutory Provisions.
  - 1. Chapter 13 of Title 50, Idaho Code.
  - 2. I.C. § 67-6511A.
  - 3. I.C. § 67-6513
  - 4. I.C. § 50-222
  - 5. Chapter 65 of Title 67, Idaho Code
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

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

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

- 2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on December 9, 2024. 10 Attendees were present.
<b>Pre-Application Meeting</b>	Held on November 14, 2024.
<b>Agency Comments Request</b>	January 30, 2025.
<b>300 FT Legal Mailer Notice</b>	Sent on March 7, 2025.

<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 7, 2025.
<b>Site Posting</b>	Posted on March 3, 2025.
<b>Planning and Zoning Public Hearing</b>	Held on March 25, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on April 22, 2025.

b. Relevant Contested Facts.

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

c. Commissions Factual Findings on Relevant Contested Fact.

1. None

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

It is the rationale of the Commission that the annexation, design review, and preliminary plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

**IV. 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 connect the new development to the existing stub street.
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. A fence shall be installed in lot 4c block 1 of the preplat.
15. 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.
16. 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*.
17. 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.
18. 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).
19. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required with the exception of Pressurized irrigation. The Applicant shall conform to all corresponding City of Kuna Master Plans.
20. 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.
21. 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.
22. 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.

23. 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.
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.

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

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE PLANNING & ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 8<sup>th</sup> day of April 2025.

---

Dana Hennis, Chairman

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

IN THE MATTER OF THE APPLICATION OF ) **Case No.:** 24-11-SUP (Special Use Permit).  
 )  
**SABRINA DUNN** )  
 )  
*For an In-Home Daycare 578 E Ridgestone* ) **DECISION AND REASONED**  
*Dr., Kuna, ID* ) **STATEMENT.**

---

**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 decisions on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 8, 2025, for formal adoption of the Commission 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 Case No. 24-11-SUP is hereby *Approved*,

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- CHILDCARE SPECIAL USE PERMIT APPLICATION
- COMMITMENT TO POST PROPERTY
- EMERGENCY EVACUATION PLAN AND MAP
- FIRST AID CERTIFICATION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- PZ APPLICATION COVERSHEET
- SICK CHILD POLICY
- SITE PLAN STATE LICENSE APPLICATION
- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 02.21.2025
- PROOF OF LEGAL NOTICE MAILER PZ 02.20.2025
- PROOF OF PROPERTY POSTING PZ 02.23.2025
- AGENCY TRANSMITTAL
- ADA COUNTY DEVELOPMENT SERVICES DEPT.

- ACHD
- DEQ
- ITD

**II. Public Hearing Witnesses.**

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

- a. City Staff:  
Troy Behunin, Senior Planner
- b. Appearing for the Applicant:  
Sabrina Dunn, 578 E Ridgestone Dr., Kuna, ID (Owner)
- c. Appearing in Favor: none
- d. Appearing Neutral:  
Merlene Henry, 580 E Ridgestone ID., Kuna, ID
- e. Appearing in Opposition: none

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Title 5 Kuna City Code, Provisions for Unique Land Uses: KCC 5-8-1004-K-4.
- b. Relevant Statutory Provisions.
  - 1. Chapter 11 of Title 39, Idaho Code
  - 2. Chapter 65-12 of Title 67, Idaho Code
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

- a. Procedural Findings:

Parcel Number(s):	R7684430240
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	R-6

Proposed Zoning:	Same
Development Area:	0.198 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: R-6 (Medium Residential); South: R-6 (Medium Residential); West: R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	North: Ardell Road; East: Kay Avenue; South: Deer Flat Road; West: Linder Road (All Roads are Existing).
Internal Street(s) Existing & Proposed:	No New Streets Proposed
Adjacent Bike/Pedestrian Facilities:	N/A
Adjacent Parks:	N/A
Land Dedication Requirements:	N/A

b. Procedural Findings:

Agency Comments Request	January 24, 2025
Idaho Press Newspaper Published Hearing Notice Commission	Published on February 21, 2025
Legal Notice Mailers Sent out at 300 feet	February 22, 2025
Site Was Posted for Hearing with the Commission	February 21, 2025
Commission Public Hearing	Held on March 11, 2025
Commission Written Decision and Reasoned Statement Entered	Entered April 8, 2025

c. Relevant Contested Facts.

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

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

1. None.

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

It is the rationale of the Commission that the proposed Special Use Permit and Design Review proposals meet Kuna City Code for Cases No. 24-11-SUP.

**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) daytime 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 CITY COMMISSION** of the City of Kuna at its regular meeting held on the 8<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Dana Hennis, Chairman



# Kuna Planning and Zoning

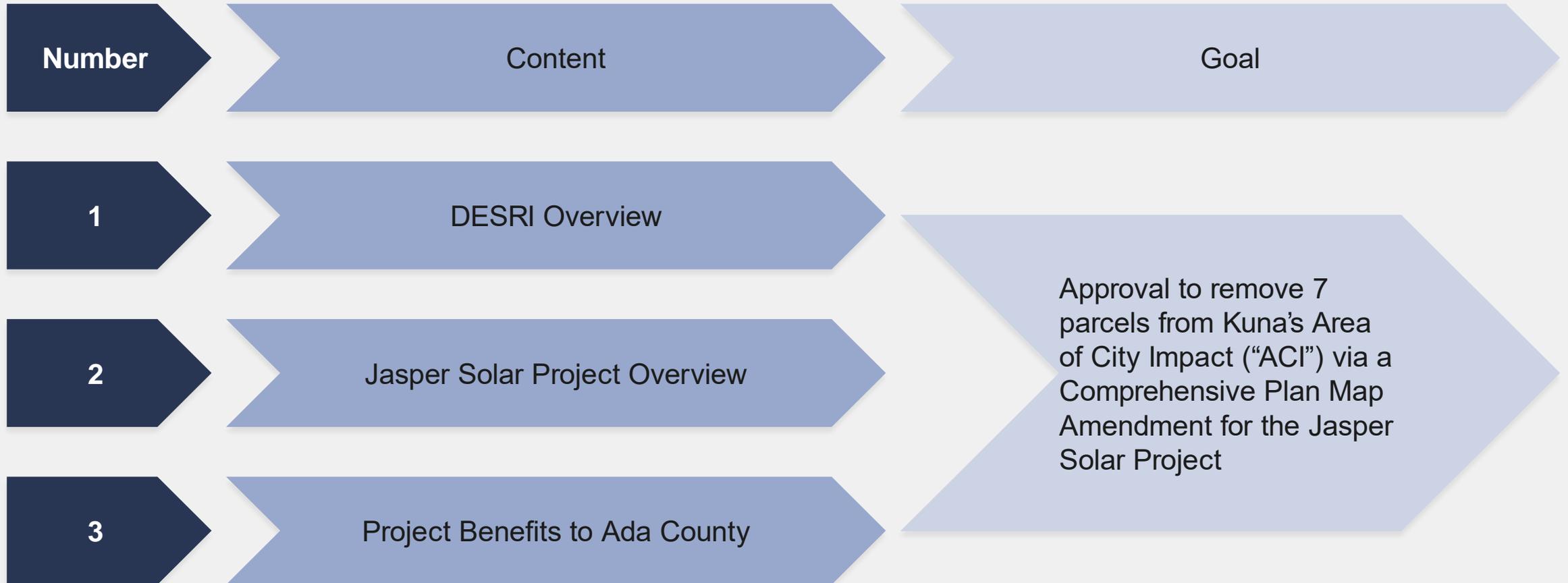
Comprehensive Plan Map  
Amendment for the Jasper  
Solar Project

April 8<sup>th</sup>, 2025



# Agenda

## Kuna Comprehensive Plan Map Amendment for the Jasper Solar Project



A large flock of sheep, including several black and white sheep, are grazing in a field of dry grass. In the background, a long row of solar panels is mounted on a metal structure, extending across the horizon under a clear blue sky.

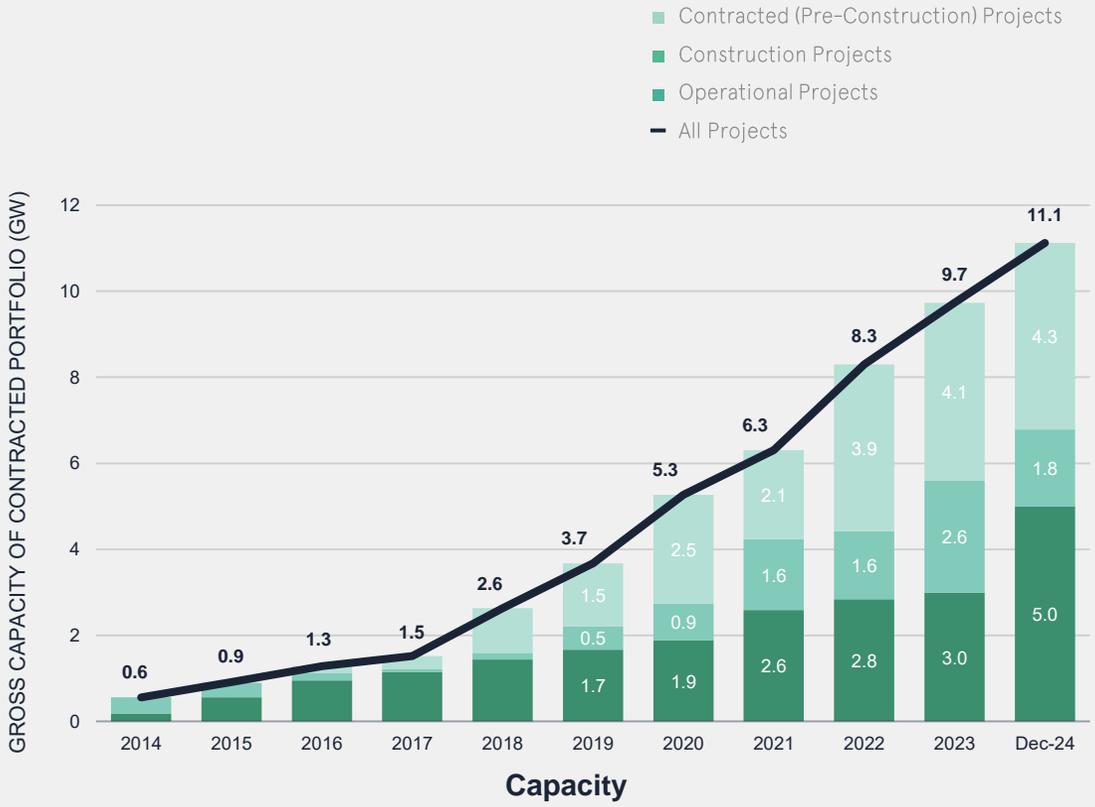
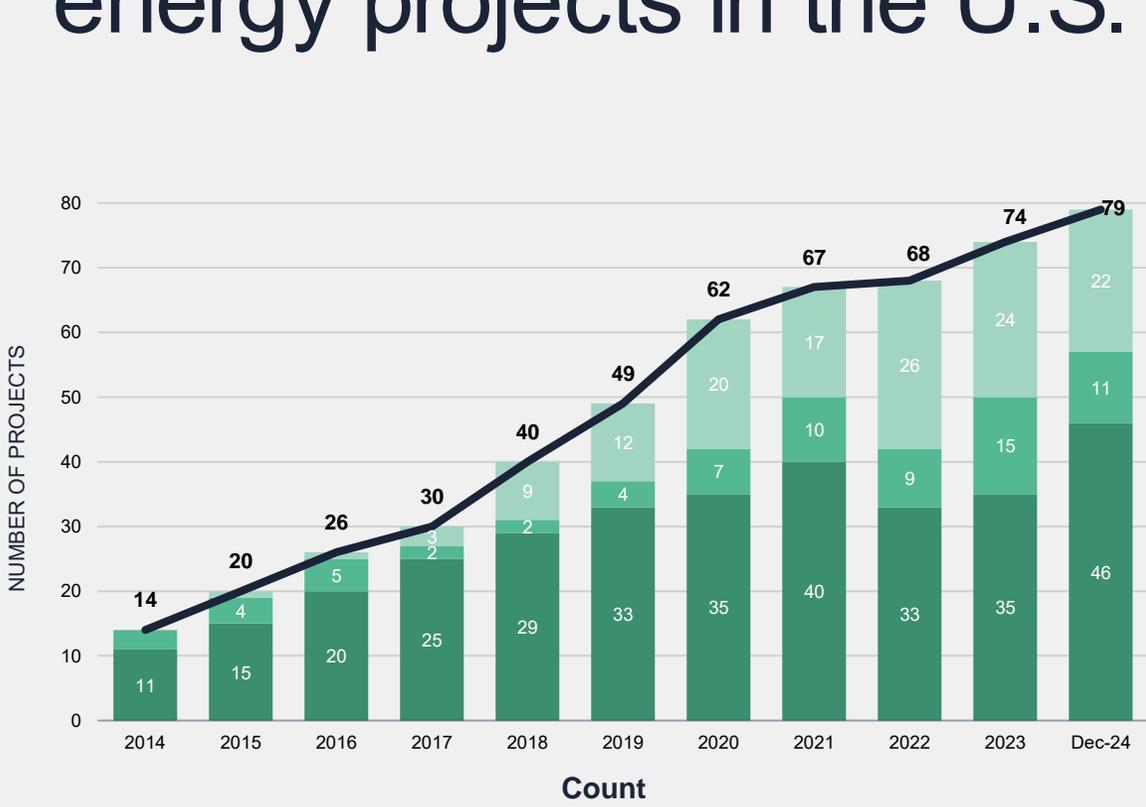
01

# DESRI Overview



Confidential— Not for distribution.

# DESRI: developer, owner, and operator of renewable energy projects in the U.S.



Top 5

pure-play renewable energy IPP in the U.S.

>75

contracted projects

>11GW

contracted solar and wind power generation (+battery storage)

25

states



# Project Geography

Geographically diversified across 25 states

6.8 GW

(gross)

operational and construction

4.3 GW

(gross)

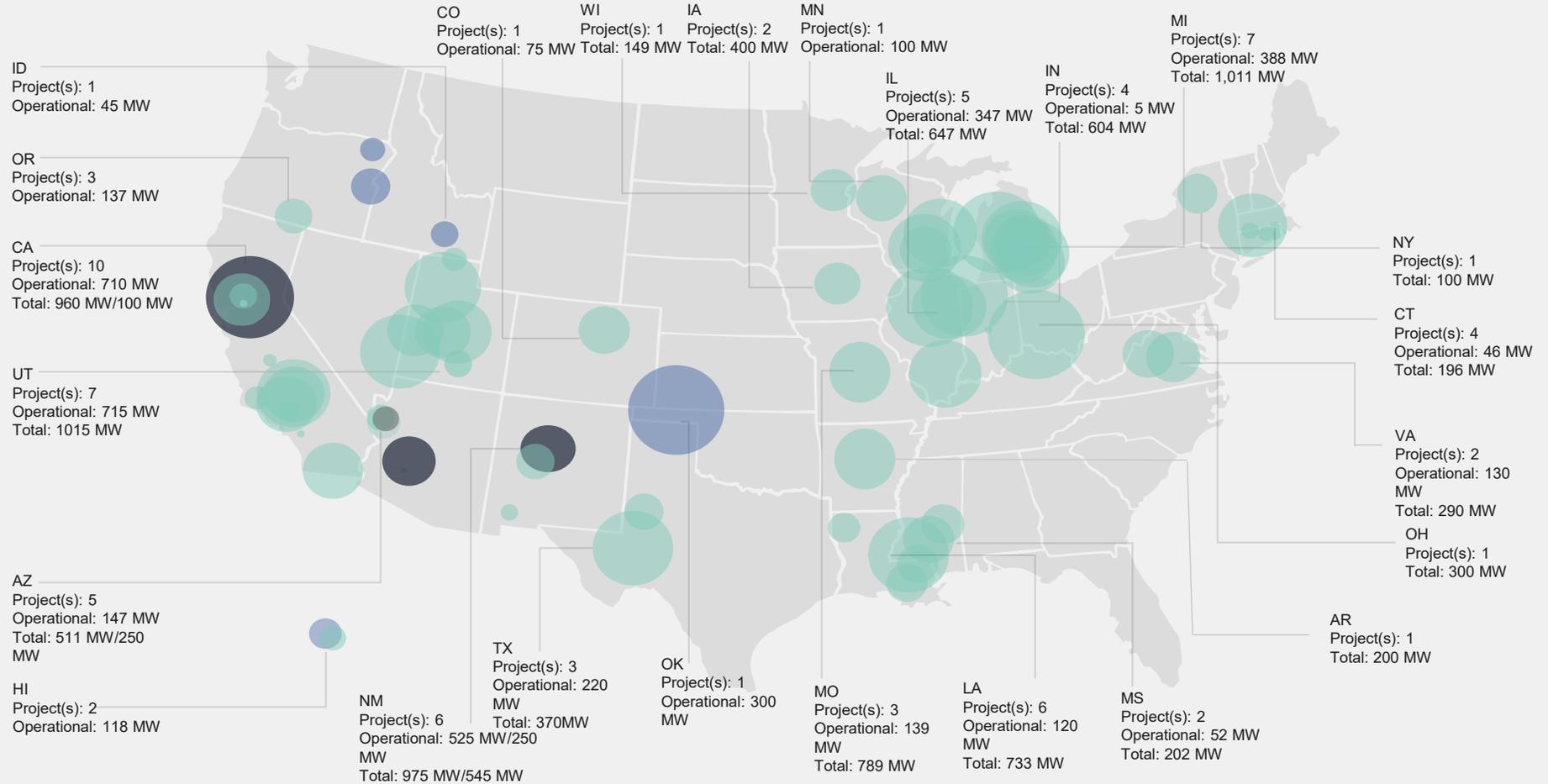
contracted (pre-construction)

- Solar
- Wind
- Solar and wind
- Solar and storage<sup>1</sup>

Installed and planned capacity (MW)

300 MW

2 MW





02

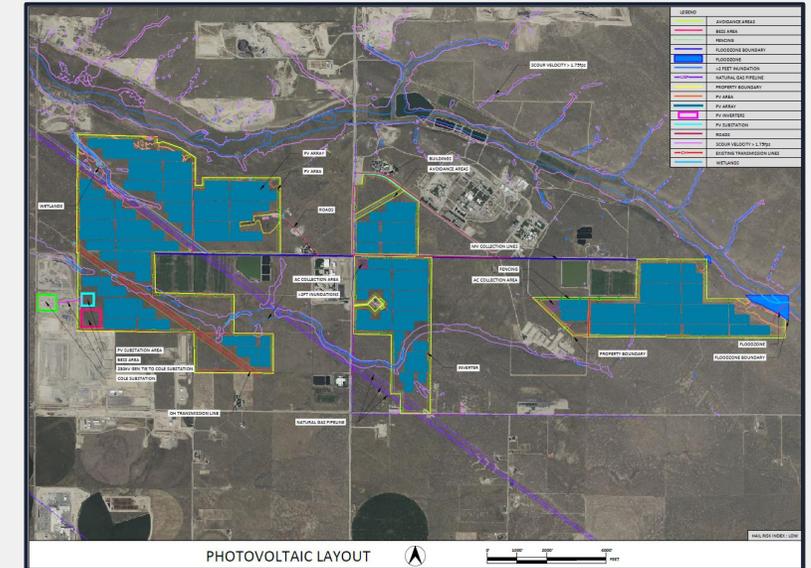
# Jasper Solar



Confidential - Not for distribution.

# Jasper Solar

Project Details	
Location	Project area center at the intersection of Kuna Mora Road and S Pleasant Valley Road, about 7 miles southeast of Kuna city center, on Idaho Dept of Corrections property and adjacent to Meta’s datacenter
Size	150 MWac solar + up to 150 MW (600 MWh) battery storage
Technology	Solar Photovoltaic & Energy Storage
Schedule	Targeted Ada County Permit Completion – Q4 2025 Interconnection Agreement Signed – Q2 2025 Construction Start – Q2 2027 Commercial Operations Date – Q4 2028
Employment	150 Construction + up to 3 Full Time Operations and Maintenance
Point of Interconnection	Idaho Power Company’s existing 230 kV Cole Substation, located 0.1-mi from project area
Interconnection Status	Final Facilities Study received; expected large generator interconnection agreement (“LGIA”) execution in June 2025
Permitting and Studies	Environmental and engineering studies substantially complete. Seeking comprehensive plan map amendment from Kuna and conditional use permit from Ada County
Land Control	~1,550 acres secured through long term lease and purchase options, including 1,080 acres with the Idaho Department of Corrections.



- **May 2023:** Interconnect position filed with Idaho Power
- **Feb 2025:** All project leases secured
- **Jun 2025:** LGIA execution; all site studies complete
- **Sep 2025:** Target completion of Kuna Comprehensive Plan Amendment
- **Dec 2025:** Ada County Conditional Use Permit secured
- **Mar 2026:** US Army Corps of Engineers wetland permit secured
- **May 2026:** Award construction contract and initiate final design
- **Jun 2027:** Target start of construction
- **Dec 2028:** Target Commercial Operations Date

# Comprehensive Plan Map Amendment

## Request

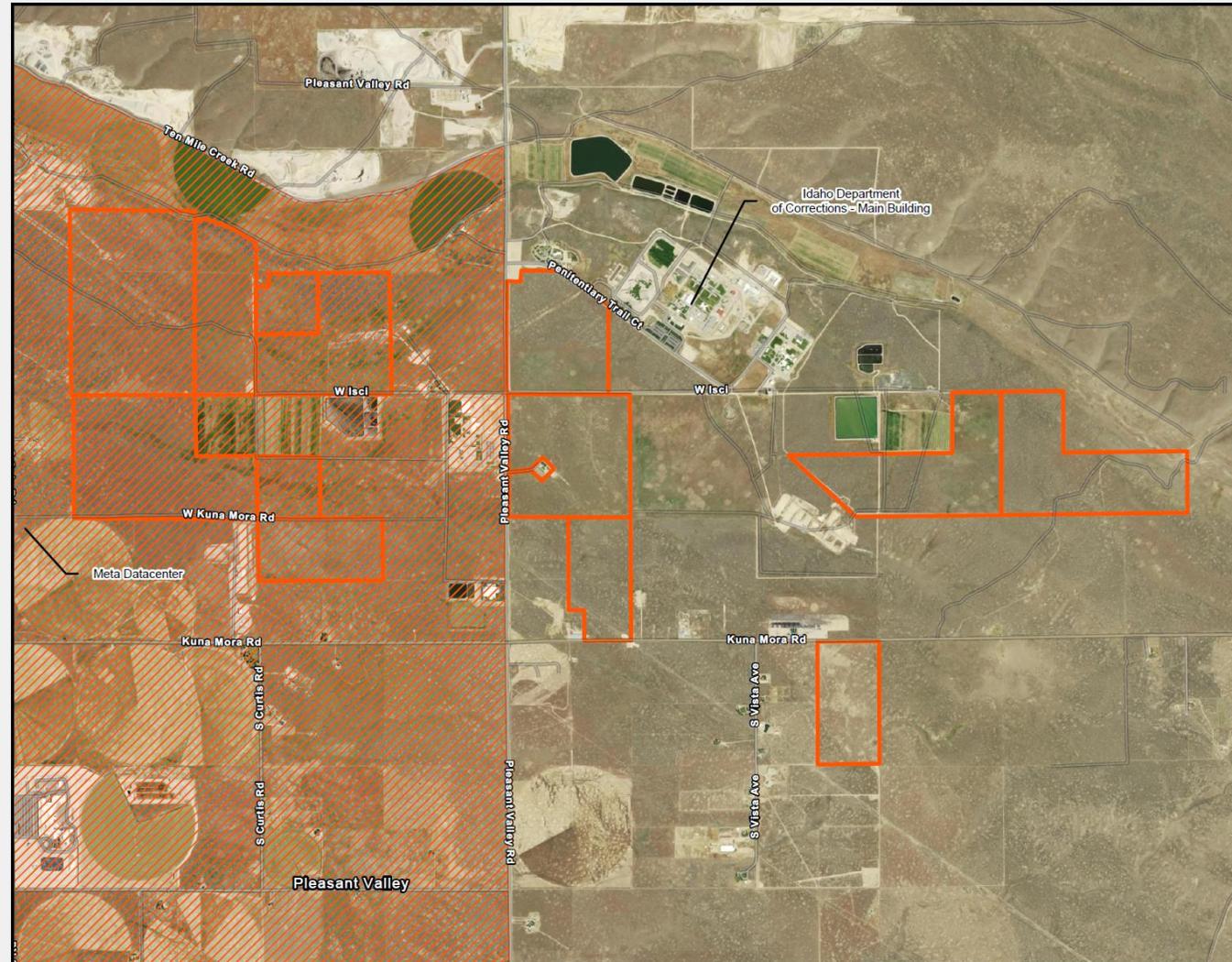
- Jasper Solar seeks to remove 7 parcels (876.8 acres) from Kuna's Area of City Impact ("ACI") via a Comprehensive Plan Map Amendment

## Reasoning

- Per Ada County code, centralized power facilities may not be located in an ACI

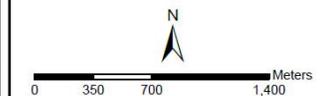
## Land Description

- The 7 parcels are owned by the Idaho Department of Corrections ("IDOC") and are secured via a long-term lease
- These parcels are currently zoned as rural preservation, and will retain this zoning following the ACI parcel removal
- IDOC does not currently pay property taxes on this land, and removal of these parcels will not impact the city's tax revenue
- The City has indicated these parcels are not targeted for annexation



**Legend**

- Project Boundary
- Kuna Area of Impact



Project Name: Jasper Solar Entity: JS Solar L.L.C. Ada County, Idaho	Date: 03/2025
--	------------------

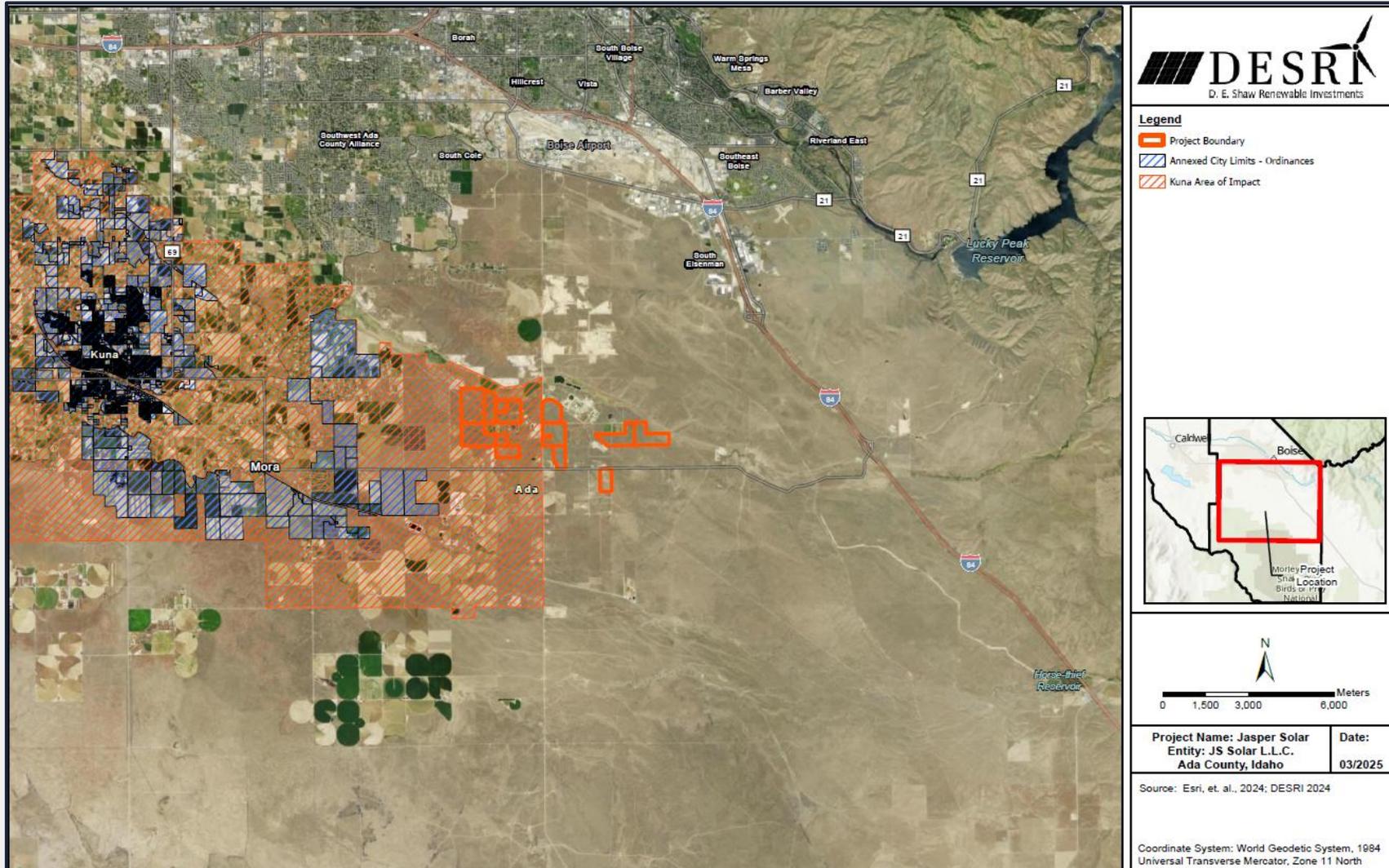
Source: Esri, et al., 2024; DESRI 2024

Coordinate System: World Geodetic System, 1984  
Universal Transverse Mercator, Zone 11 North



# Jasper Solar Project Siting

Jasper is located 7.7 miles from Kuna's city center amidst industrial and state facilities



# Benefits to Ada County

Jasper Solar is a unique opportunity to monetize IDOC land for new economic development through renewable energy



## Workforce Benefits

- 150 local jobs supported during construction
- 3 permanent, full-time operations and maintenance positions



## Economic Benefits

- Increased property and sales tax revenue towards state and local services over 40-year project life
- Increased business revenue through local expenditures by project staff

## Community Benefits



- Good neighbors, with low visual impact and little to no noise during operation
- Clean, reliable energy to southern Idaho's electric grid
- Cleaner air and water through reduced reliance on fossil fuels
- Compatible land use with surrounding area (limited agricultural activity due to water shortage; project area avoids slickspot peppergrass critical habitat; planned data center adjacent to solar facility)
- Low water use over the life of the project
- Limited needs for new transmission infrastructure given the project's siting adjacent to Idaho Power's existing Cole 230kV substation

# Thank You



Meghan Knudsen

Senior Manager, Development

[Meghan.Knudsen@deshaw.com](mailto:Meghan.Knudsen@deshaw.com)

Caitlin Clancy

Analyst, Development

[Caitlin.Clancy@deshaw.com](mailto:Caitlin.Clancy@deshaw.com)

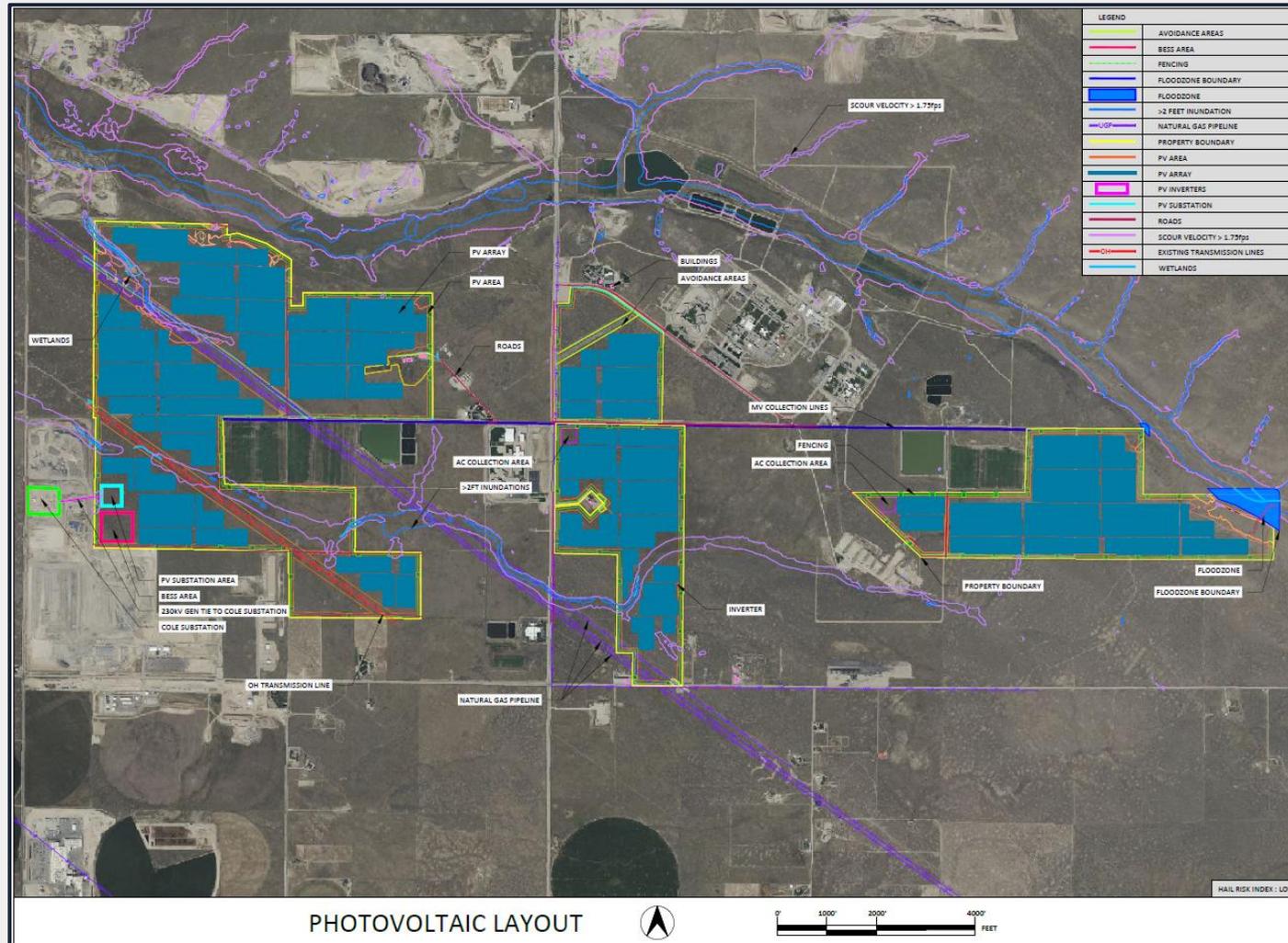
A large flock of sheep, including several black and white speckled sheep, are grazing in a grassy field. In the background, a long row of solar panels is mounted on a metal structure, extending across the horizon under a clear blue sky.

03

Appendix

# Appendix 1. Jasper Preliminary Layout

150 MW solar photovoltaic plus 150 MW (600 MWh) battery storage project



# Appendix 2.

What makes a solar project?



**Solar Panels**



**Fencing**



**DC Collection Lines**



**Inverters**



**Access Roads**



**Best Management Practices**



**Battery Storage**



**Racking Installation**



**Collector Substation**



**Pile Driving**

**CASE No. 25-01-CPM  
COMPREHENSIVE PLAN MAP AMENDMENT**

**DESRI / JASPER SOLAR PROJECT**

**Planner: Troy Behunin**  
**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**  
**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**  
**[25-01-CPM: For a](#)**  
**[COMPREHENSIVE PLAN MAP AMENDMENT](#)**

**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**

## City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Comp Plan Map Amendment	Development Agreement	Other
<b>Title:</b>	DESRI / Jasper Solar		<b>Application Number:</b>		25-01-CPM		
<b>Date:</b>	04/08/2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s):</b>	State of Idaho (Dept. of Corrections)		<b>Owner Contact:</b>		Josh Tewalt, Director, IDOC		
<b>Applicant:</b>	JS Solar, LLC, Caitlin Clancy		<b>Applicant Contact:</b>		<a href="mailto:caitlin.clancy@deshaw.com">caitlin.clancy@deshaw.com</a>		

**Purpose**  
 The applicant requests a comprehensive plan map amendment in order to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

Statement of Fact	
<b>Parcel Number(s):</b>	S1529321100, S1529314800, S1530142220, S1530131250, S1531111100, S1532212400, and S1532314800.
<b>Future Land Use Map Designation:</b>	Public and Light Industrial
<b>Existing Land Use:</b>	Bare Ground
<b>Current Zoning:</b>	Rural Preservation
<b>Proposed Zoning:</b>	County
<b>Development Area:</b>	876.81 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RP (Rural Preservation); <b>East:</b> RP (Rural Preservation), A (Agriculture); <b>South:</b> RP (Rural Preservation), M1 (Industrial – Ada County); <b>West:</b> RP (Rural Preservation), M-1 (Light Industrial – Kuna City)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> None; <b>East:</b> None; <b>South:</b> None; <b>West:</b> None
<b>Internal Street(s) Existing &amp; Proposed:</b>	N/A
<b>Adjacent Bike/Pedestrian Facilities:</b>	N/A
<b>Adjacent Parks:</b>	N/A
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Rural Preservation and Light Industrial. Using the comprehensive plan map amendment the applicant proposes to remove these lands out of the Kuna City Area of City Impact boundary to pursue a Solar Project application with the County.

### **Staff Analysis**

The applicant requests a comprehensive plan map amendment in order to remove approx. 876.81 acres from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.

### **Recommended Conditions of Approval**

#### Standard Conditions

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



January 10, 2025

City of Kuna  
Attn: Doug Hanson, Planning & Zoning Director  
751 W. 4<sup>th</sup> St.  
P.O. Box 13  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)

Dear Director Hanson:

Pursuant to Kuna City Code, Title 5, Chapter 6 (Area of City Impact) and Idaho Code Section 67-6526 (Areas of Impact), JS Solar, L.L.C. (“Jasper Solar”), an affiliate of DESRI, hereby requests the modification of Kuna’s Area of City Impact to remove certain parcels owned by the Idaho Department of Corrections and leased by Jasper Solar for the development of a paired solar and battery storage project. Per Ada County code, centralized power facilities may not be located in an Area of City Impact, which is defined by the City of Kuna as “the unincorporated land mass which lies contiguous to the city of Kuna, having as its closest boundary to the city, the City Limits of Kuna, as they now exist or as they may be altered by future Annexation of land to the city of Kuna.” My team and I are requesting an amendment to Kuna’s Comprehensive Plan Map to remove seven parcels as listed below and further depicted in the attached application materials.

Parcels within Kuna Area of City Impact:

- S1532314800 – 81.80 acres
- S1532212400 – 40.00 acres
- S1531111100 – 193.73 acres
- S1530131250 – 241.91 acres
- S1530142220 – 110.42
- S1529314800 – 168.95
- S1529321100 – 40.00 acres

Jasper Solar is a proposed 150 megawatt (“MW”) solar plus battery project sited on approximately 1,500 acres of undeveloped desert land in a heavy industrial use location at the intersection of Kuna Mora Road and South Pleasant Valley Road in Ada County, ID. The project is adjacent to the new Meta data center in Kuna, a beef packing plant, multiple gun clubs, and a correctional facility complex, and is therefore sited away from prime agricultural lands or land slated for potential commercial and residential development. My team and I initiated development of the project in 2022 and have since achieved significant progress in our land acquisition, environmental studies, and interconnection processes. Removal of these parcels from the Kuna Area of City Impact will allow us to successfully permit the Jasper Solar project with Ada County.

DESRI is proud to be on the leading edge of renewable energy investing and development in the U.S and to be one of the largest owners and constructors of new renewable projects in the Intermountain West. To date, DESRI has 2 gigawatts (“GW”) of assets that are in development, construction, or operations in the Intermountain West, including the 45 MW Power County Wind Parks near American Falls, Idaho. In addition, DESRI is currently the largest owner and constructor of new renewable assets in Utah, where we currently have over 1,000 MW of projects in operations and construction.

575 Fifth Ave  
35th Floor  
New York, NY 10017

(212) 478-0000  
FAX (212) 478-0100

We are excited about the opportunity to work with the city of Kuna through this Comprehensive Plan Map Amendment as a step in Jasper Solar's local permitting process, which is a key milestone in the renewable energy development process. Should you require additional information about any piece of our application, please advise. We stand ready to assist with this process, as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Hy Martin".

Hy Martin

Authorized Signatory



**From:** [Troy Behunin](#)  
**To:** [Ada County Engineer](#); [Ada County Highway District](#); [Adam Ingram](#); [Angel Robins \(Idaho Power\)](#); [Bobby Withrow](#); [Boise Kuna Irrigation District](#); [Boise Project Board of Control](#); [Boise Project Board of Control 2](#); [Brent Moore \(Ada County\)](#); [Brian Graves Kuna School District](#); [Camille Burt \(USPS\)](#); [Central District Health Department](#); [Chief Fratusco](#); [COMPASS](#); [David Reinhardt](#); [DEQ](#); [Eric Adolfsen](#); [Erika Olvera \(NMID\)](#); [Idaho Power Easements](#); [Idaho Power Easements 2](#); [Tim Jensen - KSD](#); [Intermountain Gas](#); [ITD](#); [ITD Kendra Conder](#); [J&M Sanitation](#); [Jonathon Gillen](#); [Justin Walker](#); [Krvstal Hinkle](#); [Leon Letson \(Ada County\)](#); [Marc Boyer \(Kuna Postmaster\)](#); [Megan Leatherman](#); [Meridian Fire \(Brandon Medica\)](#); [Meridian Fire \(Steve Taublee\)](#); [Nampa Meridian Irrigation District](#); [New York Irrigation](#); [Niki Benyakhlef ITD](#); [Paris Dickerson](#); [Public Works](#); [Robbie Reno](#); [Sam Feist](#); [Scott Arellano \(KRFD\)](#); [Sparklight/Cable One \(John Walburn\)](#); [Stacey DuPuis](#); [Tim Jensen \(Kuna School District\)](#); [TJ Lawrence \(Interim KRFD Chief\)](#); [Jason Reddy KSD](#)  
**Cc:** [Doug Hanson](#); [Topacio Irish](#)  
**Subject:** Request for Official Agency Comments - Jasper Solar / DESRI  
**Date:** Monday, March 10, 2025 11:20:00 AM  
**Attachments:** [image001.png](#)

Good Morning Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

**\*To view submittal packet please click [BLUE](#) link below next to Case Number.**

**Agency Transmittal – March 10, 2025**

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

<b>CASE NUMBER:</b>	<a href="#">25-01-CPM, Jasper Solar Project</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a comprehensive plan map amendment in order to remove these lands from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.
<b>APPLICANT</b>	JS Solar, LLC Caitlin Clancy 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 908.514.7096 <a href="mailto:caitlin.clancy@deshaw.com">caitlin.clancy@deshaw.com</a>
<b>REPRESENTATIVE</b>	Meghan Knudsen 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 706.847.9702 <a href="mailto:Meghan.knudsen@deshaw.com">Meghan.knudsen@deshaw.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 8, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin 208.387.7729 <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a>
<ul style="list-style-type: none"> <li>• 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></li> <li>• <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i></li> <li>• The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is</li> </ul>	

located at 751 W. 4 Street, Kuna, ID 83634. Please contact staff with questions.

Please let out office know if you have any questions or need additional information.

Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*



# ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

April 2, 2025

Troy Behunin  
Kuna City Planning Department  
PO Box 13  
Kuna, ID 83634

RE: City of Kuna Comprehensive Plan Future Land Use Map Amendment and Area of City Impact Boundary Reduction

Troy,

The City of Kuna has requested feedback regarding the proposed Comprehensive Plan Future Land Use Map Amendment and a reduction of its eastern Area of City Impact Boundary. The subject properties are generally located east of Cole Road, south of Ten Mile Creek Road, and west of Pleasant Valley Road, more specifically Parcel Nos: S1532314800, S1532212400, S1531111100, S1530131250, S1530142220, S1529314800, and S1529321100 for a total of approximately 877-acres.

If the city council votes to amend its area of impact boundary, Ada County looks forward to working with the city on a future application to be presented to the Board of Ada County Commissioners for their consideration.

Please feel free to contact me with any questions.

Sincerely,

*Stacey DuPuis*

Stacey DuPuis  
Community & Regional Planner  
Ada County Development Services



**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-CPM

Development Name/Section City of Kuna 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: Rowan Date: 3/14/25



March 17, 2025

Troy Behunin, Senior Planner  
City of Kuna  
751 W. 4th Street  
Kuna, ID 83634  
[TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

Subject: Request for Official Agency Comments - Jasper Solar / DESRI

Dear Mr. Behunin:

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 storm water 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,

A handwritten signature in blue ink that reads "Troy G. Smith". The signature is written in a cursive style with a large initial "T" and "S".

Troy Smith  
Regional Administrator

**Morgan Treasure, PCED**  
Economic Development Director  
(208)559-5926  
mtreasure@kunaid.gov

# KUNA

Economic Development

**City of Kuna**  
P.O. Box 13  
Kuna, ID 83634  
(208)922-5546  
www.KunaCity.id.gov

March 11, 2025

RE: Case No 25-01-CPM Jasper Solar Project

Dear Commissioners,

It is my pleasure to support this application for the removal of seven parcels of State-owned property from the Kuna Area of City Impact to allow DESRI to move forward with the application process for the development of the Jasper Solar Project.

In a recent presentation for the Idaho Economic Association, our partners at Idaho Power presented on the enormous demand for power that they have seen in the past few years from technology and advanced manufacturing projects looking to site their projects in Idaho. These projects bring good paying jobs and stable, high paying contracts to our businesses in the construction industry. There is a need in our region for power generation projects to support this growth, and the Jasper Solar Project is one of the most sensitively designed solar projects that I have seen proposed in my career in economic development.

Idaho Code 63-602JJ exempts projects related wind, solar and geothermal energy from property taxes. By designing this project on under-utilized, state-owned property that is already tax-exempt, DESRI is proposing to create a much -needed resource without taking viable agricultural property or property that could potentially be developed by a tax-paying industrial or commercial users in the future.

From an economic development standpoint, this project is a win-win and I would support the recommendation of approval of this application to City Council.

Sincerely,



Morgan Treasure  
Economic Development Director





**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

**THIS IS NOT A BILL**  
**DO NOT PAY**

PARCEL DESCRIPTION:  
 SW4SW4 E2SW4 SE4  
 SEC 29 2N 2E  
 #651847  
 S1529720000-R

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: 14195 S PLEASANT VALLEY RD  
 KUNA ID 83634

STATE OF IDAHO (BOARD CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 234

Parcel Number: S1529314800

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	280.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	280.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0	0	0	0	0	0	0	0	0	0
2020	2021	2022	2023	2024					

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

**Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.**



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

**THIS IS NOT A BILL**  
**DO NOT PAY**

PARCEL DESCRIPTION:  
 NW4  
 SEC 32 2N 2E  
 #111010-S

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD  
 KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 237

Parcel Number: S1532212400

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	160.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	160.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0 0  
 2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO 3	0.00	0.00	0%	(208) 922-1000	6-11-2024	-42%
KUNA LIBRARY	0.00	0.00	0%	(208) 922-1025	8-20-2024	7%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

*Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.*



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

THIS IS NOT A BILL  
DO NOT PAY

PARCEL DESCRIPTION:  
 N2 EXC LOTS 1 & 2  
 SEC 31 2N 2E  
 530/7

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S COLE RD  
 KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 236

Parcel Number: S1531111100

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	233.920	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	233.920	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0      0      0      0      0      0      0      0      0      0

2020                  2021                  2022                  2023                  2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO 3	0.00	0.00	0%	(208) 922-1000	6-11-2024	-42%
KUNA LIBRARY	0.00	0.00	0%	(208) 922-1025	8-20-2024	7%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

*Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.*



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

**THIS IS NOT A BILL**  
**DO NOT PAY**

PARCEL DESCRIPTION:  
 SW4NE4 SE4NW4  
 E2SW4 W2 SE4  
 SEC 30 2N02E  
 #131200-B

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S COLE RD  
 KUNA ID 83634

STATE OF IDAHO (BOARD CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 65

Parcel Number: S1530131250

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	240.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	240.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0      0      0      0      0      0      0      0      0      0

2020                  2021                  2022                  2023                  2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

**Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.**



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

THIS IS NOT A BILL  
DO NOT PAY

PARCEL DESCRIPTION:  
 PAR #2220 OF SE4NE4 & OF  
 E2SE4 SEC 30 2N 2E  
 #141826-B #142210-C

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD  
 KUNA ID 83634

STATE OF IDAHO (DEPT OF LANDS)  
 PO BOX 83720  
 BOISE ID 83720

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 65

Parcel Number: S1530142220

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	109.720	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	109.720	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0      0      0      0      0      0      0      0      0      0

2020                  2021                  2022                  2023                  2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
KUNA CEMETERY	0.00	0.00	0%	(208) 559-4017	8-21-2024	4%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

*Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.*



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

**THIS IS NOT A BILL**  
**DO NOT PAY**

PARCEL DESCRIPTION:  
 N2SW4  
 SEC 32 2N 2E  
 #311000-B

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD  
 KUNA ID 83634

STATE OF IDAHO (DEPT OF CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 237

Parcel Number: S1532314800

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	80.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	80.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0 0  
 2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO 3	0.00	0.00	0%	(208) 922-1000	6-11-2024	-42%
KUNA LIBRARY	0.00	0.00	0%	(208) 922-1025	8-20-2024	7%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

*Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.*



**REBECCA W. ARNOLD**  
**Ada County Assessor**  
 190 E. Front Street Suite 107  
 Boise, ID 83702-7300  
 www.adacounty.id.gov/assessor

**2024**  
**ASSESSMENT NOTICE**  
**Property Roll**

THIS IS NOT A BILL  
DO NOT PAY

PARCEL DESCRIPTION:  
 NW4SW4  
 SEC 29 2N 2E  
 #630044

For any questions, please notify the Assessor's Office immediately  
 Assessor's Telephone Number: (208) 287-7222  
 jaman@adacounty.id.gov

Property Address: S PLEASANT VALLEY RD  
 KUNA ID 83634

STATE OF IDAHO (BOARD CORRECTIONS)  
 1299 N ORCHARD ST STE 110  
 BOISE ID 83706

Appeals of your property value must be filed in writing, on a form provided by the County by:  
**June 24, 2024**

Tax Code Area: 234

Parcel Number: S1529321100

ASSESSED VALUE OF YOUR PROPERTY		
CURRENT DESCRIPTION	LOTS/ACRES	CURRENT YEAR'S VALUE
OTHER LAND	40.000	0
TOTAL ASSESSED VALUE:		0
LESS EXEMPTION:	40.000	0
NET TAXABLE PROPERTY VALUE:		0

APPROVED EXEMPTIONS
GOVERNMENT
Not all exemptions will be listed as value deductions on this notice

Assessments reflect MARKET VALUE as of 1/1/24; tax amounts listed below do not include HTR/ATR state tax credits.

0      0      0      0      0      0      0      0      0      0

2020                  2021                  2022                  2023                  2024

**HISTORICAL ASSESSED VALUES & TAXES**  
**Property Roll**  
**Black = Total Assessed Value**  
**Gray = Taxes**  
**Current Year Tax not yet available**

TAXING DISTRICTS	TAXING DISTRICT INFORMATION			PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING	PREV YEAR PROPERTY TAX BUDGET CHG
	2022 Taxes	2023 Taxes	% Change			
ADA COUNTY	0.00	0.00	0%	(208) 287-7000	7-30-2024	4%
PEST EXTERMINATION	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
EMERGENCY MEDICAL	0.00	0.00	0%	(208) 287-2975	7-30-2024	5%
ADA COUNTY HIGHWAY DIST	0.00	0.00	0%	(208) 387-6100	8-28-2024	2%
SCHOOL DISTRICT NO. 2	0.00	0.00	0%	(208) 350-5951	6-10-2024	-50%
ADA COMMUNITY LIBRARY	0.00	0.00	0%	(208) 362-0181	8-20-2024	6%
MOSQUITO ABATEMENT	0.00	0.00	0%	(208) 577-4646	7-30-2024	5%
COLLEGE OF WESTERN IDAHO	0.00	0.00	0%	(208) 562-3291	6-13-2024	6%

**THIS IS NOT A BILL. DO NOT PAY.**

*Please note: The Assessor's office does not calculate or collect taxes, for questions on budget changes and their impact on your taxes please contact the districts listed above.*

**From:** [Kendra Conder](#)  
**To:** [Troy Behunin](#)  
**Subject:** RE: Request for Official Agency Comments - Jasper Solar / DESRI  
**Date:** Monday, March 10, 2025 12:01:13 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Troy,

ITD has reviewed the application transmittal for Jasper Solar and does not have any comments or concerns.

Thanks!

**Kendra Conder**

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



---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Monday, March 10, 2025 11:21 AM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; 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 <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Tim Jensen - KSD <tejensen@kunaschools.org>; 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>; 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@meridianscity.org>; Meridian Fire (Steve Taublee) <staulbee@meridianscity.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>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Jason Reddy KSD

<jjreddy@kunaschools.org>

**Cc:** Doug Hanson <dhanson@kunaid.gov>; Topacio Irish <TIrish@kunaid.gov>

**Subject:** Request for Official Agency Comments - Jasper Solar / DESRI

**CAUTION: This email originated outside the State of Idaho network. Verifv 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 Morning Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

**\*To view submittal packet please click [BLUE](#) link below next to Case Number.**

**Agency Transmittal – March 10, 2025**

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

<b>CASE NUMBER:</b>	<a href="#">25-01-CPM, Jasper Solar Project</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a comprehensive plan map amendment in order to remove these lands from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.
<b>APPLICANT</b>	JS Solar, LLC Caitlin Clancy 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 908.514.7096 <a href="mailto:caitlin.clancy@deshaw.com">caitlin.clancy@deshaw.com</a>
<b>REPRESENTATIVE</b>	Meghan Knudsen 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 706.847.9702 <a href="mailto:Meghan.knudsen@deshaw.com">Meghan.knudsen@deshaw.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 8, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin 208.387.7729 <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a>
<ul style="list-style-type: none"><li>• 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></li><li>• <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i></li><li>• 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li></ul>	

Please let out office know if you have any questions or need additional information.

Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

**From:** [Timothy Jensen](#)  
**To:** [Troy Behunin](#)  
**Subject:** Re: Request for Official Agency Comments - Jasper Solar / DESRI  
**Date:** Friday, March 14, 2025 5:25:15 PM  
**Attachments:** [image001.png](#)

---

Kuna School District has reviewed application 25-01-CPM and has no comment or objections.

**Tim Jensen** Ed.S  
KSD Planning & Development Team  
Principal-Fremont MS  
IMLA President

On Mon, Mar 10, 2025 at 11:20 AM Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Good Morning Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

**\*To view submittal packet please click [BLUE](#) link below next to Case Number.**

**Agency Transmittal – March 10, 2025**

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

<b>CASE NUMBER:</b>	<a href="#">25-01-CPM, Jasper Solar Project</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests a comprehensive plan map amendment in order to remove these lands from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and Approx. 876.81 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 & 32, T2N, R2E.
<b>APPLICANT</b>	JS Solar, LLC Caitlin Clancy 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 908.514.7096 <a href="mailto:caitlin.clancy@deshaw.com">caitlin.clancy@deshaw.com</a>
<b>REPRESENTATIVE</b>	Meghan Knudsen 575 5 <sup>th</sup> Ave. 24 <sup>th</sup> Floor, New York, NY, 10017 706.847.9702

	<a href="mailto:Meghan.knudsen@deshaw.com">Meghan.knudsen@deshaw.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 8, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Troy Behunin 208.387.7729 <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a>
<ul style="list-style-type: none"> <li>• 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></li> <li>• <i>No response within <b>15 business days</b> will indicate you have no objection or comments regarding this project.</i></li> <li>• 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li> </ul>	

Please let out office know if you have any questions or need additional information.

Troy



## Troy Behunin

Senior Planner

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law,*

*in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

**CONFIDENTIALITY NOTICE:** This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your device.

# BLOSSOM MEADOWS SUBDIVISION

ANNEXATION (24-09-AN) & PRELIMINARY PLAT (24-06-S) & DESIGN  
REVIEW (24-25-DR)



- Site Area = 30.92-acres
- Current zoning = RR (Rural Residential) \*Ada County
- Proposed zoning = R-6 (Residential)
- Kuna School District support
- Public Works staff can support the approval of this application and will be able to provide sewer for Blossom Meadows Subdivision.
- ACHD has reviewed and approved the proposed development



MERIDIAN RD

E DEER FLAT RD

LUGARNO TERRA SUB.

ASHTON ESTATES SUB.

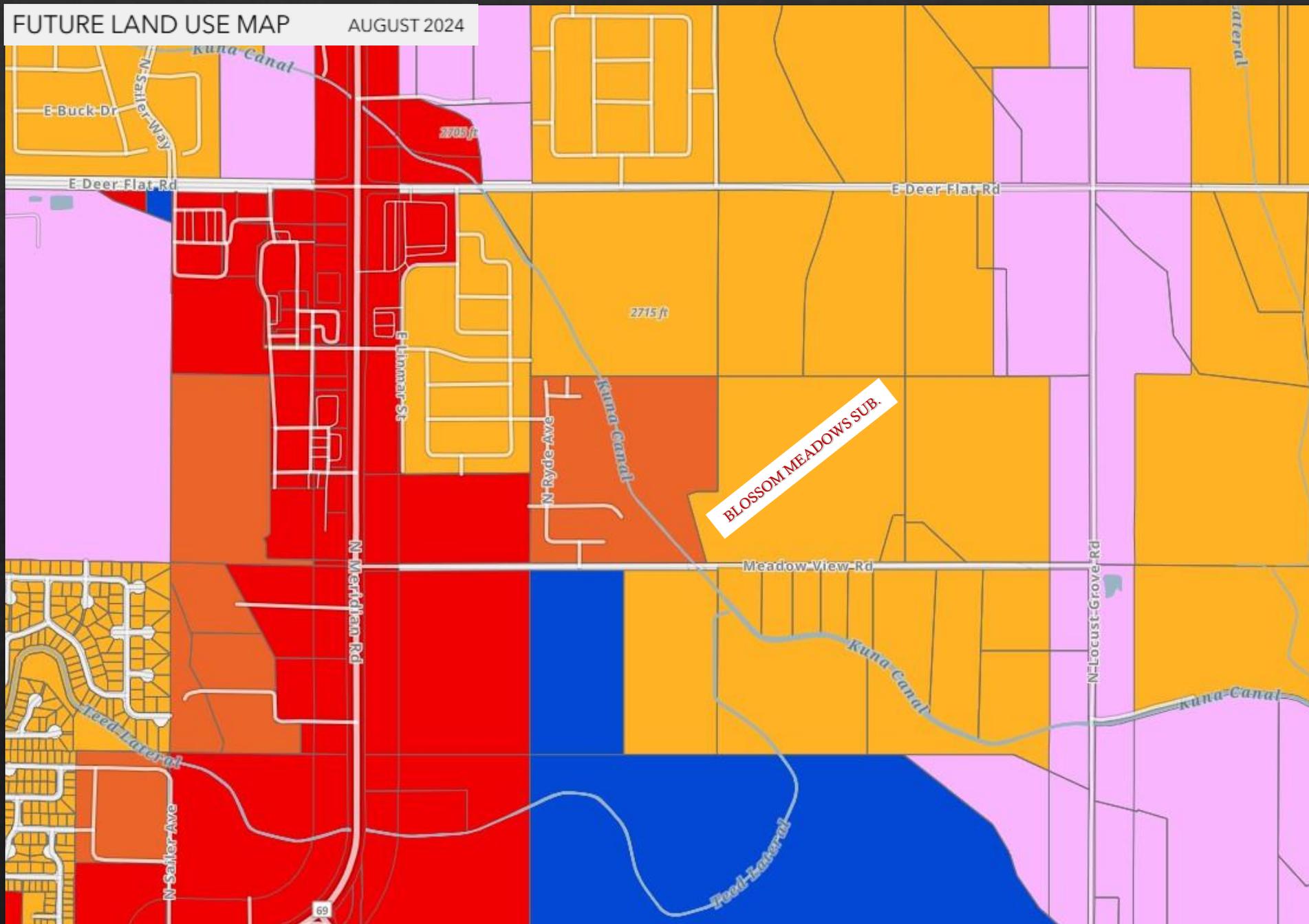
BLOSSOM MEADOWS SUB.

N LOCUST GROVE RD

E MEADOW VIEW RD

# FUTURE LAND USE MAP

AUGUST 2024



## Legend

### FUTURE LAND USE

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

Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements.



- Kuna School District Support
- The developer has chosen to partner with the Kuna School District to support the needs of the school district.

*“In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated by the Blossom Meadows Team.”*

*“Because this developer has partnered with us, we can serve the students generated from this development of 177 homes.” KSD*

## Traffic Considerations

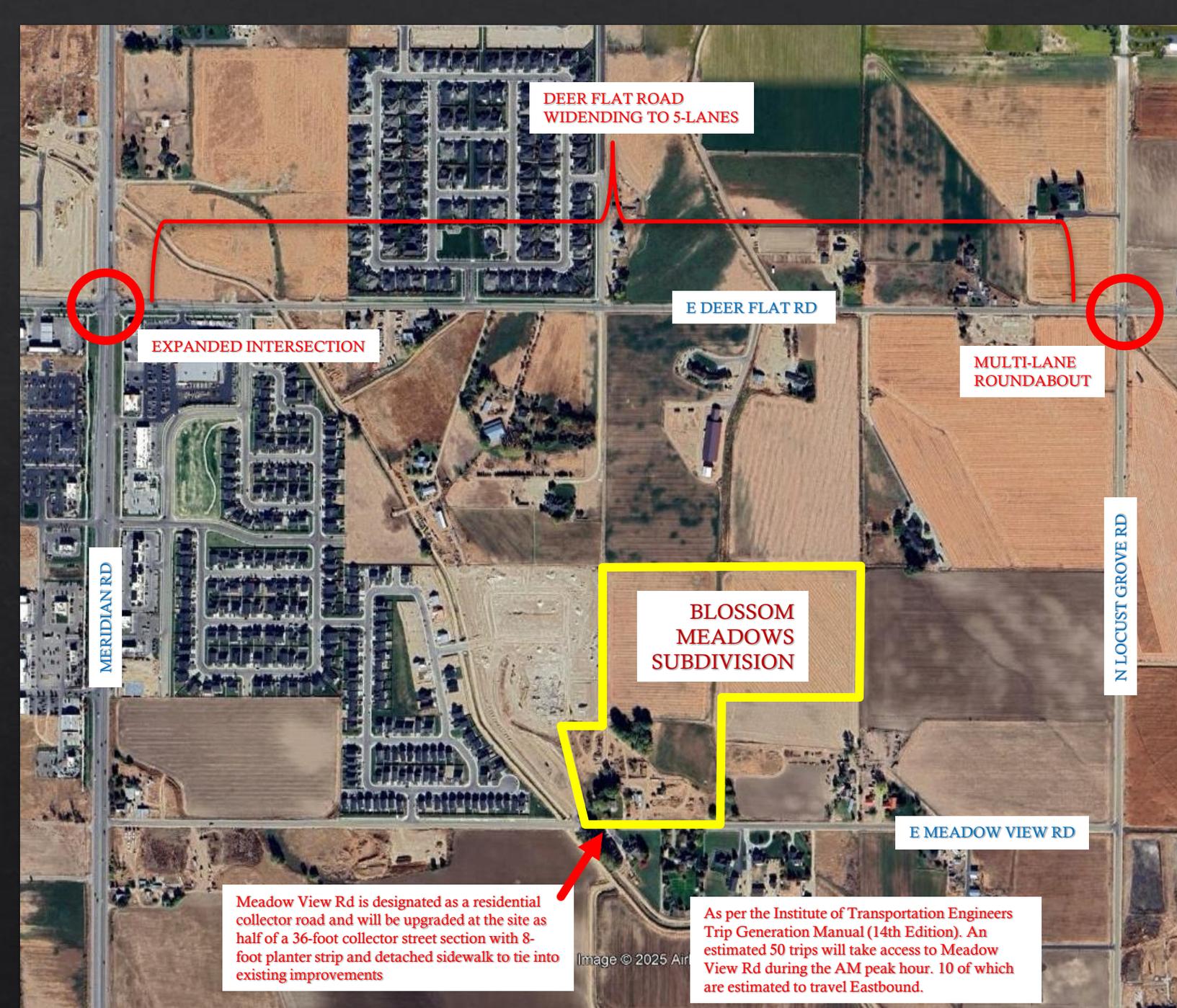
- ACHD has reviewed and approved the proposed development

### ACHD Planned Improvements

#### 1. Capital Improvements Plan (CIP)//Integrated Five Year Work Plan (IFYWP):

- Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
- The intersection of Meridian Road and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
- The intersection of Deer Flat Road and Locust Grove Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 1-lane on the north leg, 1-lane on the south, 2-lanes east, and 2-lanes on the west leg between 2036 and 2040.

**ACHD "TIS Findings:** Staff has reviewed the submitted traffic impact study (TIS). All intersections and segments within the scope of the study are expected to operate at an acceptable level of service under existing and 2028 background traffic..."





## Open Space

*Natural features:*

Existing natural features add value to residential development and enhance the attractiveness of the community (such as trees, watercourses, historic spots and similar irreplaceable assets) shall be preserved in the design of the subdivision.

## Open Space

*Open Space Minimums as per City of Kuna Code 5-10-12:*

Required Open Space for 51-100 Lots =  
7.5% of subdivision area = **2.32-Acres**

Provided Open Space = **3.49-Acres (11%)**

## Local to Commercial

- Just about ½ of a mile walking or biking along local streets to reach the commercial core along Meridian Rd
- Stores located at the Meridian Rd corridor within walking distance.
  - Ridley's Family Markets
  - Primary Health Medical Group
  - Kune Kids Dentistry
  - Reeds Dairy
  - Kuna Pokerrito Tea
  - Tito's Taqueria
  - D&B Supply
  - Jersey Mikes Subs
  - Phillips 66
  - CapEd Credit Union
  - Panda Express
  - Beans and Brews
  - Idaho Central Credit Union
  - Go Orthodontics
  - Gilman Orthodontics
  - Great Clips Haircuts
  - Trespure Valley Veterinary Hospital
  - Café Rio
  - Paisley Finds
  - AT&T
  - Smokey Mountain Pizza
  - Falcon Point Dental Care
  - Del Taco
  - Commercial Tire
  - O'Reilly Auto Parts





BLOSSOM MEADOWS SUBDIVISION  
KUNA, ID

- Kuna School District support
- Public Works staff can support the approval of this application and will be able to provide sewer for Blossom Meadows Subdivision.
- ACHD has reviewed and approved the proposed development

# APPENDIX

# Proposed Phasing Plan



SHOULDER WITH EMBANKMENT ACCORDING TO THE COLLARED INSTALLATION OF ASPHALT FROM PHASE 1 WITH NEARBY DOWN AND WIND PROTECTION



**CASE NOS. 24-09-AN, 24-06-S and 24-25-DR**

**BLOSSOM MEADOWS SUBDIVISION**

**Planner: Troy Behunin**

**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**

**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**

**24-09-AN, 24-06-S and 24-25-DR**

**for the BLOSSOM MEADOWS SUBDIVISION**

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



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

## P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Blossom Meadows Sub.		<b>Application Number:</b>		24-09-AN, 24-06-S and 24-25-DR		
<b>Date:</b>	4/8/2025		<b>Staff Contact:</b>	Troy Behunin			
<b>Owner(s)/Applicant:</b>	Buddy A. Gibson		<b>Applicant Contact:</b>	2432 E Meadow View Rd. Kuna ID 83634			
<b>Representative:</b>	Bronze Bow, Inc. Jadon Schneider		<b>Representative Contact:</b>	<a href="mailto:Jadon@Bronzebowland.com">Jadon@Bronzebowland.com</a>			

**Purpose**  
 Applicant request's 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 19 common lots with an accompanying Design Review application for the common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300).

Statement of Fact	
<b>Parcel Numbers:</b>	S1419131300
<b>Future Land Use Map Designation:</b>	Medium Residential Density
<b>Existing Land Use:</b>	Residential and Agriculture
<b>Current Zoning:</b>	RR (Rural Residential – Ada County)
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	30.92 acres (Includes area for City Utility Lot)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RR (Rural Residential – Ada County); <b>East:</b> RR (Rural Residential – Ada County); <b>South:</b> R1 (Low Density Residential – Ada County), RR (Rural Residential – Ada County) & Ag (Agriculture – Kuna City); <b>West:</b> R-8 (High Density Residential – Kuna City).
<b>Adjacent Street(s) Existing:</b>	<b>North:</b> None; <b>East:</b> None; <b>South:</b> E Meadow View; <b>West:</b> None
<b>Internal Street(s) Existing &amp; Proposed:</b>	Public Streets Proposed. Cave Falls St., E Jade Falls St., Tugela Falls St., Stroebel Road., Streets A through E.
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned Rural Residential (Ada County). The proposed zoning and land uses for the subject site appear to agree with the FLUM of the City of Kuna.

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

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

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

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

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

### Staff Analysis

The applicant submitted an Annexation request for approx. 30.92 acres with the R-6 Zone.

The applicant also requests Preliminary Plat approval to subdivide the subject site into 100 buildable lots and 19 common lots, with a proposed Net Density of 4.77 Dwelling Units per Acre.

Staff recommends Blocks 3, 7, 8, 9, and 10 have pedestrian pathways for pass-through access. Staff Notes the Landscape buffer shown for Meadow View and Stroebel Road measure 14 feet wide and City code calls for a minimum of 20 feet of landscape buffer, with sidewalks inside the Rights-of-Way. Staff notes the street cross-section calls out the sidewalk within the Rights-of-Way correctly.

The Applicant submits a Design Review Application for the open spaces, common lots and buffers along the perimeter frontages. The Applicant proposes approx. 3.49 ac. or 11%, for qualified open space. The Kuna Pathways Master Plan indicates a bike path adjacent to this site on Meadow View and Stroebel roads. Staff requests the applicant be conditioned to provide Code compliant bike routes be graphically shown on the Preliminary Plat. The proposed landscaping appears to be in compliance with Kuna City Code. Staff recommends the pedestrian pass-throughs be placed between lots within blocks 3, 7, 8, 9, and 10. Staff recommends these pedestrian pass-throughs have a minimum 5' wide paved path, within a 15' wide common lot. Staff also encourages xeri-scape themes and recommends the applicant be required to add a minimum of four (4) trees per pass through, and to also be conditioned for the gravel to be decorative rocks, rather than road base or plain gravel.

The planting detail for trees shall reflect the wire basket and the burlap shall be removed at least 1/2 way down the root ball.

Staff requires the landscape plan be re-submitted reflecting these changes for staffs approval prior to submitting for construction plans/civil plans approval from the City.

## Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; “this road will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer 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 Landscape plan reflecting pedestrian pathways, through blocks 3, 7, 8, 9, and 10.
30. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.



March 17, 2024

City of Kuna Planning and Zoning Department  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: Blossom Meadows Subdivision – Ada County, ID  
Application for Annexation and Preliminary Plat**

On behalf of the development team, we are pleased to submit the attached applications for the development of the Blossom Meadows Subdivision (Project), which is located west of the intersection of Meadow View Road and North Locust Grove Road in Ada County, ID. This Project is within the SE1/4 corner of Section 19, Township 2 North, Range 1 East, Boise Meridian.

**Overview**

Our applications include: 1) Annexation of 30.92-acre site from Ada County into the City of Kuna with a requested zoning of R-6; 2) Preliminary Plat for a new residential subdivision consisting of 100 single-family lots.

**Existing Use of the Property**

The property currently has an existing home and farming activity-associated buildings. None of the existing structures are proposed to be protected and remain as development occurs. The parcel has historically been used for pastures and agriculture. The land generally slopes from the west to the east of the property.

**Comprehensive Plan, Zoning and Surrounding Land Uses**

The Blossom Meadows community totals 30.92 acres. All of which is proposed to be preliminarily platted at this time. The City of Kuna's Future Land Use Map designates the area as Medium Density Residential. The current zoning of the property is Rural Residential (RR, County). The surrounding land uses within the immediate area are as follows: North,

East, South, West – Medium Density Residential. The surrounding property zones within the immediate area are as follows: North, East, South, – Rural Residential (RR, County) and the property to the east is Residential (R-6) approved as Ashton Estates Subdivision. The development of the Project is consistent with other approved projects and the comprehensive plan.

### **Property Annexation**

The Project is proposed to be annexed from Ada County into the City of Kuna. This annexation follows the trend and desire to encourage growth within the city impact area. The annexation will provide the city with an additional source to collect taxes for improving existing infrastructure and constructing new and exciting city projects. This development will create additional open space for the residents to enjoy.

### **Residential Lots and Density**

The Project provides lots ranging in size from 6,700 square feet (sf) to just over 12,432 sf, with an average residential lot size of 7,619 sf. The proposed net density of the project is 4.77 dwelling units per acre  $[(100)/20.95 = \text{du/acre}]$ . The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed in multiple phases.

### **Open Space and Amenities**

The open spaces for this Project exceed the city's code requirements. The city code for a single-family residential development of this size requires 8.5% open space, or 2.62± acres. We are currently providing 11.44% of total open space, or 3.49± acres.

A landscape buffer along Meadow View Road as well as South Stroebel Road is proposed in accordance with city code requirements. This area reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community.

A large common lot on the southwest side of the project as well as the center of the site will provide a large area of open space. All common lots will be owned and maintained by the HOA.

### **Streets and Utilities**

The Project has been designed in compliance with the ACHD and City of Kuna standards. Frontage roads will be built out as required by ACHD and the City of Kuna.

Potable water and pressurized irrigation are all readily available to the property and will be served by the City of Kuna. The sewer main will need to be extended from the existing location at the intersection of E. Bexley Street and North Stroebel Road. All utilities within the proposed development comply with the adopted master plans of the City of Kuna.

Irrigation water is provided to the Project from the east and generally flows to the north via ditches that run directly through the subdivision. These waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

Power lines along Meadow View Road will provide electrical power to all proposed lots. Special modifications outside of normal development are not anticipated at this time.

All stormwater generated onsite will be handled and remain onsite. The current preliminary design shows seepage beds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

### **Neighborhood Meeting**

The neighborhood meeting for this Project was held onsite at 6:00 pm on Wednesday, October 16, 2024. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

### **Traffic Impact Study**

A Traffic Impact Study has been provided for the project. The traffic study noted no large-scale improvements were required for this Project to proceed.

### **Landscape Plan**

A landscape plan has been provided with this application.

### **Waivers and Requests**

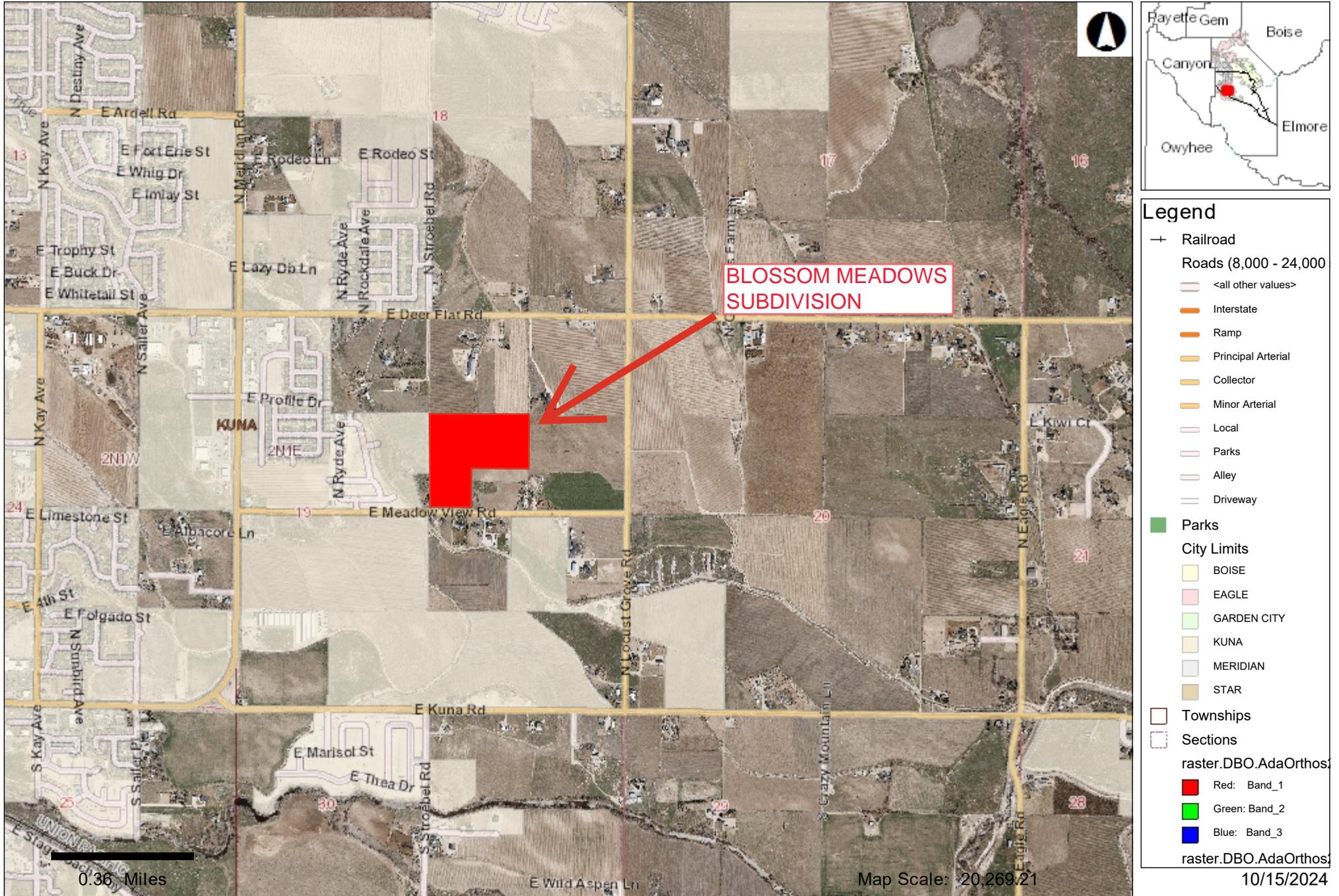
No waivers or requests are proposed for this Project.

There are no development-related items the owner is required to complete beyond those detailed in the city code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

Jadon Schneider

# Ada County Assessor

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



# PRELIMINARY PLAT FOR BLOSSOM MEADOWS SUBDIVISION

LOCATED IN A PORTION OF THE E 1/2 OF THE  
SE 1/4 OF SECTION 34 T.3N., R.1W., B.M.,  
ADA COUNTY, IDAHO  
MARCH 2025

**DEVELOPER**  
ARRANO FARMS LLC  
P.O. BOX 516  
EAGLE, ID 83616  
CONTACT:  
MIKE HOMAN  
EMAIL: MIKE@MHLANDDEVELOPMENT.COM

**SURVEYOR**  
FOCUS ENGINEERING AND SURVEYING  
1001 N. ROSARIO ST, SUITE 100  
MERIDIAN, ID 83642  
PHONE: (208) 947-0075

**ENGINEER**  
KEITH SCHNEIDER  
EMAIL: KEITH@BRONZEBOWLAND.COM

**SITE DATA**

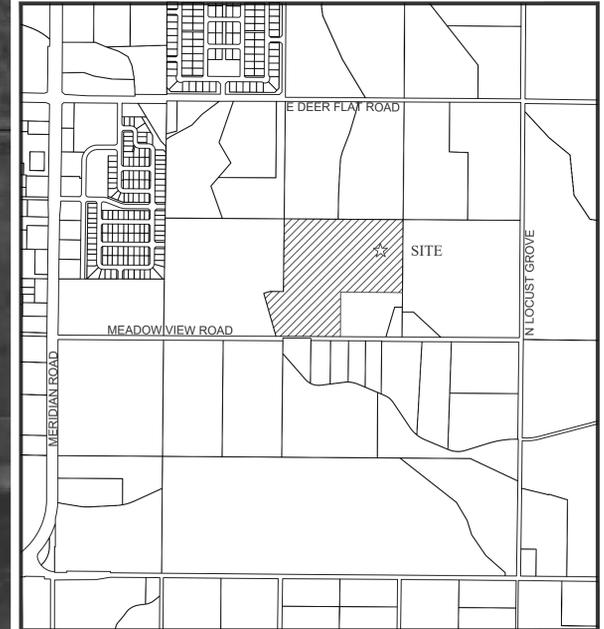
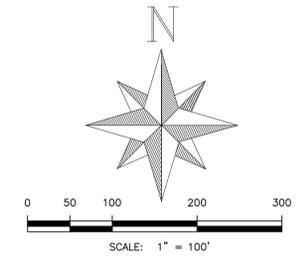
SITE AREA = 230.92 ACRES  
ADA COUNTY PARCEL #S1419131300  
CURRENT LAND USE ZONE: RUT-RURAL URBAN TRANSITION (ADA COUNTY)  
PROPOSED LAND USE ZONE: R-6  
SINGLE-FAMILY RESIDENTIAL SETBACKS:  
FRONT SETBACK 20 FEET  
SIDE SETBACK 5 FEET  
REAR SETBACK 15 FEET  
AREA CALCULATIONS:  
MINIMUM LOT SIZE 4,000 SF  
AVERAGE LOT SIZE 7,619 SF  
RESIDENTIAL DENSITY 3.23 DU/AC  
PROVIDED (QUALIFIED OPEN SPACE) 3.49 ACRES (11.44%)

**NOTES**

1. MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNER'S ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
4. THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	100	17.46
COMMON	19	3.49
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	8.40
PUBLIC RIGHT-OF-WAY (LAKE HAZEL AND TEN MIL)	N/A	1.57
<b>TOTAL</b>	<b>119</b>	<b>30.92</b>

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF KUNA
WATER	CITY OF KUNA
IRRIGATION	NAMPA MERIDIAN IRRIGATION DISTRICT
FIRE	KUNA FIRE DISTRICT
SCHOOL DISTRICT	KUNA SCHOOL DISTRICT
STREETS	ACHD



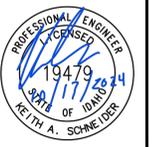
Vicinity Map  
NOT TO SCALE

**BRONZE BOW**  
P.O. BOX 6525  
BOISE, ID 83707  
JADON@BRONZEBOWLAND.COM

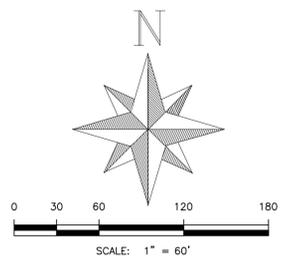
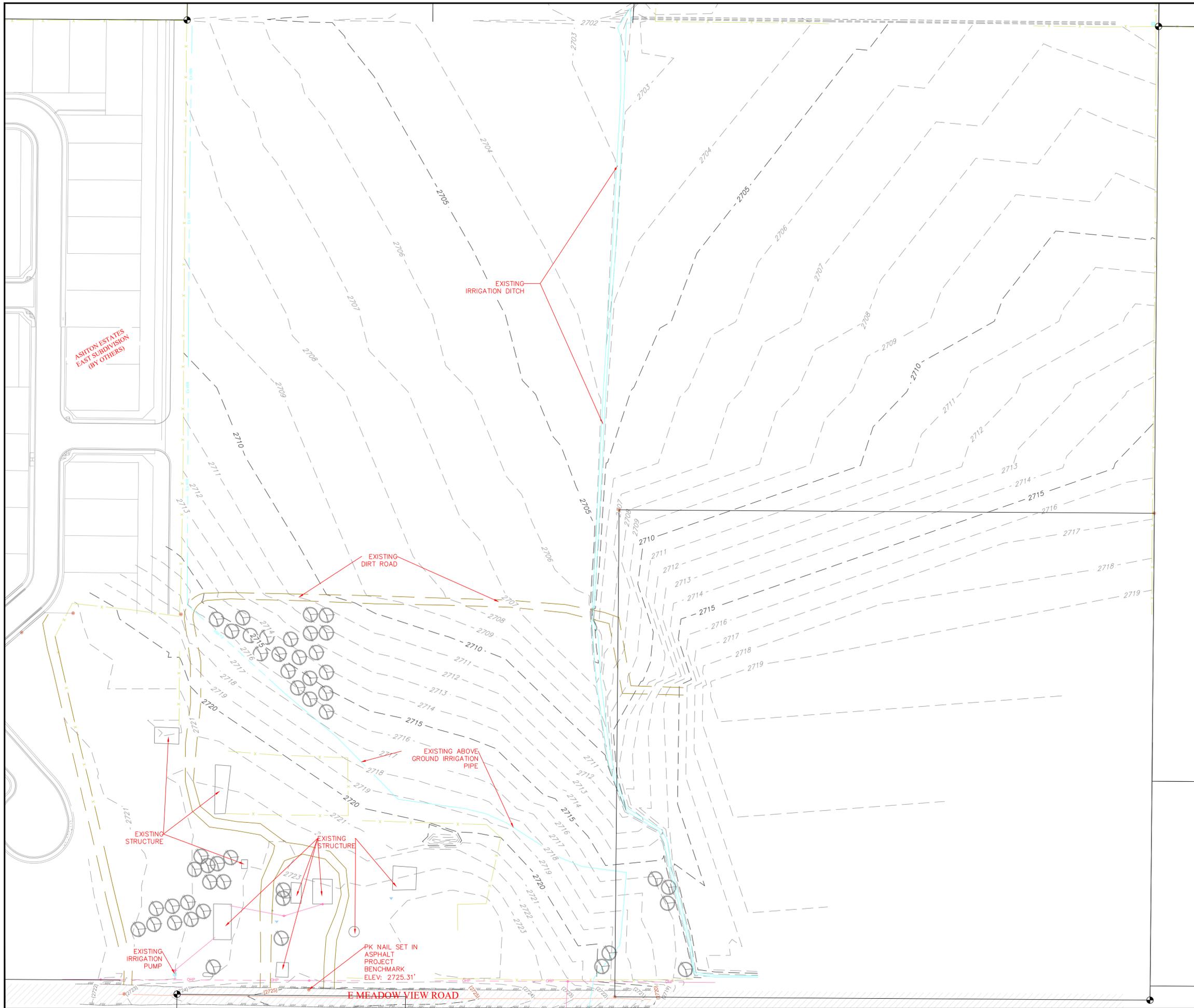
**BLOSSOM MEADOWS SUBDIVISION**  
COVER

DESIGNED JKS  
DRAWN JKS  
CHECKED KS  
APPROVED KS

NO.	DATE	PROJECT REVISIONS ITEM



**SHEET 1 OF 6**  
DATE: MARCH 2025  
BRONZE BOW PROJECT NO: 24006



ASHFORD ESTATES  
EAST SUBDIVISION  
(BY OTHERS)

EXISTING  
IRRIGATION DITCH

EXISTING  
DIRT ROAD

EXISTING ABOVE  
GROUND IRRIGATION  
PIPE

EXISTING  
STRUCTURE

EXISTING  
STRUCTURE

EXISTING  
IRRIGATION  
PUMP

PK NAIL SET IN  
ASPHALT  
PROJECT  
BENCHMARK  
ELEV: 2725.31'

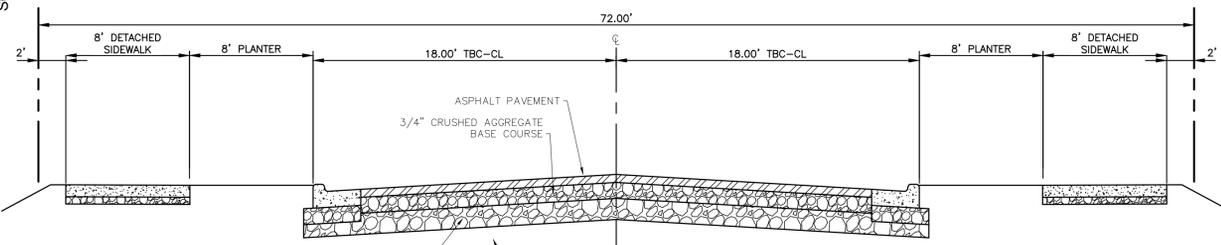
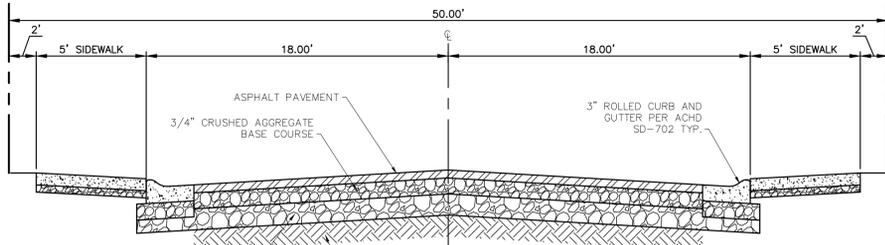
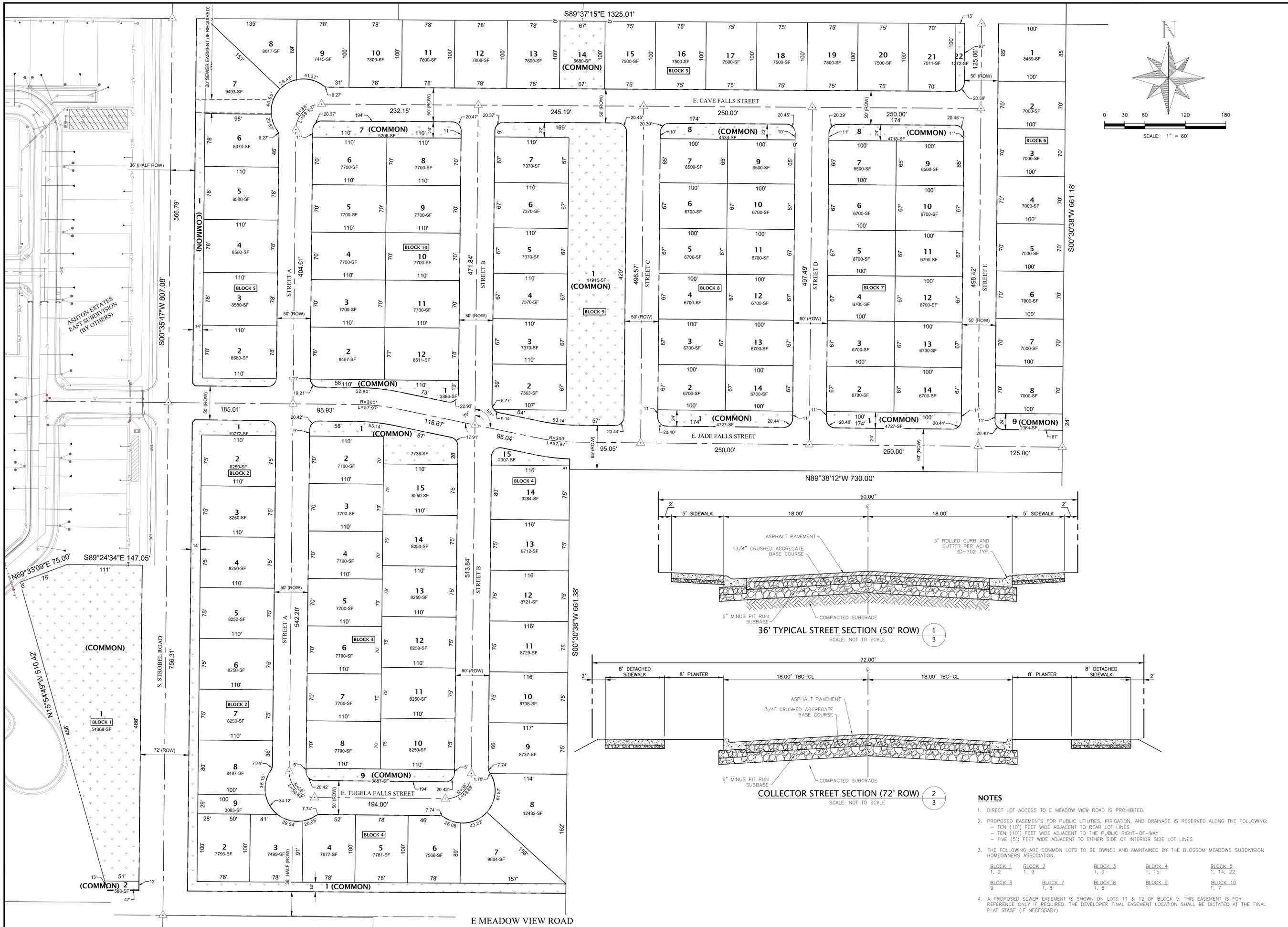
E MEADOW VIEW ROAD

**BLOSSOM MEADOWS SUBDIVISION  
EXISTING FEATURES**

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE





- NOTES**
- DIRECT LOT ACCESS TO E MEADOW VIEW ROAD IS PROHIBITED.
  - PROPOSED EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS RESERVED ALONG THE FOLLOWING:
    - TEN (10') FEET WIDE ADJACENT TO REAR LOT LINES
    - TEN (10') FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY
    - FIVE (5') FEET WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
  - THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION.
 

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5
1, 2	1, 9	1, 9	1, 15	1, 14, 22
BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 10
9	1, 8	1, 8	1	1, 7
  - A PROPOSED SEWER EASEMENT IS SHOWN ON LOTS 11 & 12 OF BLOCK 5. THIS EASEMENT IS FOR REFERENCE ONLY IF REQUIRED. THE DEVELOPER FINAL EASEMENT LOCATION SHALL BE DICTATED AT THE FINAL PLAT STAGE (IF NECESSARY)

# RONZE BOW

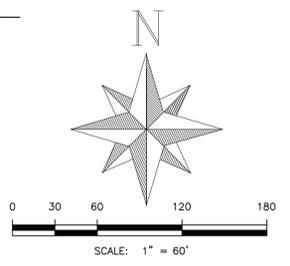
P.O. BOX 6525  
BOISE, ID 83707  
JADON@BRONZEBOWLAND.COM

## BLOSSOM MEADOWS SUBDIVISION LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE



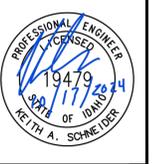


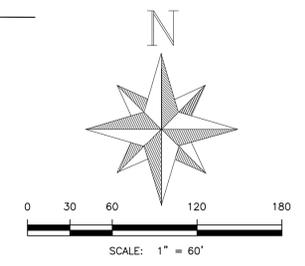
**NOTES**

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN E. JADE FALLS ST.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY THE CONNECTION IN S. STROBEL ROAD ON THE NORTH SIDE OF DEER FLAT ROAD.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS.
6. STORM DRAINAGE FROM PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND CUTTER AND ROUTED TO THE STORM FACILITY DESIGNED TO ACHD STANDARDS. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL.
7. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER: DRAINAGE SEWER: GRAVITY IRRIGATION: AND PRESSURE IRRIGATION.
9. CITY OF KUNA SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE





**NOTES**

1. DUE TO THE DYNAMIC AND EVER CHANGING NATURE OF DEVELOPMENT, THE DEVELOPER WISHES TO RESERVE THE RIGHT TO MAKE ADJUSTMENTS TO THE PHASING PLAN AT THE TIME OF SUBMITTING THE CONSTRUCTION DRAWINGS AS NEEDS, REQUIREMENTS, AND ECONOMICS FOR THE PROJECT CHANGE.

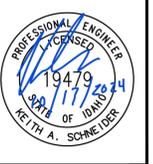
**LEGEND**

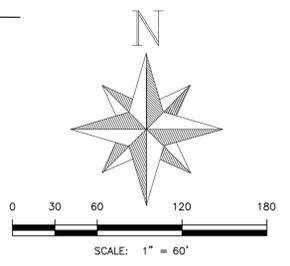
- PHASE 1: [Green Box]
- PHASE 2: [Blue Box]
- PHASE 3: [Orange Box]

**BLOSSOM MEADOWS SUBDIVISION  
 PROPOSED PHASING PLAN**

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE





ASHITON ESTATES  
EAST SUBDIVISION  
(BY OTHERS)

OPEN SPACE CALCULATIONS  
(QUALIFIED)

LOT	BLOCK	OPEN SPACE (s.f.)	OPEN SPACE (ACRES)
1	1	54,867	1.26
1	2	2,406	0.05
1	3	7,737	0.18
9	3	3,887	0.08
15	4	2,006	0.05
1	5	1,260	0.03
14	5	6,680	0.15
22	5	1,270	0.03
9	6	2,363	0.05
1	7	4,727	0.11
8	7	4,718	0.11
1	8	4,727	0.11
8	8	4,534	0.10
1	9	41,915	1.05
1	10	3,886	0.09
7	10	5,207	0.11

NOTES

- NO LANDSCAPE BUFFERS LOCATED BETWEEN THE COLLECTOR ROAD SECTIONS AND THE PROPOSED RESIDENTIAL LOTS ARE INCLUDED IN THE OPEN SPACE CALCULATIONS.

DESIGNED JKS  
DRAWN JKS  
CHECKED KS  
APPROVED KS

NO.	PROJECT REVISIONS ITEM	DATE



**From:** [Troy Behunin](#)  
**To:** [ACHD \(planningreview@achdidaho.org\)](#); [Adam Ingram \(Adam.Ingram@sparklight.biz\)](#); [Adam Wenger - PW Kuna](#); [B. Withrow](#); [Boise-Kuna Irri. Dist.](#); [Brando Medica \(bmedica@meridiancity.org\)](#); [Brent Moore](#); [Brian Graves \(bgraves@kunaschools.org\)](#); [Camille Burt \(camille.r.burt@usps.gov\)](#); [Chad Gordon](#); [Chief M. Fratusco](#); [DEQ](#); [Eric Adolpfson](#); [Erika Olvera \(eolvera@nmid.org\)](#); [Genna Ashley - Boise Project Board of Control \(gashley@boiseproject.org\)](#); [Idaho Power - Jacky Chris](#); [Idaho Power - K Funke](#); [ITD](#); [John Walburn - Cableone](#); [Justin Walker \(jwalker@kellerassociates.com\)](#); [Kendra Conder - ITD](#); [Kristal Hinkle - KRFD](#); [Leon Letson \(lletson@adacounty.id.gov\)](#); [Lori Badigian](#); [Marc Boyer \(marc.c.boyer@usps.gov\)](#); [Mike Borzick](#); [Mike Hickman](#); [Mikel Sangroniz](#); "Mindy Wallace"; [Olivia McKinnon \(ovielstichmckinnon@compassidaho.org\)](#); [Paris Dickerson \(PDickerson@idahopower.com\)](#); [Robbie Reno \(rreno@kunaschools.org\)](#); [Sam Feist](#); [scott arellano KRFD](#); [Stacey DuPuis](#); [Steve Taulbee - MFD](#); [Terri \(terri@nyid.org\)](#); [TJ Lawrence \(TLawrence@kunafire.com\)](#); [Tom Ritthaler \(TRitthaler@boiseproject.org\)](#); [Ashley Wolgast](#); [Tim Jensen \(Kuna School District\)](#)  
**Cc:** [Doug Hanson](#)  
**Subject:** Request for official Agency Comments - Blossom Meadows Sub  
**Date:** Tuesday, December 17, 2024 5:13:00 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

Afternoon Greetings Everyone.

The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

Please find the request for formal comments below for a new proposal in the City of Kuna

**\*To view submittal packet please click [BLUE](#) link below next to Case Number(s).**

## Agency Transmittal – December 17, 2024

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

<b>CASE NUMBERS:</b>	24-09-AN (Annexation) & 24-06-S (Preliminary Plat) – <a href="#"><i><b>Blossom Meadows Subdivision.</b></i></a>
<b>PROJECT DESCRIPTION</b>	Arrano Farms, LLC, 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 177 single-family lots, and 17 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300.
<b>SITE LOCATION</b>	Near the NWC of Meadow View and Locust Grove Rd., Kuna, ID 83634.
<b>REPRESENTATIVE</b>	<b>Jadon Schneider</b> 412 S 3 <sup>rd</sup> St. Ste. 602 Boise, ID, 83702 480.232.2999 <a href="mailto:jadon@bronzebowland.com">jadon@bronzebowland.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>March 11, 2025</b> , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<b>STAFF CONTACT</b>	Troy Behunin Senior Planner <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>

Click the [BLUE](#) link next to the “CASE NUMBER(S)” box above – Either hover and <[CLICK](#)> or, hold the Ctrl button and <[CLICK](#)>.

Please let us know if you have any questions or need additional information.

Troy



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

### **Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.922.5546 Ext. 4

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*



Miranda Gold, President  
 Alexis Pickering, Vice-President  
 Kent Goldthorpe, Commissioner  
 Dave McKinney, Commissioner  
 Patricia Nilsson, Commissioner

Date: February 14, 2025

To: Jadon Schneider, Bronze Bow Inc.

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Blossom Meadows Subdivision

Trip Generation: This development is estimated to generate 1,706 vehicle trips per day, 170 vehicle trip per hour in the PM peak hour, based on the traffic impact study.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	X
No	
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

ACHD Planned Improvements	
FYP	
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS3
Cyclist	LTS2

Is Transit Available?	
Yes	
No	X

Comments:

*connecting you to more*



**Project/File:** **Blossom Meadows / KPP24-0007 / 24-09-AN 24-06-S**  
 This is a preliminary plat, rezone and annexation application to allow for the development of 17 common lots and 177 single family home residential lots on 30.92 acres.

**Lead Agency:** City of Kuna

**Site address:** 2432 E Meadow View Road  
Kuna, ID 83634

**Staff Approval:** February 14, 2025

**Applicant:** Dave Buich  
Arrano Farms  
PO Box 516  
Eagle, ID 83616

**Representative:** Jadon Schneider  
PO Box 8525  
Boise, ID 83707

**Staff Contact:** Sam Standal  
Phone: 208-387-6384  
E-mail: [sstandal@achdidaho.org](mailto:sstandal@achdidaho.org)

**Report Summary:**

ACHD Planned Improvements .....2

Level of Service Planning Thresholds .....2

A. Site Specific Conditions of Approval .....3

B. Vicinity Map .....5

C. Site Plan .....6

E. Traffic Impact Study – Summary and Findings.....7

F. Findings for Consideration .....9

G. Policy..... 12

H. Attachments.....19

I. Standard Conditions of Approval .....19

J. Conclusions of Law.....20

Request for Appeal of Staff Decision .....21

## ACHD Planned Improvements

### 1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
- The intersection of Meridian Road and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
- The intersection of Deer Flat Road and Locust Grove Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 1-lane on the north leg, 1-lane on the south, 2-lanes east, and 2-lanes on the west leg between 2036 and 2040.

## Level of Service Planning Thresholds

### 1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Meadow View Road	675-feet	Collector	16	Better than "D"

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

### 2. Average Daily Traffic Count (VDT)

*Average daily traffic counts are based on the submitted TIS.*

- The average daily traffic count for Meadow View Road east of Meridian Road/SH-69 was 498 on September 4, 2024.

## **A. Site Specific Conditions of Approval**

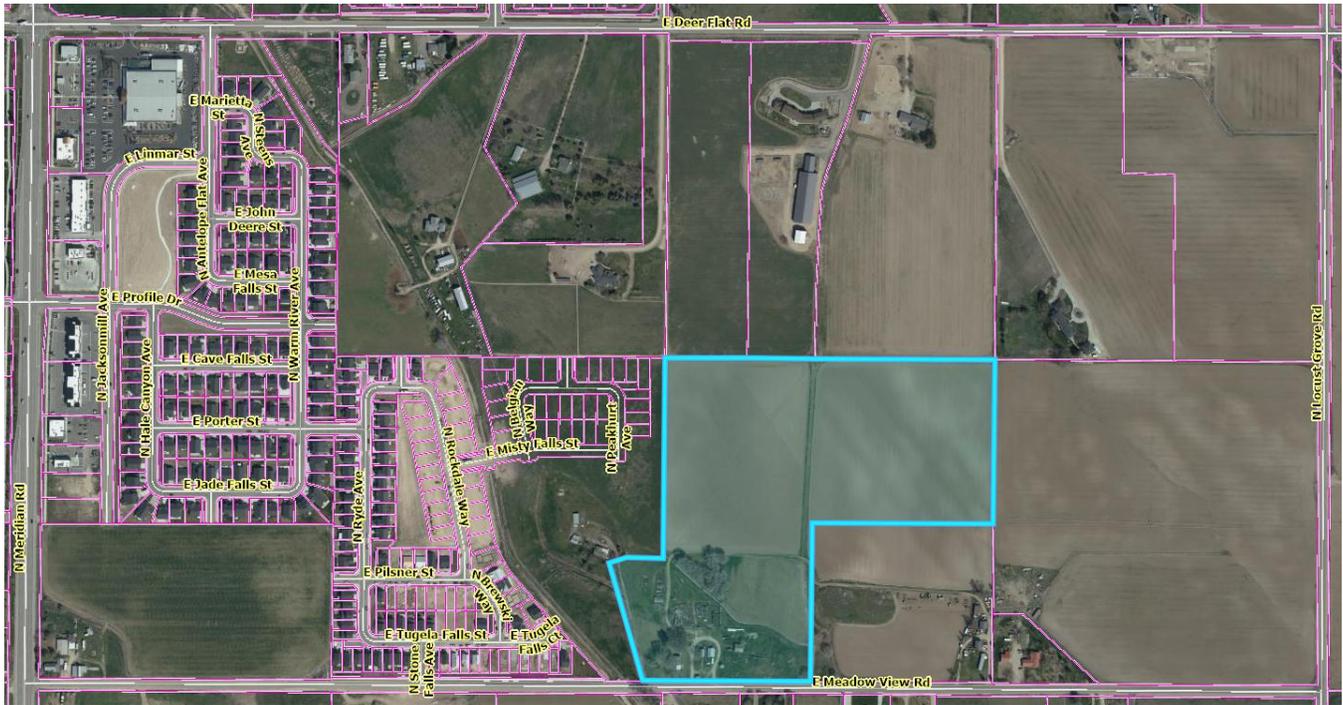
1. This development shall be limited to the final platting of 100 single family building lots (or equivalent trips) until secondary public street access is available.
2. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.
  - Street A
  - Street B
  - Cave Falls
  - Jade Falls

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

3. Construct Meadow View Road abutting the site as half of a 36-foot collector street section plus 12 additional feet of pavement, to total 30-feet of pavement with vertical curb, gutter, 8-foot-wide planter strip, and 8-foot-wide, detached, concrete sidewalk on the north side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the south side of the roadway.
4. Construct the first 466-feet of Stroebel Road north of Meadow View Road as a 36-foot collector street section with vertical curb, gutter, an 8-foot planter strip, and 8-foot detached concrete sidewalk.
5. Construct the remaining portion of Stroebel Road abutting the site as half of a 36-foot collector street section plus 12 additional feet of pavement, to total 30-feet of pavement with vertical curb, gutter, 8-foot planter strip, and concrete sidewalk on the east side of the roadway and a 3-foot wide gravel shoulder and barrow ditch on the west side of the roadway.
6. Dedicate right-of-way for Meadow View and Stroebel that extends a minimum of 2-feet behind the sidewalk or behind the barrow ditches. A permanent right-of-way easement shall be provided for detached sidewalks located outside of the dedicated right-of-way.
7. Construct all the internal local streets as standard 36-foot-wide local streets sections with curb, gutter, and attached 5-foot concrete sidewalks within 50-feet of right-of-way.
8. Dedicate right-of-way for Jade Fall Street extending to the south property line abutting parcel No. S1419131650, currently owned by Buddy Gibson. Enter into a license agreement with ACHD for landscaping within this right-of-way.
9. Construct one stub street to the east, Jade Falls, located 1,320-feet east of Stroebel Road.
10. Construct one stub street to the north, Street E, located 1,200-feet east of Stroebel Road.
11. Construct one stub street to the south, Street E, located 1,200-feet east of Stroebel Road
12. Install a sign at the terminus of each stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".
13. If any of the stub streets extend greater than 150-feet, then construct a paved temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as standard cul-de-sac. A temporary turnaround easement shall be provided for any portion of the turnaround located outside of the dedicated right-of-way.

14. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
15. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
16. Comply with all Standard Conditions of Approval.

## B. Vicinity Map





## **E. Traffic Impact Study – Summary and Findings**

### **1. Traffic Impact Study**

CR Engineering, Inc. prepared a traffic impact study (TIS) for the proposed Blossom Meadows Subdivision. An executive summary of the findings **as presented by CR Engineering** can be found as Attachment A. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the TIS. Staff comments and recommendations on the submitted traffic impact study can be found below.

#### **a. Policy:**

**Mitigation Proposals:** Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District’s planning Capital Projects.
- Reducing the scope and/or scale of the project.

**Alternative Mitigation Measures:** 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour, defined as the hour prior to after the determined peak hour within the two-hour peak period, (sometime analyzed as hour before or after peak period) and (ii) provide a safety analysis to determine alternative mitigation requirements.
  - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour, the applicant may suggest feasible alternative mitigation measures beyond improvements from District policy, such as: off-site sidewalks, off-site bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
  - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
  - Revision to the Phasing Plan to coincide with the District’s future Capital Projects.
  - Reducing the scope and/or scale of the project.

**Level of Service Planning Thresholds:** District Policy 7205.3.1 states that Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD’s Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

**b. TIS Findings:** Staff has reviewed the submitted traffic impact study (TIS). All intersections and segments within the scope of the study are expected to operate at an acceptable level of service under existing and 2028 background traffic, except for the following:

- Existing Conditions
  - Meridian Road and Deer Flat Road
    - An additional eastbound left turn lane, westbound right turn lane, and adjustment of the signal timing is recommended.
    - Based on 2019-2023 historical crash data, it is recommended that additional safety improvements be made to the signal. These may include:
      - Installing near-side signal heads for left turn and through movements on SH-69/Meridian Road.
      - Installing far-side signal heads for all left turn movements.
      - Installing 3-inch yellow reflective sheeting on all existing backplates.
- 2028 Background Traffic
  - Meridian Road and Deer Flat Road
    - It is recommended to construct a northbound left turn lane and include a southbound right turn lane overlap phase, in addition to prior recommended mitigation.
    - The westbound left turn lane is recommended to be extended by 100-feet (totaling 250-feet) and the southbound right turn lane is recommended to be extended by 75-feet (totaling 425-feet) in order to accommodate queue lengths.

No additional mitigation is necessary for total 2028 traffic beyond what is required for 2028 background traffic. At build out, this site contributes 3.6% of the total traffic entering the intersection during the PM peak hour.

In addition, the TIS notes that two internal streets, Street A and Street B, exceed 750-feet in length and will require traffic calming mitigation. However, no specific traffic calming is recommended in the TIS.

**c. Staff Comments/Recommendations:** Staff comments are provided by District Traffic Services and Development Review staff.

Based on the findings of the TIS, one additional eastbound left, one additional northbound left, and a westbound right turn lane should be constructed at the Meridian Road and Deer Flat Road intersection to mitigate site generated impacts. The construction of these turn lanes would require signal modifications, pavement widening and right-of-way dedication on SH-69/Meridian Road, which is under the jurisdiction of ITD. Additionally, the total site generated traffic entering this intersection is less than 10%. Therefore, consistent with ACHD's Level of Service Planning Threshold Policy, no mitigation is required.

## **F. Findings for Consideration**

### **1. Maximum Traffic on One Access**

- a. **Staff Comments/Recommendations:** The applicant has proposed one local street, Jade Falls Street, to provide sole access to the site. ACHD's Maximum Traffic on One Access policy limits developments with only one access to a public street that is a local street to 1,000 trips per day. Based on the traffic impact study, this project is estimated to generate 1,706 vehicle trips per day exceeding the 1,000 trip threshold. Because of this the development will be limited to the final platting of 100 single family building lots (or equivalent trips) until secondary public street access is available.

### **2. Meadow View Road**

- a. **Existing Conditions:** Meadow View Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 49-feet of right-of-way for Meadowview Road (25-feet from centerline).
- b. **Applicant Proposal:** The applicant is proposing to construct Meadow View Road abutting the site as half of a 36-foot collector street section with curb, gutter, 8-foot-wide planter strip, and an 8-foot-wide detached concrete sidewalk. The applicant is proposing to dedicate right-of-way for Meadow View Road abutting the site to total 36-feet from centerline.
- c. **Staff Comments/Recommendations:** The applicant's proposal to improve Meadow View Road does not meet District policy and should not be approved, as proposed.

To meet District policy, the applicant should be required to construct Meadow View Road as half of a 36-foot collector street section with 8-foot planter strip and detached sidewalk to tie into existing improvements, plus an additional 12-feet of pavement widening beyond centerline to provide an adequate roadway surface, with a 3-foot wide gravel shoulder and barrow ditch sized to accommodate roadway runoff.

### **3. Stroebel Road**

- a. **Existing Conditions:** Stroebel Road does not existing abutting the site. Although not constructed yet, ACHD has approved plans for the construction of Stroebel Road north/west of the site as part of Ashton Estates East Subdivision. North of the site Stroebel Road is constructed as a 36-foot wide collector street section with vertical curb, gutter, and sidewalk.
- b. **Applicant Proposal:** From Meadow View Road north 466-feet the applicant is proposing to construct Stroebel Road as a 36-foot collector street section with curb, gutter, an 8-foot planter strip, and 8-foot detached concrete sidewalk within 72-feet of right-of-way.

For the remainder of the roadway, the applicant has proposed to construct Stroebel Road as half of a 36-foot collector street section with curb, gutter, 8-foot planter strip, and 8-foot detached concrete sidewalk abutting the site. The applicant is proposing to dedicate 36-feet of right-of-way for this segment, which extends to the site's north property line.

- c. **Staff Comments/Recommendations:** The applicant's proposal to construct Stroebel Road the first 466-feet of Stroebel Road north of Meadow View meets District policy and the proposal for an 8-foot wide sidewalk exceeds District policy and should be approved, as proposed.

The applicant should coordinate the construction of Stroebel Road abutting the site with the developers of the adjacent Ashton Estates East Subdivision. If Stroebel Road abutting Ashton Estates East is constructed prior to the site's development, the applicant's proposal exceeds District policy and should be approved.

The applicant's proposal for the remainder of Stroebel Road does not meet District policy and should not be approved. To meet District policy, the applicant should be required to construct

Stroebel Road abutting the site as half of a 36-foot collector street section with 8-foot planter strip and detached sidewalk to tie into existing improvements, plus an additional 12-feet of pavement widening beyond centerline to provide an adequate roadway surface, with a 3-foot wide gravel shoulder and barrow ditch sized to accommodate roadway runoff.

#### 4. Internal Local Streets

- a. **Existing Conditions:** There are no public streets within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct all the internal local streets as standard 36-foot-wide local streets with curb, gutter, and attached 5-foot concrete sidewalk within 50-feet of right-of-way.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

#### 5. Roadway Offsets

- a. **Existing Conditions:** There are no public streets within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct Stroebel Road to intersect Meadow View Road located 2,640-feet east of Meridian Road.
- c. **Staff Comments/Recommendations:** The applicant's proposal to construct Stroebel Road meets District policy, aligns with the Master Street Map, and should be approved.

#### 6. Stub Streets

- a. **Existing Conditions:** There are no existing stub streets to or from the site.
- b. **Applicant Proposal:** The applicant is proposing to construct 3 stub streets as follows:
  - o Jade Falls Street stubbing to the site's east property line, located 1,320 feet east of Stroebel Road.
  - o Street E stubbing to the site's south property line, 666-feet north of Meadow View Road.
  - o Street E Stubbing to the site's north property line, 1,320-feet north of Meadow View Road.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy, and should be approved, as proposed. The applicant should be required to install a sign at the terminus of each stub street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".

If any of the stub streets extend greater than 150-feet in length then a temporary turnaround should be provided. The temporary turnaround should be paved and paved and constructed to the same dimensional standards as standard cul-de-sac. A temporary turnaround easement shall be provided for any portion of the turnaround located outside of the dedicated right-of-way

In addition to the construction of the stub streets the applicant should be required to dedicate right-of-way for Jade Fall Street extending to the south property line abutting parcel No. S1419131650, currently owned by Buddy Gibson. This will provide this parcel more access opportunities upon redevelopment. The applicant can enter into a license agreement with ACHD for landscaping within this right-of-way.

#### 7. Traffic Calming

- a. **Staff Comments/Recommendations:** There are several long sections local roadways proposed with Blossom Meadows Subdivision, which are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- Street A
- Street B
- Cave Falls Street
- Jade Falls Street

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

## **8. Other Access**

Meadow View Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## **G. Policy**

### **1. Federal Accessibility Design Guidelines and Standards**

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

### **2. Minor Improvements**

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

### **3. Livable Street Performance Measures**

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

### **4. Meadow View Road and Stroebel Road**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

**Half Street Policy:** District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

**Off-Site Streets Policy:** District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 5-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

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

**Pedestrian Facilities:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

**Meadow View Road ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Meadow View Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 66-feet of right-of-way.

**Visionary Way/Future Mid-Mile Collector ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 66-feet of right-of-way.

## 5. Internal Local Streets

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

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

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

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

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.

- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**Maximum Traffic on One Access:** District policy 7207.3.3 requires that if a proposed development only has one access to a public street that is a local street, or if it proposes to extend public streets from existing development with only one local street access to the public street system, the maximum forecast ADT to be allowed at any point on the local street access is 1,000 and is subject to fire department requirements for the provision of a secondary access. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services. The District will also take into consideration the

following Adopted: Res. 469 (7/13/94) 7200 - 37 Revised: Res. 675 (1/29/03); Res. 690 (10/15/03); Ord. 201 (4/12/06); Ord. 211 (12/15/10); Ord. 233 (1/25/17); Ord. 236 (11/29/17); Ord. 238 (12/12/18); Ord. 248 (3/10/21); Ord. 251 (10/18/2023); Ord. 252 (10/25/2023) items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, topography (foothills vs. flat land), pedestrian connectivity, location of schools, etc

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

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

## 6. Roadway Offsets

**Local Street Intersection Spacing on Principal Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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

**Collector Offset Policy:** District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is  $\frac{1}{4}$  mile to allow for adequate signal spacing and alignment.

District policy 7206.4.3 states that access is typically prohibited within the influence area of an existing or future roundabout intersection, which is generally considered the area from the intersection to the far end of the splitter islands.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

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

## 7. Stub Streets

**Stub Street Policy:** District policies 7206.2.4.3 (Collector) and 7207.2.4.3 (Local) state that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Sections 7206.2.4 (Collector) and 7207.2.4 (Local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

**Temporary Dead End Streets Policy:** 7206.2.4.4 (collector)/ 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

## 8. Traffic Calming

**Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

**Speed Control and Traffic Calming Policy:** District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

## 9. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 10. Landscaping

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

## 11. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

## H. Attachments

Attachment A: TIS Executive Summary

## **I. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements . The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **J. Conclusions of Law**

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

## **Request for Appeal of Staff Decision**

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

## **Request for Reconsideration of Commission Action**

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>



# ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

January 7, 2025

Troy Behunin  
Kuna City Planning Department  
PO Box 13  
Kuna, ID 83634

RE: 24-09-AN / 24-06-S / 2432 E Meadow View Road / Blossom Meadows Subdivision

Troy,

The City of Kuna has requested feedback regarding the proposed annexation with rezone from RR (Rural Residential) to R-6 (Medium Density Residential), a preliminary plat consisting of 177 single-family lots, and 17 common lots on 30.92-acres, located at 2432 E Meadow View Road (Parcel No. S1419131300).

## Land Use

Ada County supports the annexation due to its compliance with the Kuna Comprehensive Plan, as adopted by the County, which designates the site as *Medium Density Residential*. The proposed R-6 (Medium Density Residential) zoning allows for a residential density of up to six units per acre, and the proposed net density of the project is 5.72 units per acre and the site is contiguous to the City of Kuna. Therefore, the application complies with the following Comprehensive Plan goals regarding development within Areas of City Impact and encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

*Goal 2.2 Direct urban development to incorporated cities, ACIs, and Planned Communities where investments in urban services have already been made or are planned and programmed in a CIP or work program.*

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

## Comprehensive Plan

The proposal to include over 11% of open space for the use of the development complies with the following policy of the Kuna Comprehensive Plan to incorporate usable open space elements into development projects.

*Policy 2.B.1.b. Continue to require neighborhood park development through the subdivision development process.*

The proposal to extend a roadway connection from the south, E Meadow View Road, along the western boundary by constructing half of the mid-mile collector street, Stroebel Road,

as well as providing stub streets to the east, north and south is supported by the following goal of the Kuna Comprehensive Plan, which is to provide neighborhood connectivity.

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

Please feel free to contact me with any questions.

Sincerely,

***Stacey DuPuis***

Stacey DuPuis

Community & Regional Planner

Ada County Development Services





**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 24-09-AM

Development Name/Section Blossom Meadows 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: Rowena Date: 1/15/25

# Communities in Motion (CIM) Development Review Checklist

**Development Name:** Blossom Meadows  
**CIM Vision Category:** Future Neighborhood  
**Consistent with CIM Vision?** YES  
**New Households:** 177      **New Jobs:** 0



**Safety**  
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

N/A

Pedestrian level of stress      N/A  
 Bicycle level of stress      N/A



**Economic Vitality**  
 To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access        
 Impact on Existing Surrounding Farmland        
 Net Fiscal Impact     



**Convenience**  
 What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop        
 Nearest public school        
 Nearest public park     



**Quality of Life**  
 Checked boxes indicate that additional information is attached.

Active Transportation        
 Automobile Transportation        
 Public Transportation        
 Roadway Projects     



**Improves performance**



**Does not improve or reduce performance**



**Reduces performance**

**Comments:**

Based on the site plan provided, COMPASS has no additional details.

**Who we are:** The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with *Communities in Motion*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.

Sent: 1/2/25



<https://compassidaho.org/>  
[info@compassidaho.org](mailto:info@compassidaho.org)



## Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

**Corridor Name:**

N/A

**Primary Use:**

**Secondary Use:**

### Land Uses to Support Bicycle and Pedestrian Transportation

- ✓ Provide sidewalks and pathways between horizontal mixed use areas to promote walking and biking between areas.

### Bicycle and Pedestrian Infrastructure

- ✓ Provide sufficient and covered bike parking near destinations

# ***Fiscal Impact Analysis***

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

## **Net Fiscal Impact by Agency**



City



County



Highway District



School District

Breakeven point across all agencies: 1 Year

*Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: <https://compassidaho.org/fiscal-impact-tool/>*

## ***Long-Term Funded and Unfunded Capital Projects***

**CIM Priority  
Corridor:**

State Highway 69 (Kuna Road to Interstate 84)

Widening State Highway 69 (Kuna Road to Interstate 84) to 6 travel lanes is an unfunded project in *Communities in Motion 2050*. It is the state system's number 4 priority.

**CIM Priority  
Corridor:**

Meridian Road Extension (King Road to Kuna Road)

Constructing a new roadway Meridian Road Extension (King Road to Kuna Road) and railroad overpass is a long-term funded project in *Communities in Motion2 2050*.

More information on transportation needs and projects based on forecasted future growth is available at: <https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/>



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

December 20, 2024

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

**VIA EMAIL**

<b>Development Application</b>	<b>24-09-AN &amp; 24-06-S</b>
<b>Project Name</b>	<b>Blossom Meadow Subdivision</b>
<b>Project Location</b>	<b>NWC of Meadow View and Locust Grove Rd., Kuna, ID</b>
<b>Project Description</b>	Annexation of 30.92 Acres and PP Approval of 177 Single-Family Lots
<b>Applicant</b>	Jadon Schneider, Bronze Bow

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. ITD has received a copy of the Traffic Impact Study for the proposed development.
  - a. ITD will begin its review of the TIS. During the review process, the Department will ensure continued communication with the applicant, City of Kuna and ACHD.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

*Kendra Conder*

Kendra Conder  
Development Services Coordinator  
[Kendra.conder@itd.idaho.gov](mailto:Kendra.conder@itd.idaho.gov)

---

# Kuna School District

*Inspiring each student to become a lifelong learner and a contributing, responsible citizen.*



Oct 16, 2024

RE: Blossom Meadow Subdivision

Dear Kuna City Council Members & Kuna P & Z Commissioners,

Kuna School District has reviewed the preliminary plat of Blossom Meadow Subdivision and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, the Blossom Meadows development team has been able to partner with Kuna School District in helping to mitigate the impact of this subdivision on the schools.

Kuna School District has experienced unprecedented growth recently and we seek voluntary partnerships with developers to support our ability to educate the students in our community.

Because this developer has partnered with us, we can serve the students generated from this development of 177 homes.

We do request the following regarding bussing for this subdivision. Our practice is that buses try not to go into subdivisions. We request that the pickup area for this subdivision is located on E. Meadow View Road. at the south end of S. Stroebel Road. We ask there be space for children to congregate and wait for the bus twelve feet from the road. Twelve feet is the minimum safe distance for our buses.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated by the Blossom Meadows Team.

Regards,

*Tim Jensen & Jason Reddy*

*School District Planners*

*CC: School Board of Trustees*

**CASE NO. 25-02-DR**

**KAVEMAN TRAILERS, DESIGN REVIEW**

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

**ALL APPLICATION MATERIALS: [25-02-DR](#)  
[KAVEMAN TRAILERS-SALES FACILITY](#)**

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**

## City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Kaveman Trailers		<b>Application Number:</b>		25-02-DR		
<b>Date:</b>	04/08/2025		<b>Staff Contact:</b>		Marina Lundy		
<b>Owner(s)/Applicant:</b>	Chrysalis Architecture – Richard Wilmot		<b>Applicant Contact:</b>		208.596.1565 rw@chrysalis-architecture.com		
<b>Representative:</b>	Same as above		<b>Representative Contact:</b>		Same as above		

**Purpose**  
 Applicant requests Design Review approval for a recreational trailer sales facility. The site is 4.005 acres and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

Statement of Fact	
<b>Parcel Number(s):</b>	S1419333450
<b>Future Land Use Map Designation:</b>	Commercial
<b>Existing Land Use:</b>	Residential Property
<b>Current Zoning:</b>	C-2 (Area Commercial District)
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	5.004 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> A (Agriculture); <b>East:</b> A (Agriculture); <b>South:</b> RUT (Rural Urban Transition); <b>West:</b> C-1 (Neighborhood Commercial District)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> N/A; <b>East:</b> N/A; <b>South:</b> E Kuna Rd. (Existing); <b>West:</b> N Meridian Rd. (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Future Land Use Map identifies the subject property as Commercial. The existing zoning district of C-2 is a compatible zoning district within the Commercial Land Use Designation. This zoning district is an appropriate designation for this retail facility.

## Staff Analysis

The project was originally approved on 7/11/2023 but the Design Review expired prior to commencement of work.

The applicant is submitting a request to operate a recreational trailer sales facility. This facility will use the existing building and will include one (1) regular parking stall and four (4) ADA parking stalls.

Applicant has requested to use the existing septic system and to use dust free rock as their hard surface.

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommend the Commission approve the application with the conditions outlined in staff's report.

## Recommended Conditions of Approval

### Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve all sewer connections.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
  - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting

season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
9. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
10. Developer/Owner/Applicant shall comply with J&M Sanitations standards for trash receptacles.
11. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
12. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.



May 23, 2023

City of Kuna – Planning & Zoning Services  
Attn: Jessica Reid  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

Re: **Project Narrative – Kaveman Trailers**

Dear Jessica :

**Thank you**, for the opportunity to present our request for Design Review approval for the property located at 252 North Meridian Road intended to support Kaveman Trailer Sales. Kaveman Trailers is an existing business in Kuna, that has out-grown their existing location. Kaveman is re-locating their operation to the 5 acre subject property. Our application includes all the subject documentation necessary for review. Our proposal includes mostly site improvements such as new required perimeter landscape planting, new perimeter fencing, new 3/4” dust-free crushed rock compacted, site lighting and selected storm drainage swales.

The property is currently zoned C-2, which allows the proposed use of recreational vehicle sales. There is no intention to store trailers, recreational vehicles, commercial or passenger vehicles or personal items, therefore a Special Use Permit is not required. All on-site parking is code compliant and supportive of the proposed use.

In an effort to minimize site disturbance and functionality of the existing building services we respectfully request permission to continue utilizing the existing septic system. Our observations have shown the system has been well maintained and is in good working condition. All exterior site lighting is shown in the provided cut-sheets and is a “cut-off” style fixture. In addition to our request to utilize the existing septic system we also request use of the crushed and compacted dust-free rock as a “hard-surface”.

To illustrate the compact dust-free rock, as well as expand on the advantages of such a system in place, we refer to the use of recycled asphalt as a surface agent. The reclaimed asphalt naturally hardens together while remaining flexible. This creates a natural weed barrier, while also allowing water runoff to drain naturally into the existing subgrade. Furthermore, it stiffens enough to withstand the pressure of a trailer jack stand, without succumbing to sinkage, as gravel naturally would.

At this time the site and building signage will be provided under separate submittal and provided by others.

**Thank you** for the consideration and we look forward to the review and approval of our Design Review application. Please contact our office if you have any further questions.

Sincerely,

**CHRYSALIS ARCHITECTURE + PLANNING**

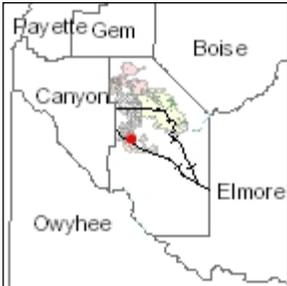
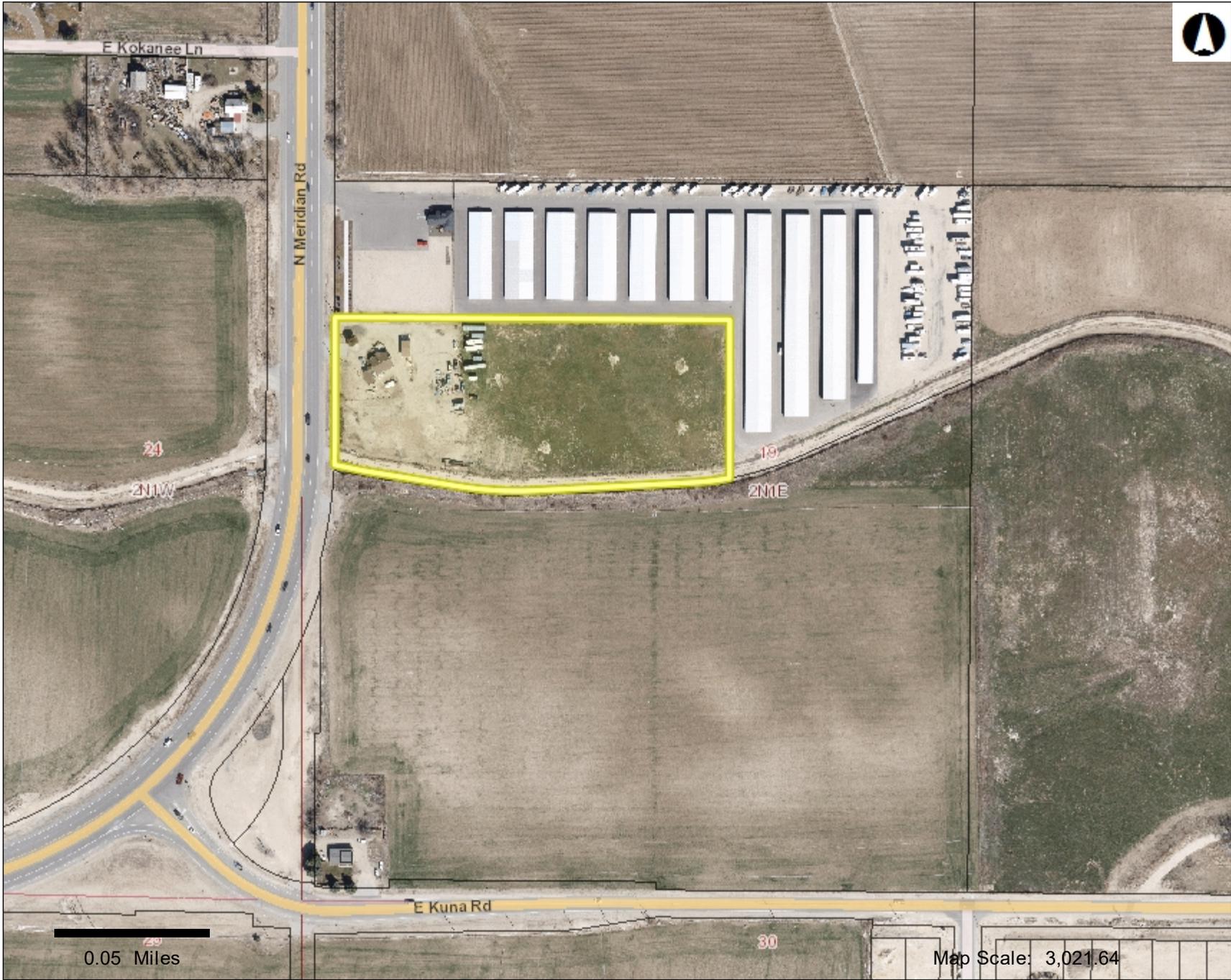
  
Richard Wilmot - Principal Architect

e. [rw@chrysalis-architecture.com](mailto:rw@chrysalis-architecture.com)

p. 208.596.1565

# Ada County Assessor

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



**Legend**

- + Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels

raster.DBO.AdaOrthos:

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

raster.DBO.AdaOrthos:

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

March 3, 2025

Marina Lundy  
Planner  
751 W. 4th Street  
Kuna, ID 83634

VIA EMAIL

<b>Development Application</b>	25-02-DR
<b>Project Name</b>	Kaveman Trailers
<b>Project Location</b>	252 N. Meridian Road, Parcel S1419333450
<b>Project Description</b>	Sales Facility
<b>Applicant</b>	Richard Wilmot

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Although this parcel has deeded access (see attached), ITD strongly recommends closure of the existing driveway and obtaining cross access with the northern parcel. ITD previously commented on 23-01-DR with the same recommendation and maintains that a shared approach will be the safest option.
  - a. ITD requests the City of Kuna support this recommendation.
2. If the applicant is able to obtain cross access, the Department will allow the shared approach to remain full access until the ultimate buildout of SH-69.
3. Should a separate commercial access be granted to this parcel, it shall be limited to a Right-in/Right-out only.
  - a. Additionally, change in approach use will require an ITD Encroachment Permit.
4. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

*Kendra Conder*

Kendra Conder  
Development Services Coordinator  
[Kendra.conder@itd.idaho.gov](mailto:Kendra.conder@itd.idaho.gov)

---



Re: City of Kuna Request for Comment Case No. 25-02-DR Kaveman Trailers

From Chad Gordon <chad.gordon@jmsanitation.com>

Date Fri 2/21/2025 11:39 AM

To Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

I will need to get a detailed drawing of the trash enclosure as well as materials used, and elevations that show all distance measurements around the enclosure based upon the City of Kuna enclosure requirements.

Thanks,

On Fri, Feb 21, 2025 at 10:55 AM Marina Lundy <MLundy@kunaid.gov> wrote:

Good afternoon,

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

<b>CASE NUMBER:</b>	<input type="checkbox"/> <a href="#">25-02-DR KAVEMAN TRAILERS-SALES FACILITY</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Design Review approval for design of a new recreational trailer sales facility. The site is 4.005 acres and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).
<b>APPLICANT</b>	Richard Wilmot <a href="mailto:Rw@chrysalis-architecture.com">Rw@chrysalis-architecture.com</a>
<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>April 8, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 208.922.5546

[mlundy@kunaid.gov](mailto:mlundy@kunaid.gov)

- 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. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*
- 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.

**Marina Lundy**

**Planner**

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

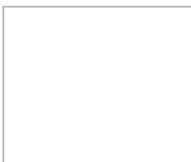
Kuna, ID 83634

Phone: 986.269.8341

Email: [mlundy@kunaid.gov](mailto:mlundy@kunaid.gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

--



Chad J. Gordon  
 J&M Sanitation Inc.  
 Office # (208) 922-3313  
 Fax # (208) 922-4033  
 Cell # (208) 941-6371  
 E-mail : [chad.gordon@jmsanitation.com](mailto:chad.gordon@jmsanitation.com)

REMAIN

