

OFFICIALS

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

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, 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

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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 10th, 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 08th, 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

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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 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 08th, 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

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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

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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

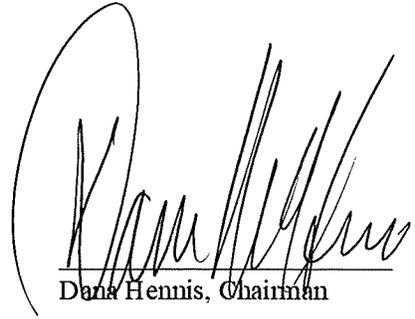
Further Discussion: None

Voting Aye: Commissioners Clark, Main, Rosadillo

Voting Nay: None

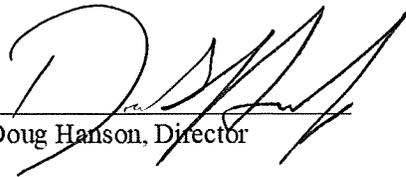
Absent: Commissioner Hennis, Greger

3-0-2



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

DEVELOPMENT SERVICES
KUNA
IDAHO

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 10th, 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

*****PUBLIC NOTICE*****

DEVELOPMENT SERVICES
KUNA
IDAHO

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 8th, 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**

*****PUBLIC NOTICE*****



CITY OF KUNA
 751 W 4th 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 Fork</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 Schamber,
Special Education Director

Kevin Gifford,
Curriculum, Instruction &
Assessment Director



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



CITY OF KUNA
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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
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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
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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 6-4-2-1.
- 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

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9. Property Description

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