

**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, May 13, 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 April 8, 2025

**B.** Decision and Reasoned Statement(s)

1. Case No. 25-01-CPM – DESRI Solar
2. Case No. 24-09-AN, 24-06-S & 24-25-DR – Blossom Meadows
3. Case No. 25-02-DR – Kavemen Trailers

*Potential Motion:*

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

**3. PUBLIC HEARINGS:**

**A.** Case No. 25-01-DAN (De-Annexation) for 6820 S Ten Mile Road – Doug Hanson, Planning & Zoning Director

Applicant requests de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road within SEC 2, T2N, R1W.

*Potential Motions:*

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

**B.** Case Nos. 25-02-AN (Annexation) for Hudon – Marina Lundy, Planner

Applicant requests Annexation and Zoning for 847 S Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.

*Potential Motions:*

- *Motion to recommend Approval/Conditional Approval/Denial of Case No. 25-02-AN with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**4. BUSINESS ITEMS:**

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**

**OFFICIALS**

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

**CITY OF KUNA**  
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**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**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.*

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

*(Timestamp 00:01:01)*

**Chairman Dana Hennis** Okay, it looks like it's about time to go ahead and call to order our regularly scheduled planning and zoning Commission meeting for Tuesday, April 8th, 2025. We'll start with roll call.

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

**Chairman Dana Hennis** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Ginny Greger.

**Commissioner Ginny Greger** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Jim Main...Commissioner Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**COMMISSIONERS PRESENT**

Chairman Dana Hennis - Present  
Vice Chairman Bryan Clark - Present  
Commissioner Ginny Greger - Present  
Commissioner Jim Main - Absent  
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 00:01:27)

**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.)*

**Chairman Dana Hennis** Okay, so first up on our agenda tonight is the consent agenda.

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

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you.

(Timestamp 00:01:32)

**Motion To:** Approve the Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

### 3. PUBLIC HEARINGS:

(Timestamp 00:01:43)

- 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.*  
(Timestamp 00:01:43)

**Chairman Dana Hennis** So next up on our agenda is going to start our public hearings. It's going to start with Case #24-08-AN, #24-05-S, and #24-23-DR for the Madrone Village, staff I see there is a request.

**Senior Planner Troy Behunin** Thank you very much, Commissioners. For the record, Troy Behunin, Kuna Development Services Department. *It still gets me every time.* Staff the applicant is actually requesting that this this be tabled because the traffic impact study that the Commission requested and the traffic-related questions that the Commission had in order to make a decision still is not complete and staff is recommending that it be tabled to a date uncertain. And then we will begin the public hearing process all over again, signs, neighborhood notices, and then a site-on-site, newspaper all that.

**Chairman Dana Hennis** Okay, thank you.

**Vice Chairman Bryan Clark** Okay Mr. Chairman, I'd like to make the motion to table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain.

**Commissioner Bobby Rosadillo** Second.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

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

(Timestamp 00:02:56)

**Motion To:** Table case numbers #24-08-AN, #24-05-S, and #24-23-DR to a date uncertain

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

**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.*

(Timestamp 00:03:11)

**Chairman Dana Hennis** Next up is going to be case #22-07-ZC, #22-15-S, and #22-38-DR for Gallica Heights.

**Senior Planner Troy Behunin** Good evening, Commissioners. Once again, Troy Behunin, Kuna Development Services Department. This application also had some changes based on an action that the City Council took a number of months ago, and because of those changes, it was ready to move forward. But then ACHD requested that a few things be altered in the traffic impact study, so that is also being taken care of at the same time. So, Staff's requesting that this. Will also be tabled to a date uncertain because we don't have that report yet and we don't want to run into the same issue.

**Chairman Dana Hennis** Perfect. Thank you.

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

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No? Okay, thank you.

*(Timestamp 00:04:12)*

**Motion To:** Table case numbers #22-07-ZC, #22-15-S, and #22-38-DR to a date uncertain.

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

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).*

*(Timestamp 00:04:28)*

**Chairman Dana Hennis** That brings us to the next one of case number 25-20, excuse me, 25-01-CPM, the comprehensive plan map amendment, for Jasper Solar, Troy.

**Senior Planner Troy Behunin** Good evening Commission. For the record, Troy Behunin, Kuna Development Services Department. So the application before you this evening is a simple one. The applicants are requesting this evening to change and modify or otherwise amend the comprehensive plan map in order to remove the lands within this application from the Kuna Area of city impact boundary. The request does include seven parcels that total about 877 acres. It is in the eastern part of the Kuna area of city impact boundary and staff will be here if you have any questions. The applicants also present and they do have a presentation to make.

**Chairman Dana Hennis** Okay, thank you. Any questions for staff at this time? Okay If the applicant would like to come forward, please state your name and address for the record if you would.

**Caitlyn Clancy** Hello, commissioners. My name is Caitlin Clancy. I am on the Desiree team and my address is 2 Gold St. New York, NY. Today I'm here to talk to you about the Jasper Solar project and more specifically about our request to amend Kuna's comprehensive plan map to remove, as Troy said, 7 parcels from Kuna's area of city Impact. *Oh, there we go.* So today I'm going to talk to you all a little bit about Desiree and go through the Jasper Solar project in further detail and talk about the benefits to Ada

County. But keeping in mind that our goal today is really to talk about the comprehensive plan map amendment instead of the project approval itself, which will be addressed later. During the ADA County permitting process.

So just to give you a sense of Desiree, we are a U.S. based renewable energy developer. We have about 11 gigawatts of in-construction, operating, and, contracted: wind, solar, and battery projects across the U.S. This is across 25 states give or take and 75 projects. This map shows where we are active. We have a decent amount of projects in the Western US specifically, we have a wind project in Power County, Idaho called the 'Power County Wind Park.' We also have over a gigawatt of operating and in construction solar projects in Utah and are the largest developer of solar projects in the state. To talk on the solar project specifically, this project is located about 7 miles east of here at the intersection of Kuna Mora Rd. and S Pleasant Valley Rd. This project is cited on Department of Corrections Land as well as some private land parcels, but the area that we are seeking to remove from Kuna's area of city impact is all owned by the Department of Corrections. I'm just going to go to the next slide to show you guys a map here.

The project area is shown in orange outline and probably should have colored this differently, but the ACI boundary is shown in Orange hash. It's about half of our project area. Our total project area is 1500 acres. We have 1000 acres of that leased from the Department of Corrections and are seeking to remove those parcels shown overlapping with the orange layer from Kuna ACI. Based on conversations we've had with the city staff, these parcels are not targeted for annexation into the city limits in the future, and the prison seems to operate pretty independently of the city. So additionally, for context and for the group here, I didn't understand this first coming in, but what's shown in blue here is Kuna's city limits and then the area of city impact is shown in orange and so the area of city impact is not officially part of the city, from my understanding, this is lands to be included in the city in the future, and like I said, we had indication that this was not necessarily the plan for Kuna.

So just to talk a bit about the benefits of this to Ada County, we are proposing to build a solar and battery storage project in eastern Ada County. This is an 150 MW solar and up to 150 MW battery project and this will create about 150 operator construction jobs and then about 3 full time O&M or site tech positions. We anticipate starting construction around mid-2027 and becoming operational at the end of 2028. This project will connect to an Idaho Power substation that is immediately adjacent to the project and so it will not require significant new transmission infrastructure to be built out. This will also be a quiet neighbor, limited water use, especially after construction. There's really little to no need for water at that point. Additionally, since this project is being developed on largely Department of Corrections lands, those lands do not contribute property tax revenue to the city or Ada County, and the development of Jasper Solar will increase property tax benefits to the local area.

Additionally, we have conducted environmental and engineering studies to date that show there are no jurisdictional waterways. There are no special status species being impacted by the project and there are no significant cultural artifacts that will be impacted by the project as well. I also have a layout here that I could show you guys to give you a more up close look at the project area, but as you can see this is surrounded by several prison facilities and then the construction zone you see in the far West portion of the site. That's actually the new META data center. Just to give you a sense of the area, this is also surrounded by a couple of gun clubs as well as a quarry in the northwest portion of that map. If anybody has any questions, I'm happy to answer anything that I might have missed but thank you for your time.

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

**Commissioner Bryan Clark** Yeah. The primary concern from you with solar is just sourcing materials. There are so few U.S. based manufacturers for solar and a lot of rare earth. My concern usually with solar, it's just product life. I mean, we're looking at 20 to 30 years before you start changing over panels, I mean, from a sustainability standpoint, where does this rank in the energy production world? Especially compared to some of our more natural resource driven, yeah.

**Planning & Zoning Director Doug Hanson** Commissioner Clark, for the record, Doug Hanson, Kuna Planning & Zoning. Just want to chime in real quick. I just want to remind the Commission and everybody in attendance that this really isn't about the solar tonight. All we're looking at is removing the parcels from our area of city impact.

**Commissioner Bryan Clark** Fair enough.

**Caitlyn Clancy** I'm happy to answer your at least the first part of that question, but we have had significant experience dealing with the troubles of the global supply chain during COVID and during the struggles of the weaker forced Labor Prevention Act back in I think 2022. But my team will correct me if that's incorrect, but we have dealt with moving the supply chain to other parts of the world and specifically to the US over the last several years. This isn't new to us, so we are prepared for the challenges of today with sourcing. Additionally, yes, the project is a 30 to 35 year life cycle. It's required by Ada County to replace panels within 30 days of breaking or malfunction, anything like that. So we will have full time checks on site. We have SCADA systems in place to indicate if anything is malfunctioning and replace those as quickly as possible. Especially because we have capacity guarantees that we need to meet as well on the power side.

**Commissioner Bryan Clark** Thank you.

**Chairman Dana Hennis** So, I guess my question, I'm not sure if it's for staff or, per se you, Why are we looking to remove this from the area of impact? What's the reasoning?

**Caitlyn Clancy** So to permit the project in Ada County, we actually aren't allowed to have any energized facilities within area of city impact of any town. So that was the reasoning we had met with the county last summer and then also two years ago and they indicated that we would need to go through a process with Kuna and we've been working with Troy to determine what that would look like, but ultimately determine that a comprehensive plan map amendment was the way to go.

**Chairman Dana Hennis** Okay, mainly for clarifying, Thank you.

**Commissioner Bobby Rosadillo** So, I guess probably more for staff, but what does this do for property taxes for the city of Kuna versus Ada County?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & zoning since this is on state owned land, there would be no benefit to the city of Kuna.

**Commissioner Bobby Rosadillo** Okay.

**Chairman Dana Hennis** Any other questions? Okay. Thank you. So with that, I'll go ahead and open up the public testimony at 6:13. And I currently do not have anybody signed up that would like to speak on this application. Is there anybody in the audience that would like to speak or testify on this application that hadn't got a chance to sign up? And seeing none then I will go ahead and close the public testimony at 6:14. With that brings up our deliberation. I think this one's pretty straightforward. We're not, as a city, losing any benefits, you know, in that area of impact since it was state land and there's nothing...

**Commissioner Bobby Rosadillo** While we're losing the potential for other. You know industrial jobs to come out in that area and actually provide some sort of revenue.

**Chairman Dana Hennis** Not on state land, unless.

**Commissioner Bobby Rosadillo** Well, if it's, if it's removed, right? But if it's, it's not a... Is this city of Kuna currently that the state land is just in the future land use? Gotcha.

**Chairman Dana Hennis** Yeah, it's just area of impact. I mean with it being state land, it would have the probably not much opportunity to provide us anything...

**Commissioner Bobby Rosadillo** Yeah.

**Chairman Dana Hennis** And it's really along our boundary. So the chance of it annexing and doing anything would be pretty long in the future, so I think this would help supply some of the needs that the state's going to need for power generation with all the new residents and companies that are coming in. It's pretty well desert out there.

**Vice Chairman Bryan Clark** Yeah, which is the only reason I'm not sitting here kind of up in arms about giant solar farms. I'm not a huge fan, but this is literally that area is all, but I hate to say useless, but yeah, all but unusable.

**Chairman Dana Hennis** Unused. Well, it's really it's not used. You know, we've had other solar farms come up and in front of us and within the areas that are taking the place of usable as well as being currently used. And this one's really neither. So if it can be used, I guess that's probably a good thing.

**Vice Chairman Bryan Clark** Yeah. Most of my complaints about solar are actually handled by where it's so.

**Chairman Dana Hennis** Well, with that, I would stand for any other concerns or comments or a motion?

**Vice Chairman Bryan Clark** Mr. Chairman, I would like to make a motion to recommend approval for case #25-01-CPM with conditions as outlined in the staff report.

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**Commissioners** Aye.

**Chairman Dana Hennis** Any opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Opposed. Motion still carries. Thank you.

(Timestamp 00:17:01)

**Motion To:** Recommend Approval For Case #25-01-CPM With Conditions As Outlined In The Staff Report.

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Greger, Clark, Hennis

**Voting Nay:** Commissioner Rosadillo

**Absent:** Commissioner Main

**3-1-1**

**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).*

(Timestamp 00:17:23)

**Chairman Dana Hennis** With that, we'll move to the next item on the agenda and that's case #24-09-AN, #24-06-S and #24-25-DR, for the Blossom Meadows subdivision, Troy.

**Senior Planner Troy Behunin** Good evening, members of the Commission. For the record, Troy Behunin, Kuna Development Services Department. So the applications before you this evening are requesting annexation of approximately 30.92 acres into the city of Kuna City limits and are proposing the R-6 medium density residential zone. They are also requesting a preliminary plat approval to subdivide the same lands into approximately, well, no more than 100 single family lots and 19 common lots with an accompanying design review application for those common lots. The site is located near the northwest corner of the intersection of Locust Grove and Meadowview Rd. Staff recommends that the applicant should be conditioned to provide the pedestrian pass throughs that are listed in this in the staff report and that they are paved with a 5 foot wide, minimum 5 foot wide, paved pathway inside a 15 foot common lot staff has reviewed the proposed annexation, the pre plat preliminary plat, and the design

review for compliance with city code, Idaho State statutes, and the Kuna Comprehensive Plan, and should the Commission recommend approval to the Council for the annexation and the pre-plat and if the Commission approves the design review for the application, Staff, does recommend that the applicant be subject to the conditions of approval listed in the staff report. I'm here if you have any questions and I know that the applicant has a presentation for you this evening.

**Chairman Dana Hennis** Great. Thank you, Troy. Any questions for staff at this time?

**Vice Chairman Bryan Clark** No.

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** Okay. If the applicant would like to come forward and go ahead and state your name and address and walk us through.

**Jayden Schneider** Perfect. Hey, Jayden Schneider, 3770 N Jackie Ln. Boise. I'm with Bronze bow. I'm the applicant working on behalf of the development team and the developers are here this evening. Just want to start off by saying thanks to city staff and Troy specifically for all the work he's done on it and Mike Borzick has done a lot of work on this project as well and just want to appreciate that that they've worked hard on it and as well as we have to. As Troy mentioned, it's for the proposal is Blossom Meadows subdivision. It's an annexation request along with preliminary plat design review and the rezone for this parcel. This site area right now, as Troy mentioned is just about 30 acres. It's currently zoned RR, which is rural residential in the Ada County area, and the proposed zoning is R-6 residential. I did want to mention that this original plat and original layout that the developer had put together was for 177 lot. The goal was to meet in this R-6 zoning after meeting with the neighbors, meeting with the city and trying to figure out, hey, what works in this area and what we think works. So the developers reduce that down to a proposed 100 total lots. So it was 177. And there's a comment later and there's a report that speaks to it, but it's for 100 lots. They're just about 7000 square feet, average. Some of them are a little bit larger about 8000, but generally larger for that R-6 zoning. Three things I wanted to touch on just as we begin, Kuna School District has provided their support for this subdivision, here. Public works; We've worked like I said with Mike Borzick at length for this site and he has provided us their support from public works for the Sewer EDU's, and ACHD has reviewed and approved the proposed development.

If you went up to the site today, you'd be along, Meadow View Rd. generally in between Locust Grove and Meridian Rd. This site to the east has Ashton Estates subdivision. Further to the east is that commercial core that's along Meridian Rd. between Deer Flat Rd. and East Meadow View Rd. To the north is Lugarno Terra subdivision. This site, if you're looking at the future land use map, is in the medium density residential. So this site meets the proposed future land use map from the City of Kuna. Like I mentioned here, it has commercial core which is located along Meridian Rd. So it's got a nice commercial area, it's got high density residential which is that R-8 density for the Ashton Estates subdivision, and this is that R-6 proposed medium density residential which is congruent with the surrounding area and follows a nice step from commercial high density into medium density residential. Specifically from the City of Kuna's Code for the medium density residential R-6 zoning. The purpose of the R-6 district is to promote the development of medium density residential areas, not to exceed 6 dwelling units per acre, and that would include things like single family dwelling, duplexes, manufactured homes, group living arrangements. Specifically, the developer is proposing single family detached homes here on these larger R-6 lots.

As I mentioned before, I just wanted to mention it again. Kuna School District has provided their support. The developer has teamed up with the Kuna School District. They they're completely aware of concerns that people have raised with the school system and the developer reached out specifically to them and has been, 'hey, what can we do to help?' 'How can we be a part of this?' Specifically in the packet and I did want to read it for you here today, just as a letter of support. The Kuna School District provided this letter, in order to reduce our reliance on the bonds and to promote reasonable growth within our district that pays for itself, we seek partnership 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 service the generate the students generated from this development of 177 homes. That just goes back to reference it quick 177 homes was the original plan reduced it back. We've reached out to the school district since and they've so said 'hey 100 is fine.' 177 We were going to work with you. Then we'll work with you now and the developer is committed to that and his agreements in place with the school district for that.

Traffic considerations; ACHD, as I mentioned, has reviewed and approved the report. I do want to bring up a few things that ACHD specifically is working on their regard in regard or on their behalf in regard to the capital improvement plans in the integrated 5-year work plan. Specifically, a number of intersections and Deer Flat Rd. They're widening Deer Flat Rd. to 5 lanes. They are expanding the intersection at Meridian Rd. and E Deer Flat Rd. That's going to be 6 lanes in the North Legs, 6 lanes on the South, 7 lanes on the East and six lanes on the West. So that's in the capital improvement plan. And then there's a multi lane roundabout that's in the works as well for Locust Grove Road and E Deer Flat Rd. So ACHD if this subdivision. That, approved or not, is already working on those specific improvements. That's something that they're involved with. And then specifically for this site, the developer is adding N Strobel Rd. which is the connection from East Meadowview Rd. to the Ashton Estates and along the western boundary of this site and it connects into the already approved and going to be completed Ashton Estates Connector Rd. on that east side or West side of the site. Specifically there was a comment from the neighbors in regard to what traffic would look like for this, we have a traffic impact study, completed, ACHD reviewed it and approved it. One of the questions in regard to this was, 'hey was Meadow View Rd. going to be inundated with traffic?' 'What's that going to look like specifically?' 'For homes that are already existing on the South side of Meadowview Rd. what's that look like?' So from that Institute of Traffic Transportation engineer trip generation manual, we've gone through the numbers on that and it's estimated that there's a 50 total trips at the AM peak hour that will be generated from an approval of this site along Meadowview Road and just.. I mentioned it specifically because there was that question from the neighbors on what it would look like for existing homes to the East. Ten of those 50 trips are expected to travel eastbound, so the majority of the trips are expected to travel to that Meridian Rd. So the 40 other trips in that AM peak hour are expected to travel to Meridian Rd.

Open space for this site; generally the site has some open space in the middle and then some smaller pocket areas around as well. The city of Kuna code for a subdivision of this size is requires 7.5% of the site be developed for open space, which is 2.32 acres for this specific site and the developer is proposing 11% of the site. Which is 3.49 acres. So with what you can see here. That's being proposed by the developer, so it's over dedicated for open space and that does not include any landscape buffers or areas that wouldn't technically would wouldn't not fall into the technicality of the open space. So this is all qualified open space as per the city code.

One of the reasons that this site we like This site is it's close to the commercial. Like we mentioned here local to commercial for pedestrian access to this site. And I know it looks a bit goofy now because Ashton Estates isn't quite built out, but it is in the middle of being built the Google Maps of view that I stole for this photo right here doesn't show all the existing improvements that are already in. It's about 1/2 of a mile to get from the Boston Meadow site to that commercial core on Meridian Rd. And that's traveling either walking or biking on local roads, so there is still that access on Meadowview Rd. which is a collector road. so it's supposed to convey traffic, but you can walk or bike. It's just about half a mile from that edge of that awesome Meadow site to that commercial area. So there's Ridley's Family Market there. There's the Primary Health. There's a number of dentists, a number of orthodontics, things like that in that area. So it's close to that. It's got congruent development coming from that proposed site to the commercial area right there.

And then lastly, just on the last slide, I just wanted to touch on those three things because I know that they can be hot button issues in the city of Kuna recently. The Kuna School District has provided their support and we're really thankful for that. Again, thankful for Mike to go through the sewer portion and look at this site and providing his support for that and ACHD for reviewing and approving the development. And with that, I'd be happy to stand for any questions now.

**Commissioner Bobby Rosadillo** Can you speak a little bit more on the agreement with the Kuna School District and what gained their approval?

**Jayden Schneider** Yes. So the Kuna School District has provided independent review, and Tim Jensen might even be here this evening. I believe. I think he signed up, has provided a review of what it looks like for them to provide working with working with developers. And they basically have suggested if the developer includes A voluntary mitigation fee to support the school, they can support development, so I know there's been issues in the past with passing bonds and getting levies and things like that so that they're can automatically, through taxes raise money for the school. Basically, the school said well, if we can't pass bonds or we can't, can't get bonds and levies passed, we're going to go out and see if we can team up with developers directly. So they've released a packet specifically laying out 'Hey, if you can help us in these ways, it doesn't have to be a dollar figure. It could be use in kind or it can be lots. It can be things that the developer can do.' And so this developer So the developer basically went to them and said, yeah, what do you need? One of the things we looked at was potentially paving a parking lot at the at Kuna High School didn't quite work out for this site. It would probably be a great way to help them out. It was. It was a good conversation we had. But specifically for this one, the developer said we'd be happy to donate. We'd happy to work with you guys on what they think they need best, and it was all an independent study that they put together.

**Commissioner Bobby Rosadillo** Thank you.

**Chairman Dana Hennis** My question... In the open areas, you kind of have a lot of landscapes and little parks, pocket parks and such in there. Have you... Do you tend to provide any amenities like little tot lots or something for kids to play at playground equipment? Something.

**Jayden Schneider** The developer currently doesn't have any shown nothing on this site that would that would support 'hey like we have a tough lot on there.' but if that's something that the Commission is, 'hey, we'd really like to see it, I'm sure we can talk about it and say, 'hey, that is something the developer would be willing to work with.'

**Chairman Dana Hennis** Okay. Thank you. And. One of our Commissioners that wasn't or isn't here tonight had expressed concern about the half street as it kind of shows currently in the graphics what at what stage is that other development going to go in that that street is going to be?

**Jayden Schneider** *I'll see if I can zoom in here. I can't, Okay.*

**Chairman Dana Hennis** Going to be constructed probably ahead of you.

**Jayden Schneider** Yes. So Ashton Estates right now everything that you were seeing right here, that's all kind of tore up because they're going, that's basically Ashton Estates Phase 7, I believe. So that's all of this portion in this side. So they're building 1/2 of that collector right here. And really we're basically finishing it for them. So we'll build the east half the collector and then connect it to Meadow View. So it'll be the completion of.

**Chairman Dana Hennis** It so in your construction plan, you'll be finishing it versus starting it and then finishing.

**Jayden Schneider** It that's my understanding of the phasing. You know, I can't speak for, I think it's Hayden Holmes. I can't speak for you know, are they going to whatever. But yes, that that is the plan, the natural, or at least we see progression would be us finishing it or even teaming up with them and designing it and building it all at the same time. If they haven't paved it by the time we get through it.

**Chairman Dana Hennis** Okay, thank you. Yeah. Any other questions for the applicant?

**Vice Chairman Bryan Clark** Were there other options looked at for a secondary access point into the site because I've got 100 points behind one street.

**Jayden Schneider** Totally. Yeah. So that goes back to ACHD and the traffic impact study saying, 'hey, can we, you know, can we support it?' And yes, they can't approve it. So people smarter than me in regard to traffic have said this works for them. What's going on is basically Meadow View Rd. As a collector, ACHD wants to limit the number of accesses that take or number of points that take access on to Meadow View Rd. So ACHD specifically is like 'hey, we want to funnel this to the collector road, which is Stroble Rd. and then take that connection onto Meadow View. So that's where the secondary access directly onto Meadow View doesn't.... There, there's no secondary access direct list on to Meadow View 'cause ACHD basically said, we don't want to just pop out a local road onto a collector road. We want to have this funneling from the mid line collector which is that Strobel road.

**Vice Chairman Bryan Clark** So that's not my concern. My concern is the fact that I've got 100 homes behind a single point of access.

**Jayden Schneider** Yes, down here in the Southeast. Sorry, I didn't understand my fault. I'll do some quick math. Down here in the southeast corner, there is an emergency access here, which provides the fire department and emergency access. So there's two points of connection, one through Ashton Estates. Here, say there's a car accident or something right here and the fire department needs to get through so they can come up Meadowview Rd. onto Strobel and then through this emergency access. So that'll be blocked off with bollards it's a 20 foot wide emergency access that will be fully paved. And then there's also this secondary connection there. So yes, there are two emergency access. One full time access and a secondary emergency access.

**Chairman Dana Hennis** Okay

**Vice Chairman Bryan Clark** Yes, but yeah, I'm not a fan of...

**Chairman Dana Hennis** Just figures that the timeline of probably Ashton Estates

**Vice Chairman Bryan Clark** Well it not even Ashton Estates is going to be well, it's not even on the West. It's going to be what happens on the east. It's going to provide additional connection.

**Chairman Dana Hennis** Correct.

**Commissioner Bryan Clark** That's my big concern right now. Single access points don't make me happy. Even with additional emergency access, but okay.

**Chairman Dana Hennis** Any other questions for the applicant? Thank you.

**Jayden Schneider** Thank you.

**Chairman Dana Hennis** So with that, I will open up the public testimony for this application at 6:32. I only have one currently signed up on the list and that is Tim Jensen.

**Tim Jensen, Kuna School District** Tim Jensen with Kuna School District, 711 E Porter Rd. Just first want to say thanks to Jayden and team for coming to us about this. And Commissioner Rosadillo, He... just to clarify even more on your question you had, we do present out a couple of different ways that that developers can partner with the district and there's. Through the study there, it has come out, there's there can be a per door mitigation that it's offered or gift-in-kind and like he was expressing, you know, possibly the parking lot or whatever and they've chosen to do the per door fee that and it comes out it's 3286. \$3286 per door that's contributed to the school district and even with the decrease, you know, it kind of... When you're looking at, you know, impact on the district, you know the decrease of 77 home actually helps, you know, with you know lessen the impact it was. But yeah we set and support these guys, you know, approached us about wanting to be a partner and have been great to work with the whole time, and so I'll stand for any questions.

**Commissioner Bobby Rosadillo** So I mean, just to clarify a little bit, so they're given a onetime voluntary, you know mitigation fee like. So if you have 100 homes in here and 50 of them have children, what does that do the following year after you've had, you know, the donation? You know, to, you know, contributing towards the budget for the school district, you know, I guess that's just my concern. It's great that they're willing to work with you in different ways, but, you know, is it just going to help solve something in the short term but then we're back to the long term problem?

**Tim Jensen, Kuna School District** So, and I'll hopefully clarify my understanding of the agreement. And. Hopefully and clarify the payments would come per 10 sites that were built out and so it wasn't just lump sum. So you know for those first say 50 homes that come along and those kids come in, that there will be a continuation of payments per ten homes as they're built out, and so it'll spread out through the life of the development. And so... And I know what you're saying, you know, once those are built, then what happens to the ongoing stuff? But those are the types of, you know, that's the type of mitigation and stuff that we can use to help, You know, with the different supplies and demands of taking on, you know, the different, you know, say 50 of the homes have kids that helps us buy those different things that we need for those and so.

**Commissioner Bobby Rosadillo** Thank you.

**Chairman Dana Hennis** Yeah, perfect. Thank you. Any other questions for Tim? Thank you. Is there anybody else in the audience that would like to testify on this application tonight? If you would come on up and sign in, is there anybody else that would like to testify as well as this gentleman? Okay. If you would come up and sign in if You would please first. *No worries and you can pick your if you're in favor or an opposition or neutral. Perfect* Thank you. Go ahead and state your name and address for the record at the microphone.

**Bud Gibson** Okay, Bud Gibson, I'm this is our farm for was for about was anyhow so yeah. I just got a few things I'd like to go over if and I don't know if this is a proper time, but I want to get stuff on the record now, I guess. One of the things was my was the Strobel Rd. thing. Now I think it's eventually going to go through the Deer Flat. I'm thinking is that right? Because that would take an awful lot of load off of Meadow View.

**Chairman Dana Hennis** I think it is, but that's the. Yeah, I'm just not sure when. But yeah, I believe it. It it's supposed to be.

**Bud Gibson** Okay. And then I better apologize all my neighbors for messing up the neighborhood here too so but anyhow that that's really my biggest thing with that Strobel Rd. comes out on the Meadow View, it aims right at kind of the neighbor. One of my wonderful neighbors there. If it was to dog over into that common area a little bit. Just at the end where it meets the road would be really great and if the Strobel Rd. ever was to go through to Kuna Rd. it would line up a lot cheaper to put in bridges and everything for the canals and that I don't have a picture to show you my thoughts, but if it were dog-legged over would certainly add up better and down the road, maybe so, but let's see. And then the other thing I got there too is the on the...I said I'm no I'm no one in the corner there to keeping the 10 acres and on my West side of it, where the irrigation comes in, I'd like to make sure I keep access to that pipe there. I know it's law that you have to. I just want to make it known so and everything. And let's see, that's really the biggest things I don't know what all is in their design. I do like the fact that 100 houses instead of 177 that that sounds a little better to me, but the property, the fencing that a lot of them put into vinyl fencing and stuff, and if it's right next to me, I might be by ditches. I need to burn. I don't work so good. So you usually need a new fence afterward, but I think that's most of it. I hope everything goes through smoothly, so thank you.

**Chairman Dana Hennis** No problem. Thank you.

**Bud Gibson** Thank you.

**Chairman Dana Hennis** Is there anybody else that would like to testify in this application? Okay, and see no one else, I will go ahead and close the public testimony at 6:39. And that brings up our deliberation.

**Vice Chairman Bryan Clark** So yeah, my primary concern with sites of this nature, just the fact that you're putting 100 homes behind a single point of access, even with additional emergency access, you know, emergency services getting in is one thing. People getting out in an emergency or something else, especially since if there is a problem, I would imagine it would be bigger and they'd potentially be dealing with people coming from Ashton West. I understand Ashton does have a second point of access though, to

the north. So that's really my biggest concern. So I mean opportunities for a second point of access off of Strobel. Maybe shifting the alignments so that we don't have a four way intersection in the middle of the road there and adding an additional point of access or leaving a lot fallow in an interim condition and providing an additional point of access to Stroble until it's developed to the east. Because once it's developed to the East, the problem goes away, or to the north. But leaving people you know, especially since as the neighbors talking about. There's always going to be burden potential. So you know, we do live in a desert. We got irrigation, that's great. But we still live in a desert.

**Chairman Dana Hennis** Yeah, that's true. But, I mean, I'm not sure we can condition that any further than Kuna Fire's previous approval. And if they feel that they can service that. Of course, that's only their second point of access. It's not an exit. But it sounds like the phasing is going to occur so that once phase two and three go in, Ashton Estates is probably going to be constructed at that point, we'll have that other access.

**Vice Chairman Bryan Clark** Well, again, I'm not really worried about what's going on to the West because this is going to come in and be tagged on the. East side my problem is. You still have one point of access going out to Strobel for 100 homes, so... And again, I'm not really worried about the traffic as much. I mean, traffic mitigation is important, but it really is just emergency access. So that's my primary concern with this project.

**Chairman Dana Hennis** I'm surprised they ACHD's allowed this.

**Vice Chairman Bryan Clark** ACHD I don't know that would be bothered, because again, they're looking at it more from a traffic impact analysis. I would be more concerned about fire.

**Chairman Dana Hennis** But they're okay with it now, so. Not sure there's much else we can do. I agree with you. And I'm not sure when Strobel is going to be punched through towards the top. Is that's gonna? Is that gonna tear up? Yeah, Lugarno Terra.

**Vice Chairman Bryan Clark** And that would make it a little bit better, but...

**Chairman Dana Hennis** I know that's a talk that's supposed to go through. I'm not sure we can adjust the alignment, that's an ACHD deal. I understand what Bud was saying, but they've got their funny little ways to look at things.

**Vice Chairman Bryan Clark** The square intersections and intersection spacing and everything else.

**Chairman Dana Hennis** You're smarter than I am on that so.

**Commissioner Bobby Rosadillo** And my concern it's, you know, schools are always a concern. You know, it's only 100 homes which has greater than or better than 177, you know. And it's great that the developers working with the school district and you know, again, I kind of see it as a short-term band-aid versus a long term solution and then you know when once construction is gone, are we just going to have the same issues?

**Vice Chairman Bryan Clark** So, I honestly feel that the per door fee is a reasonable contribution because I mean they do have a long term solution in the tax because each home each home does pay its tax that goes to the school district. The problem at the end of the day. Is usually the fact that there's not money coming to the school district on that first flow and they're always going to be a year behind. So the

door fee makes sense to mitigate for that. So I mean that that that actually makes me pretty happy as far as that's concerned.

**Commissioner Ginny Greger** Well, that, I mean, I see where you come from, Bobby, that it's not going to build a building.

**Commissioner Bobby Rosadillo** Right. I mean, there's far greater budgetary things.

**Commissioner Ginny Greger** But at least it's helping compensate for desks and maybe teachers or a bus, so it's better than nothing. It's a pretty amazing program actually considering the state doesn't allow an impact fees.

**Commissioner Bobby Rosadillo** And I and I get where they're coming from. I mean, it's, you know, stuck between a rock and a hard place. I mean, you know, both sides are doing what they can to minimize the impact on the schools, and obviously, you know, Mr. Jensen, you're looking out for your kids and your teachers and staff and faculty and, You know, it's just one of those things that. You know, I get it's kind of like bridging the gap between, you know, first year of owning a home, not paying those property taxes and it helps, you know, contribute to the school. But, you know, it's still got potential to bring in, you know, 50, 75 more kids into the school where we're already having those issues. And so paying the teachers and having, you know, equipment and materials and stuff is great, but where are the kids going to go?

**Chairman Dana Hennis** Well, I think this is definitely... The smaller subdivisions like this, I think and with the developer that's partner partnering with the school district thing that helps. I'm a little more afraid of the larger subdivisions that we're trying to really jump in there so they come up. Yes, it does.

**Commissioner Bobby Rosadillo** But I mean, you know it, it adds up and you know it. I mean it's a hard place to be in, right, you know, because I think they put a lot of thought into it. You know, I appreciate, you know, anytime that a developer in the school district can work together or the developer comes in with the solution to our problems. You know, I appreciate that. It's just, You know, I think it's our job just to make sure that this isn't, you know, it sounds good for the next two years, but in 3-4 or five years, is it going to be contributing to that same issue that we're fighting now?

**Chairman Dana Hennis** Well, I think the fact that. The school district to set up these programs, they kind of know what they're what they need and what they anticipate. You know, it's not like the developer just come in and says "hey, here's X amount."

**Commissioner Bobby Rosadillo** Right.

**Chairman Dana Hennis** "Will this help?" You know the school districts, the one that's looked at this and hopefully they've done their due diligence and. And said that this program is... helps them out in the long run not just the short run.

**Commissioner Bobby Rosadillo** Can I ask a question to Tim Jensen? Okay, Tim, the study that you mentioned, how far out does that look when you look at mitigation fees, you know that are donated and you know the per door like does that look at the effects of it?

**Chairman Dana Hennis** Tim, come on up and state your name and address for the record again, if you would please.

**Tim Jensen, Kuna School District** Tim Jensen, Kuna School District, 711 E Porter St. It doesn't What it does is it takes in that city, takes into account certain percentage of growth for over, you know, like a 10 year period of time. And so at the time when the study was going on, you know, we were on a pretty steady, you know, we were exceeding that growth. And actually since COVID, we've kind of just baselined with that growth. You know that you know right around that 2% growth. And so we do take a look at those numbers and those projections just say, 'hey, what's this going to look like you know?' All the work that we're doing at the district level is, you know, we're always looking at 5 year plans, 10 year plans and this plays into that, you know what do we see I'll say technology. You know Chromebooks. You know you have your, your natural you know ones that are just going to die on you. Plus, let's how many more are we going to need for kids coming in? And so we do take a look at all those needs across the board, you know, curriculum, technology needs, even small cap projects that can be done, you know, with these things and so.

**Commissioner Bobby Rosadillo** And that's taking into account all the homes that have been annexed?

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

**Commissioner Bobby Rosadillo** That not built yet that are in the works, but are going to happen, Okay.

**Tim Jensen, Kuna School District** Yeah, yeah, we've got a whole system of everything, you know, I guess spreadsheet looking at, you know, impacts of what's coming and you know what's been improved and you know what's on the table already.

**Commissioner Bobby Rosadillo** So when a developer comes to you and says I'm willing to help you with this per door mitigation fee, you feel confident that that's going to cover the costs associated and help overall like long term as well.

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

**Chairman Dana Hennis** Perfect. Thank you.

**Commissioner Bobby Rosadillo** Yeah, thank you.

**Chairman Dana Hennis** Now the only other thing that you know, I'm kind of concerned with this lack of anything like amenities in the park. I'd really like to see something for because they're really not next to a park. They're not close to anything, you know, something just as simple as a little tot lot or playground something to provide the kids something to do there.

**Commissioner Ginny Greger** Yeah, definitely. I definitely would like to see a playground. I pick my grandson up in a fairly new subdivision the other night, and the kids are playing in the street because there's no playground now. They might be playing in the street anyway, but if there was a playground, maybe...basketball courts...

**Chairman Dana Hennis** I mean, they've got some nice open space in here that's been provided, which I like. So I think that can be something that's in there too.

**Commissioner Ginny Greger** Yes. Yeah, definitely.

**Chairman Dana Hennis** Is there any other concerns or questions from the Commission? So I know there was a couple of added conditions within the staff report, that they were considering too need to be addressed. But with that, I would stand for a motion. I can't do it.

**Commissioner Ginny Greger** I move to recommend approval...

**Chairman Dana Hennis** Hold on.

**Senior Planner Troy Behunin** In in the event the Commission wants to add a condition for the tot lot, I would request that you list it by lot and block, so that there's no confusion, and at the back of the staff report is the preliminary plat and the open space guide in the event that that's where the Commission is going to go.

**Commissioner Bobby Rosadillo** I can't read it looks like Block 9, Lot 1.

**Chairman Dana Hennis** Yeah. Or Block 1 Lot 1. Either one maybe in the other spot I would say. *This would be better, yeah.*

*[Inaudible]*

**Vice Chairman Bryan Clark** Block 9, Lot 1.

**Chairman Dana Hennis** Thank you, Troy.

**Commissioner Bobby Rosadillo** It's central. It makes sense.

**Chairman Dana Hennis** Yes.

**Commissioner Ginny Greger** That should under preliminary plat or design review?

**Senior Planner Troy Behunin** For the record, Troy Behunin. You could do it for both.

**Chairman Dana Hennis** Okay.

**Commissioner Ginny Greger** Okay, I make a motion to recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.

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

**Chairman Dana Hennis** Did we need to condition the specifics on the recommendations for the side of the connecting sidewalks that staff put in their report?

**Senior Planner Troy Behunin** For the record, Commissioner Hennis, that's actually listed in the written conditions.

**Chairman Dana Hennis** Okay, just wanted to clarify.

**Senior Planner Troy Behunin** Yeah, that's a good question though.

**Chairman Dana Hennis** Thank you. That was seconded.

**Commissioner Bobby Rosadillo** Yes, I second it.

**Chairman Dana Hennis** Thank you all in favor, say 'aye.'

**Commissioners** Aye.

**Chairman Dana Hennis** All opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Thank you. That motion passes.

*(Timestamp 00:52:18)*

**Motion To:** Recommend approval of case #24-09-AN and #24-06-S with conditions as outlined in the staff report, in addition to a playground equipment, tot lot, in Block 9, lot 1 of the subdivision.

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Hennis

**Voting Nay:** Commissioner Clark

**Absent:** Commissioner Main

**3-1-1**

**Chairman Dana Hennis** We have one more additional on that application.

**Commissioner Bobby Rosadillo** So this will probably be Design Review?

**Chairman Dana Hennis** Yes, if you want to...

**Commissioner Ginny Greger** I move to approve case #25-2... Excuse me, Case #24-25-DR with conditions as outlined in the staff report and also a tot lot/ playground a Block 9, Lot 1.

**Commissioner Bobby Rosadillo** And that's the one where You get the second point of access into it, right?

**Chairman Dana Hennis** Well, that would be in the preliminary plat.

**Commissioner Bobby Rosadillo** Okay, Well, I'll second it.

**Chairman Dana Hennis** Okay, we have a second. All in favor say aye.

**Commissioners** Aye.

**Chairman Dana Hennis** All opposed?

**Commissioner** Nay.

**Chairman Dana Hennis** Thank you. Motion still passes. Thank you.

(Timestamp 00:53:35)

**Motion To:** Approve Case #24-25-DR With Conditions As Outlined In The Staff Report And A Commission Imposed Condition By The Inclusion Of A Tot Lot/ Playground On Block 9, Lot 1.

**Motion By:** Commissioner Ginny Greger

**Motion Seconded By:** Commissioner Bobby Rosadillo

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Hennis

**Voting Nay:** Commissioner Clark

**Absent:** Commissioner Main

**3-1-1**

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

(Timestamp 00:54:26)

##### **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).*

(Timestamp 00:54:26)

**Chairman Dana Hennis** Next item up on the agenda is one of our business items for case #25-02-DR, Design Review, for Caveman Trailers.

**Planner Marina Lundy** Good evening, Commissioners. For the record, Marina Lundy, Kuna Development Services Department. The applicant request design review approval for a recreational trailer sales facility. The site is approximately 4 acres and is located near the intersection of N Meridian Rd. and E Avalon St. The applicant... this application has come before the Commission previously in 2023 and was approved, but the approval has since expired. Upon review, staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code. Staff recommends the Commission approved the case #25-02-DR, with the applicant being subject to the conditions as listed in the staff report as well as any additional conditions imposed by the Commission. The applicant is in attendance tonight, and with that I'll stand for any questions.

**Chairman Dana Hennis** Thank you. Any questions for staff?

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** So one quick maybe clarification on that. Has any items changed since the previous design review that we've looked at?

**Planner Marina Lundy** For the record, Marina Lundy. No, this is the site plan has stayed the same since the previous proposal.

**Chairman Dana Hennis** Thank you, and if the applicant would like to come up and talk.

**Richard Wilmot** Richard Wilmot, 134 S 5th St. Boise, ID. I'm here representing caveman trailers. As Marina had indicated, we had previously gained approval for this application. The owner of the property had some personal issues that prevented her from being able to actually execute on the application and hence let it lapse. And so we're just asking to reinstate the previous application. One clarification though to your question, Commissioner Hennis. The... part of one of the conditions came from J&M Sanitation about trash enclosure. That was the only adjustment that we had made to the site plan. In the initial application, we didn't actually have an enclosure for trash and recycling receptacles. Because of the placement of the existing buildings on the property, the buildings were doing the screening for the receptacles. But in the second round, J&M had asked that we actually provide a proper enclosure and so, we made that adjustment, sent them an example or a site, an updated site exhibit that showed the enclosure and how it could be approached and how it can be accessed, and we made a couple of adjustments based on their recommendation and the site plan that I think is current now, reflects what J&M is satisfied with. So again it's I think this is a fairly simple application but certainly stand for any questions if there's anything.

**Chairman Dana Hennis** Thank you. Any questions from the Commission? I think the only one that I was thinking about was and I don't remember if we asked this in the original, but you're providing ADA compliant handing or handicap stalls up front. Does the building since you're going from residential to commercial, then fall under the ADA compliance that they're going to, you're going to have to upgrade entrance and size of doors and restrooms within the facility? Guess that could be a staff question too.

**Planning & Zoning Director Doug Hanson** Yeah. For the record, Doug Hanson, Kuna Planning & Zoning. So yeah, that will all be taken care of before a certificate of occupancy is issued for the business.

**Chairman Dana Hennis** Okay, that's what I figured.

**Richard Wilmot** To answer Commissioner Hennis on a on a more technical level. We've already done an assessment of the existing building where the commercial activities are going to take place and we've designed and accommodated for all those clearances and adaptations that need to happen to the building. So we're confident that we can meet those requirements.

**Chairman Dana Hennis** Okay, perfect. And you're in agreeance with all the conditions in the staff report?

**Richard Wilmot** Commissioner Hennis, yes.

**Chairman Dana Hennis** Thank you. Any other questions? No? Thank you. So with that, I think that just brings up our deliberation. I think it's pretty straightforward. Those are kind of just questions that I couldn't remember. What we talked about the last time. So yeah, yeah, because I think.

**Vice Chairman Bryan Clark** Yeah, because I think. The only thing that was interesting in the reporting was, of course, you know, ACHD's commentary or no, ITD's commentary,

**Chairman Dana Hennis** Yes.

**Vice Chairman Bryan Clark** But as stated, I think it's an unreasonable ask and not something we should be conditioning anyway.

**Chairman Dana Hennis** No, correct. This is just design review, so this would be purely just, they'd have to work with the city and the county agencies to...

**Vice Chairman Bryan Clark** Yeah.

**Chairman Dana Hennis** To get that situated. So yeah. But yeah, I don't agree with their recommendation either, so. But with that, then I would stand for a motion to prove no other questions or concerns.

**Commissioner Bobby Rosadillo** Sure. I'll make a motion to approve case #25-02-DR with conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** Thank you all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Motion passes. Appreciate it.

*(Timestamp 01:00:17)*

**Motion To:** Approve Case #24-02-DR With Conditions As Outlined In The Staff Report

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

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

*(Timestamp 01:00:32)*

**Chairman Dana Hennis** With that, I don't see any other items on the agenda for tonight. Is there any staff reports or updates or announcements or?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning, that is it for the evening.

**Chairman Dana Hennis** Thank you.

**6. ADJOURNMENT:**

*(Timestamp 01:00:46)*

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

**Commissioner Ginny Greger** I'll second that.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Thank you. Good night.

*(Timestamp 01:00:46)*

**Motion To:** Adjourn

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Greger, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Main

**4-0-1**

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Dana Hennis, Chairman

ATTEST:

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Doug Hanson, Director

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



# CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 April 8, 2025

**Case Nos.: 24-09-AN (Annexation), 24-06-S (Preliminary Plat) & 24-25-DR (Design Review)**

**Case Name: Blossom Meadows Subdivision**

IN FAVOR	NEUTRAL	IN OPPOSITION
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Tim Jensen-KSD		
Name	Name	Name
711 E PORTER ST		
Address	Address	Address
KUNA, ID 83634		
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Bruce Gibson		
Name	Name	Name
2800 Meadow View Rd		
Address	Address	Address
Kuna ID		
City, State, ZIP 83634	City, State, ZIP	City, State, ZIP
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**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 April 8, 2025

**Case Nos.: 25-01-CPM (Comprehensive Plan Map Amendment)**

**Case Name: DESRI / Jasper Solar**

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

IN THE MATTER OF THE APPLICATION OF ) **Case No.:** 25-01-AN (Comprehensive Plan  
 ) Map)  
 )  
**DESRI / JASPER SOLAR** )  
 )  
 )  
*Related to parcels Identified as S1529321100, ) **DECISION AND REASONED***  
*S1529314800, S1530142220, S1530131250, ) **STATEMENT FOR DESRI / JASPER***  
*S1531111100, S1532212400, and S1532314800, ) **SOLAR.***  
*in Sections 29, 30, 31 & 32, T2N, R2E.*

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**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 April 8, 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 May 13, 2025, for formal adoption of the Commission recommendation.

**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 Comp. Plan Map Change Application (25-01-CPM) is hereby *Recommended for Approval.*

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- COMMITMENT TO POST PROPERTY
- COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION
- IDOC CLOSURE REPORTS
- IDOC DEED SECTIONS 29, 30, 32, 33
- IDOC LANDOWNER APPROVAL LETTER
- JASPER SOLAR PROPOSED COMP PLAN MAP AMENDMENT
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- QUIT CLAIM DEED

- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 03.21.2025
- PROOF OF LEGAL NOTICE MAILER P&Z 03.20.2025
- PROOF OF PROPERTY POSTING P&Z 03.19.2025
- AGENCY TRANSMITTAL
- ECONOMIC DEVELOPMENT DEPT.
- ITD
- APPLICANT PRESENTATION P&Z 4.8.2025

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission April 8, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Troy Behunin, Senior Planner
- b. Appearing for the Applicant:  
Caitlin Clancy, 2 Gold St., New York, New York, 10017
- c. Appearing in Favor:  
None
- 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
- b. Relevant Statutory Provisions.
  - 1. Chapter 6509 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>	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>	None
<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 January 9, 2025. No Attendees.
<b>Pre-Application Meeting</b>	Held on May 10, & December 4, 2024
<b>Agency Comments Request</b>	March 10, 2025
<b>300 FT Legal Mailer Notice</b>	Sent on March 20, 2025
<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 21, 2025
<b>Site Posting</b>	Posted on March 19, 2025
<b>Planning and Zoning Public Hearing</b>	Held on April 8, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on May 13, 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 Comprehensive Plan Map Change is compliant with applicable Idaho State, and Kuna City Codes.

**IV. Conditions of Approval.**

1. 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 13<sup>th</sup> day of May 2025.

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

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

IN THE MATTER OF THE APPLICATIONS OF	)	Case Nos.: 24-09-AN (Annex), 24-06-S
	)	(Preliminary Plat) and 24-25-DR (Design
<b>BLOSSOM MEADOWS SUBDIVISION</b>	)	Review)
	)	
<i>Related to the development of real property</i>	)	<b>DECISION AND REASONED</b>
<i>located at 2432 E Meadow View Road (Parcel</i>	)	<b>STATEMENT FOR BLOSSOM</b>
<i>No. S1419131300).</i>	)	<b>MEADOWS SUBDIVISION.</b>

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**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 April 8, 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 May 13, 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 Annexation Application (24-09-AN) is hereby *Recommended Approval*.

The Preliminary Plat Application (Case No. 24-06-S) is hereby *Recommended Approval*.

The Design Review Application (24-25-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- AFFIDAVIT
- ANNEXATION & ZONING APPLICATION
- COMMITMENT TO POST PROPERTY
- DESIGN REVIEW APPLICATION
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET

- SOILS REPORT
- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY
- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 03.07.2025
- PROOF OF LEGAL NOTICE MAILER PZ 03.07.2025
- PROOF OF PROPERTY POSTING PZ 03.06.2025
- AGENCY TRANSMITTAL
- ACHD
- ADA COUNTY DEVELOPMENT SERVICES
- BPBC
- COMPASS
- ITD
- KSD
- eMAIL, MARKER 10.17.2024
- eMAIL, KELLY 3.18.2025
- APPLICANT PRESENTATION P&Z

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

**Witness Testimony:** Those who testified at the Commission April 8, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Troy Behunin, Senior Planner
- b. Appearing for the Applicant:  
Jadon Schneider, Bronze Bow Land, 3770 N Jackie Ln. Boise, ID 83704
- c. Appearing in Favor:  
Tim Jensen, 711 E Porter St., Kuna, ID 83634  
Bud Gibson, 2800 E Meadow View Road, 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. Chapter 50 of Title 222, Idaho Code
  - 3. Chapter 65 of Title 67, Idaho Code
    - i. Idaho Code § 67-6511A.
    - ii. Idaho Code § 67-6513
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

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

<b>Parcel Number(s):</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 &amp; Proposed:</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

- 2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on October 16, 2024. 10 Attendees were present.
<b>Pre-Application Meeting</b>	Held on July 25, 2024
<b>Agency Comments Request</b>	December 17, 2024
<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 6, 2025
<b>Planning and Zoning Public Hearing</b>	Held on March 25, & April 8, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on May 13, 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, Preliminary Plat, and the Design Review 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. 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 with the exception of Pressurized irrigation. 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. Developer/Owner/Applicant shall submit a Landscape plan reflecting a pedestrian pathway through blocks 3, 7, 8, 9, and 10.
  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 13<sup>th</sup> day of May 2025.

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Dana Hennis, Chairman

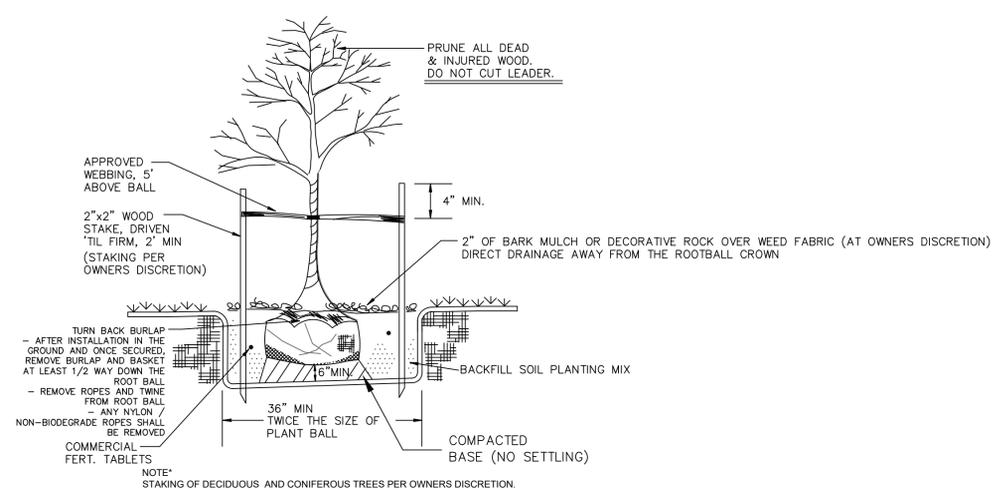


BLOSSOM MEADOWS SUBDIVISION  
**LANDSCAPE PLAN**

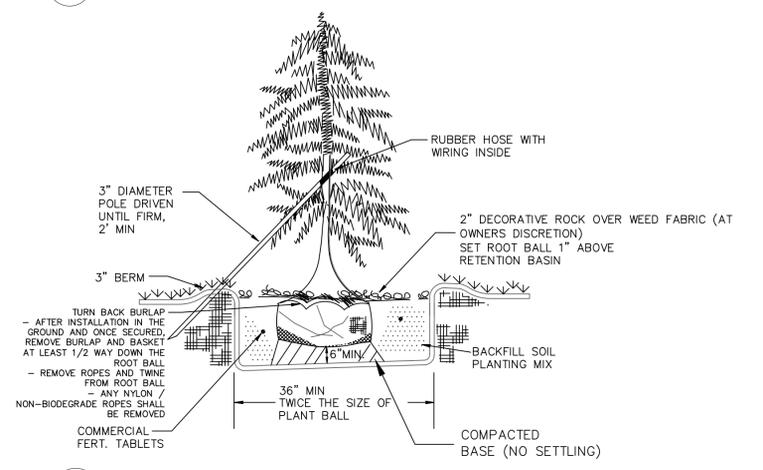
2432 MEADOW VIEW  
 ROAD KUNA, IDAHO

DEVELOPER:  
 ARRANO FARMS LLC  
 P.O. BOX 516 EAGLE, ID 83616  
 MIKE HOMAN: (208) 861-9700

OCTOBER 2024



2 DECIDUOUS TREE PLANTING DETAIL



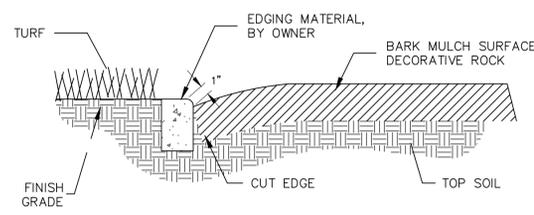
3 CONIFER TREE PLANTING DETAIL

4 LANDSCAPE NOTES (FOR GENERAL REF. ONLY)

- (CONSULT AND ADJUST THIS CRITERIA WITH THE OWNER AS DESIRED AND APPROVED)
- GENERAL:
- THE LANDSCAPE CONTRACTOR SHALL INCLUDE THE SPRINKLER CONTRACT "SUB TIER" IN THEIR BID. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LOCATIONS AND GENERAL INSTALLATION OF ALL SPRINKLER PARTS WORK PROPERLY WITH ALL PLANT LOCATIONS.
  - 1. TOPSOIL: 6" OF TOPSOIL IS REQUIRED IN ALL LANDSCAPE AREAS. IMPORT TOPSOIL AS REQUIRED. EXCAVATE AS REQUIRED TO ALLOW FOR INSTALL OF THIS MATERIAL. ENSURE THAT THE TOPSOIL IS A STANDARD LOAM WITH pH VALUES TYPICAL FOR TREASURE VALLEY. ALL SOIL TO BE FREE OF ROCKS OR DEBRIS.
  - 2. INSTALLATION OF COMPOST: SPREAD 1" OF COMMERCIAL GRADE COMPOST AT ALL PLANTER BEDS. ROTOTILL TO 6" DEEP.
  - 3. GRADING AND DRAINAGE: FOLLOW GRADING DEFINED BY THE CIVIL ENGINEERING DRAWINGS. IN ALL CASES, ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY. ALLOW FOR NO PUDDING OR LOW SPOTS.
  - 4. PLANT MATERIAL AND PLANTING INSTALLATION: ALL PLANT MATERIAL MUST MEET REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK." FOLLOW SPECIFIC INSTRUCTIONS IN DETAILS. CONTRACTOR SHALL ADJUST PLANT LOCATIONS AS IS REQUIRED TO EVENLY FILL PLANTERS AND AVOID CONFLICTS WITH EXISTING STRUCTURES. ENSURE AVERAGE MATURE WIDTH OF PLANT WILL REMAIN IN PLANTER WHEN ESTABLISHING LOCATIONS.
  - 5. FINISH TOPSOIL GRADE: FOLLOWING INSTALLATION OF SPRINKLERS AND PLANT MATERIALS AND BEFORE INSTALLATION OF THE PLANTER BED COVERING, ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY AND ALL FINAL SURFACES ARE RAKED SMOOTH WITH NO UNDULATIONS OR POCKETS FOR WATER ACCUMULATION.
  - 6. INSTALLATION OF BOULDERS: INSTALL BLOCKY (3'x3'x3') SANDSTONE BOULDERS AT THE LOCATIONS SHOWN.
  - 7. INSTALLATION OF LAWN EDGING: CONFIRM WITH OWNER IF AN EDGING TYPE (CONCRETE OR STEEL) IS DESIRED AT THE INTERFACE OF LAWN WITH PLANTER BEDS.
  - 8. INSTALLATION OF BARK MULCH OVER WEED FABRIC: 2" OF BARK MULCH FINAL SURFACE OR DECORATE ROCK OVER A COMMERCIAL GRADE WEED FABRIC. CONSULT OWNER TO CONFIRM IF ANOTHER TYPE OF COVER IS DESIRED.
  - 9. INSTALLATION OF TURFCRESS SOIL: AT ALL LOCATIONS SHOWN 'COMPACTA' TALL FESCUE, AVAILABLE AT CLOVERDALE NURSERY (OR EQUAL), OR PER OWNER DIRECTIVE.
  - 10. INITIAL ESTABLISHMENT OF WATERING TIME AND TRANSFER OF WATER MANAGEMENT: IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE SPRINKLER CONTRACTOR ON INITIAL WATERING TIMES FOR ALL PLANTER AREAS AS SOON AS THEY ARE INSTALLED. CONTRACTOR SHALL MONITOR WATER MANAGEMENT THROUGH MAINTENANCE PERIOD. ESTABLISH AN AGREEMENT WITH THE OWNER'S WATER MANAGER AS TO NOTIFICATION TO THE INSTALLING CONTRACTOR OF ANY PLANTS THAT ARE DOING POORLY DURING WARRANTY YEAR. ONCE MAINTENANCE IS TRANSFERRED TO THE OWNER'S MAINTENANCE COMPANY, SO PREVENTATIVE ACTION MAY BE TAKEN.
  - PROJECT MAINTENANCE: MAINTAIN ENTIRE PROJECT THROUGH DATE OF SUBSTANTIAL COMPLETION (COORDINATE THAT DATE WITH GENERAL CONTRACTOR).
  - MAINTENANCE OBJECTIVES:
    - A. ENSURE ALL PLANTS ARE BEING WATERED PROPERLY. RESET ANY PLANTS THAT ARE LEANING.
    - B. REMOVE ANY WEEDS AND DEBRIS THAT HAS ACCUMULATED IN ANY OF THE LANDSCAPE AREA.
    - C. MOW GRASS KEEPING IT BELOW 3" TALL.
  - TRANSFER OF LANDSCAPE MAINTENANCE TO OWNER: AFTER SUBSTANTIAL COMPLETION, IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER OR HIS REPRESENTATIVE AND TRANSFER THE MAINTENANCE OF THE LANDSCAPE TO THEM. INCLUDE AN ENTIRE EXPLANATION OF WHAT HAS BEEN DONE UP TO THAT TIME AND WHAT NEEDS IMMEDIATE ATTENTION. WALK THROUGH THE ENTIRE PROJECT WITH THE OWNER AND INSPECT FOR ACCEPTABILITY.
  - PLANT MATERIAL WARRANTY: ALL TREES, SHRUBS, AND LAWN SHALL HAVE A ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION. ONE REPLACEMENT ONLY FOR ANY TREE, SHRUB, OR LAWN AREA THAT DIES. ESTABLISH THESE DATES WITH OWNER AND GENERAL CONTRACTOR.
  - METHOD OF IRRIGATION: AUTOMATIC CONTROLLED SPRINKLER SYSTEM.

5 SPRINKLER NOTES (FOR REFERENCE ONLY. MODIFY PER OWNER / CONTRACTOR AGREEMENT)

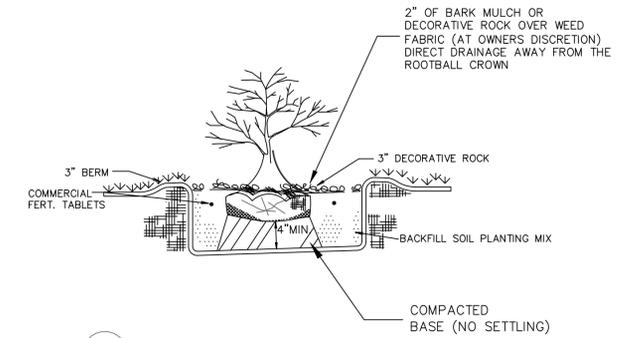
- GENERAL NOTES:
- A. THE LANDSCAPE SPRINKLER SYSTEM IS "BIDDER DESIGN" IN ASSOCIATION WITH CRITERIA DEFINED IN THESE NOTES AND DRAWINGS.
  - B. THE FOLLOWING INFORMATION IS PER BIDDER TO COORDINATE OR DETERMINE:
    - 1.) POINT OF CONNECTION TO THE WATER SOURCE. COORDINATE WITH OWNER.
    - 2.) AUTOMATIC CONTROLLER LOCATION
    - 3.) HEAD LOCATIONS
    - 4.) SLEEVE LOCATIONS
  - 5.) CONTRACTOR SHALL NOTE ANY FACTORS THAT WILL AFFECT BID PRICE BEFORE DOING ANY WORK WHERE A PRICE CHANGE WOULD BE REQUIRED.
  - 2. DESIGN FACTORS:
    - A. COORDINATE THE WATER SOURCE.
    - B. INCLUDE PROPER DRAINAGE OF BACKFLOW PREVENTER, MAINLINE AND LATERALS.
    - C. PROVIDE ONE GATE VALVE WHICH TURNS THE SYSTEM ON/OFF. SEPARATE FROM THE BACKFLOW PREVENTER.
    - D. MAINLINE DEPTH: 18" (ALLOW FOR NO ROCKS NEXT TO MAINLINE) LATERAL DEPTH: 8"
    - E. PROVIDE ISOLATION VALVES AT ALL BRANCHES IN MAINLINE.
    - F. DO NOT EXCEED 6.0 PSI LOSS THROUGH ANY CIRCUIT CONTROL VALVE.
    - G. DO NOT EXCEED 5.0 FEET PER SECOND FLOW IN ANY MAIN OR CIRCUIT LINE.
    - H. USE COMMERCIAL GRADE 14 GAUGE U.F. WIRE FROM THE CONTROLLER TO THE CIRCUIT VALVES.
    - I. INSTALL ALL VALVES IN VALVE BOXES WITH LIDS. ACCEPTABLE MANUFACTURER: BROOKS OR EQUAL.
    - J. PROVIDE SLEEVES UNDER ALL CURBS, SIDEWALKS AND PAVED SURFACES. PLACE MAINLINE, LATERALS, AND WIRING IN SLEEVES AS APPROPRIATE. ALLOW 2" OF TREE SPACE - MAKING FOR EASE OF REMOVAL OF LINES.
    - K. HYDROSTATIC TEST: TEST MAINLINE AND VALVES. THEY SHALL HOLD 100 PSI FOR 10 MINUTES WITH A MAXIMUM LOSS OF 5 PSI. REPAIR ANY PIPE OR VALVE WHICH DOES NOT COMPLY.
    - L. FLUSH ALL LINES BEFORE APPLICATION OF NOZZLES.
    - M. CONNECT ALL HEADS TO LATERAL LINES USING FLEX TUBING AND SPIRAL BARB FITTINGS.
    - N. OBTAIN ALL NECESSARY PERMITS. COMPLY WITH PERTINENT UNIFORM PLUMBING CODE REQUIREMENTS.
    - O. COORDINATE WITH ALL OTHER TRADES.
    - P. PROVIDE OWNER WITH AN AS-BUILT DRAWING SHOWING ACTUAL LOCATIONS OF:
      - P.O.C.
      - BACKFLOW PREVENTER
      - AUTOMATIC CONTROLLER
      - MAINLINE ROUTING (DIMENSIONS AND SLEEVES AT HARD SURFACE CROSSINGS)
      - VALVE BANKS
      - LATERAL ROUTING (INDICATE WHICH VALVE RELATES TO WHICH CIRCUIT)
    - HOSE BIBS (HOSE CONNECTION POINTS FOR OWNER TO HAND WATER THE LANDSCAPE)
  - 3. BIDDER DESIGN AND PRICING RESPONSIBILITIES:
    - A. DYNAMIC WATER AVAILABILITY: CONFIRM AVAILABLE PSI AND GPM.
    - PSI = POUNDS PER SQUARE INCH
    - GPM = GALLONS PER MINUTE
    - B. IN ALL INSTANCES, SPRAY (NOT INFLUENCED BY WIND) IS TO FALL WITHIN THE LANDSCAPE BOUNDARIES. DO NOT THROW WATER ON BUILDINGS, WALKS OR DRIVES. IT IS UNDERSTOOD THAT MINOR OVER SPRAY WILL OCCUR. MINIMIZE AS MUCH AS POSSIBLE.
    - C. WINTERIZE THE SYSTEM THE FIRST YEAR FOLLOWING INSTALLATION AT NO ADDITIONAL COST.
    - D. CONTRACTOR SHALL INCLUDE ALL INCIDENTAL PARTS, NOT SPECIFICALLY DEFINED AS ARE REQUIRED TO INSTALL A PROPERLY OPERATING SPRINKLER SYSTEM AS PART OF BASE BID.
    - 4. SYSTEM WARRANTIES: WARRANTY ENTIRE SYSTEM FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PARTS AND LABOR.



6 PLANTER CUT BED EDGE NOT TO SCALE

1

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	Class / Mature H x W
<b>TREES</b>				
HBS	HOOPSI BLUE SPRUCE	<i>Picea pungens 'Hoopsii'</i>	7' - 8'	Class #2 40' - 18'
KBS	KOSTER BLUE SPRUCE	<i>Picea pungens</i>	7' - 8'	Class #1 25' x 20'
LS	LAYERED SPRUCE	<i>Picea glauca</i>	7' - 8'	Class #1 25' x 20'
NFP	NEWPORT FLOWERING PLUM	<i>Prunus cerasifera 'New Port'</i>	2" cal.	Class #1 20' x 18'
RB	RIVER BIRCH (MULTI-TRUNK)	<i>Betula nigra</i>	10' - 12' clump	Class #3 60' x 40'
VWP	VANDERWOLF PINE	<i>pinus flexilis 'vanderwolf'</i>	7' - 8'	Class #2 60' x 40'
ROB	RED OBELISK BEECH	<i>Fagus sylvatica 'Red Obelisk'</i>	6' - 8'	Class #2 35' x 8'
SS	SERBIAN SPRUCE	<i>Picea omorika</i>	7' - 8'	Conifer 45' x 18'
SVM	SUN VALLEY MAPLE	<i>Acer rubrum 'Sun Valley'</i>	2" cal.	Class #2 30' x 20'
WGCOL	WEeping GOLDEN CEDAR OF LEBANON	<i>Cedrus libani 'Glauca Pendula'</i>	7' - 8'	Conifer 45' x 18'
<b>SHRUBS - AMONG OTHERS &amp; GROUND COVER</b>				
AJN	AUTUMN JUBILEE NINEBARK	<i>Physocarpus opulifolium</i>	5 gal.	7' X 8'
BDJSP	BLUE DWARF JAPANESE STONE PINE	<i>Pinus pumila 'Blue Dwarf'</i>	2' - 3'	6' X 6'
BRJ	BLUERUG JUNIPER	<i>Juniperus horizontalis 'Wiltonii'</i>	2 gal.	1' X 6'
COG	COMPACT OREGON GRAPE	<i>Mahonia aquifolium 'Compacta'</i>	5 gal.	4' X 4'
FCRB	FOREVER RED CORAL BELLS	<i>Heuchera 'forever red'</i>	5 gal.	2' X 2'
HEL	HIDCOTE ENGLISH LAVENDER	<i>Lavandula angustifolia 'Hidcote'</i>	2 gal.	3' X 4'
ORG	OVERDAM FEATHERREED GRASS	<i>calamagrostis x acutiflora 'overdam'</i>	2 gal.	4' X 3'
IHD	IVORY HALO DOGWOOD	<i>Cornus alba 'Ivory Halo'</i>	5 gal.	7' X 8'
SGJ	SEAGREEN JUNIPER	<i>juniperus chinensis 'sea green'</i>	5 gal.	1/2' X 2'
LDN	LITTLE DEVIL NINEBARK	<i>Physocarpus opulifolius 'Little Devil'</i>	5 gal.	4' X 4'
MHYD	MUNCHKIN HYDRANGEA	<i>Hydrangea quercifolia 'Munchkin'</i>	5 gal.	4' X 4'
SM	STAR MAGNOLIA	<i>Magnolia stellata</i>	3 GAL	8' X 8'



7 SHRUB PLANTING DETAIL

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

IN THE MATTER OF THE APPLICATION OF	)	Case No.: 25-02-DR (Design Review)
	)	
	)	
<b>KAVEMAN TRAILERS</b>	)	
	)	
	)	<b>DECISION AND REASONED</b>
<i>Related to the development of real property</i>	)	<b>STATEMENT FOR KAVEMAN</b>
<i>located at 252 North Meridian Road (parcel</i>	)	<b>TRAILERS DESIGN REVIEW</b>
<i>No. S1419333450).</i>	)	<b>APPLICATION.</b>

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Meeting on April 8, 2025, the Commission entered a decision on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on April 22, 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 Kaveman Trailers (Case No. 25-02-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- AFFIDAVIT
- LIGHTING PLAN 1
- APPLICATION COVERSHEET
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- GRADING AND DRAINAGE PLAN
- LANDSCAPE PLAN

- NARRATIVE
- VICINITY MAP
- WARRANTY DEED
- LIGHTING PLAN 2
- SITE PLAN
- ACHD REPORT
- SITE PLAN 2

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission April 9, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Richard Wilmot, 134 South 5<sup>th</sup> Street, Boise, Idaho 83702
- c. Appearing in Favor:
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Title 5 Kuna City Code, Chapter 8 Zoning Code, Part 9 Design Review
- b. Relevant Statutory Provisions.
- c. Pertinent Constitutionnel Provisions

**II. Factual Findings**

a. General Factual Findings.

1. 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>	North: A (Agriculture); East: A (Agriculture); South: RUT (Rural Urban Transition); West: C-1 (Neighborhood Commercial District)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	North: N/A; East: N/A; South: E Kuna Rd. (Existing); West: 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. Relevant Contested Facts.

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

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

1. None.

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

It is the rationale of the Commission that the Design Review is consistent with the Comprehensive Plan, Future Land Use Map, and Kuna City Code.

**IV. Conditions of Approval.**

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include 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.

**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 CITY COMMISSION** of the City of Kuna at its regular meeting held on the 22<sup>th</sup> day of April 2025.

---

Dana Hennis, Chairman

**CASE NO. 25-01-DAN (DE-ANNEXATION)**

**6820 S TEN MILE ROAD**

**Planner: Doug Hanson**

**[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)**

**208-287-1771**

**ALL APPLICATION MATERIALS: [CASE NO. 25-01-DAN 6820 S TEN MILE RD](#)**

**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

Entitlements Requested:	Subdivision	Rezone	De-Annexation	Special Use	Planned Unit Development	Other
<b>Title:</b>	6820 S Ten Mile Road		<b>Application Number:</b>		25-01-DAN	
<b>Date:</b>	05/13/2025		<b>Staff Contact:</b>		Doug Hanson	
<b>Owner(s):</b>	Durrant Home Place LLC		<b>Owner Contact:</b>		<a href="mailto:richard@bigdranch.com">richard@bigdranch.com</a>	
<b>Applicant:</b>	Same		<b>Applicant Contact:</b>		Same	

**Purpose**  
 Applicant requests de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road within SEC 2, T2N, R1W.

Statement of Fact	
<b>Parcel Number(s):</b>	S1302233715
<b>Future Land Use Map Designation:</b>	Mixed Use
<b>Existing Land Use:</b>	Single Family Residence
<b>Current Zoning:</b>	A (Agriculture) – City of Kuna
<b>Proposed Zoning:</b>	N/A
<b>Development Area:</b>	1.18 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RR (Rural Residential), Ada County; <b>East:</b> A (Agriculture), City; <b>South:</b> A (Agriculture), City; <b>West:</b> R-6 (Medium Density Residential), City
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> N/A; <b>East:</b> N/A; <b>South:</b> N/A; <b>West:</b> S Ten Mile Road (Existing)
<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 Mixed Use. The request to de-annex from Kuna city limits will not have an effect on the future land use map designation.

**Staff Analysis**  
 The applicant has requested de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road. The property was originally annexed on May 2, 2006, as a part of a 10-acre annexation.  
  
 Per the Public Works memorandum, the subject site is not serviced by City water or wastewater utilities. The result of de-annexation is not anticipated to cause any immediate or foreseeable future complications or detriment to the continued operation of City infrastructure.

Kuna city limits are adjacent to the east, south and west of the subject site, therefore the de-annexation if approved will not create an enclave to prohibit surrounding property owners from requesting annexation in the future if they desire.

### **Recommended Conditions of Approval**

Date: February 27<sup>th</sup>, 2025

To: Neighbors

From: Durrant Home Place LLC

Re: Property at 6820 S. Ten Mile Rd

---

Dear Neighbor:

We are currently working on a de-annexation application with the City of Kuna to de-annex the mentioned parcel from the City of Kuna. The property is located at 6820 S. Ten Mile Rd.

A neighborhood meeting will be held on **Friday, March 21<sup>st</sup>, 2025, at 6:00 p.m.**, at the subject property, 6820 S. Ten Mile Rd, Meridian, Idaho 83642. We look forward to seeing you there.

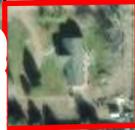


# VICINITY MAP



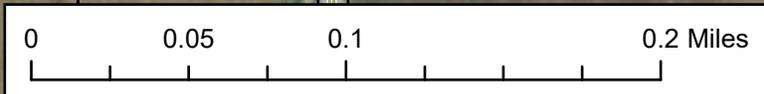
W LAKE HAZEL RD

S TEN MILE RD



## LEGEND

-  SUBJECT SITE
-  PARCELS
-  SECTION ROADS





# 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 29, 2025

Doug Hanson  
Kuna City Planning Department  
PO Box 13  
Kuna, ID 83634

RE: 25-01-DAN / 6820 S Ten Mile Road / Request for de-annexation from Kuna City limits

Doug,

The City of Kuna has requested feedback regarding a request for de-annexation of 1.18-acres from Kuna City limits located at 6820 S Ten Mile Road.

Ada County is not in support of this de-annexation as the property is currently connected to city services. The de-annexation may potentially create a conclave as the property is abutting city limits on the west, south, and east boundaries. As the property is 1.18-acres in size and is designated as *Mixed-Use* in the Kuna Comprehensive Plan any potential redevelopment of the property would be better served by the city.

Please feel free to contact me with any questions.

Sincerely,

*Stacey DuPuis*

Stacey DuPuis  
Community & Regional Planner  
Ada County Development Services

**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**DAN SHEIRBON**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

RECEIVED

APR 18 2025

CITY OF KUNA

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

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

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

16 April 2025

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

RE: Durrant Home Place LLC  
6820 S Ten Mile Rd, Kuna 83634  
New York Irrigation District  
Kuna Canal 331+80  
Sec. 2, T2N, R1W, BM.

**25-01-DAN**

**NY-377-011-00**

Doug Hanson:

There are no Boise Project or New York Irrigation District facilities located on the above-mentioned properties, however they do in fact possess a valid water right.

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

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

Sincerely,



Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc: Kevin Reeves  
Terri Hasson

Watermaster, Div; 2 BPBC  
Secretary – Treasurer, NYID



April 21, 2025

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

Subject: City of Kuna Request for Comments Case No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

Dear Mr. Hanson:

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 open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 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 the 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 planning 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 are 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 groundwater 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 planning 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 the best construction 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 released 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 stylized with a large, sweeping initial "T" and "S".

Troy Smith  
Regional Administrator

## Doug Hanson

---

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Tuesday, April 15, 2025 10:45 AM  
**To:** Doug Hanson  
**Subject:** RE: City of Kuna Request for Comments Case No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

Good Morning Doug,

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

Thank you,

### Kendra Conder

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



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---

**From:** Doug Hanson <dhanson@kunaid.gov>  
**Sent:** Monday, April 14, 2025 8:48 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 <trithaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; 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>; 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@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>  
**Subject:** City of Kuna Request for Comments Case No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

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

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

<b>CASE NUMBER:</b>	<input type="checkbox"/> <a href="#">CASE NO. 25-01-DAN 6820 S TEN MILE RD</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests de-annexation from Kuna City Limits. The site is located at 6820 S Ten Mile Road within SEC 2, T2N, R1W.
<b>APPLICANT</b>	Richard Durrant Durrant Home Place LLC 7590 S Ten Mile Road, Meridian, ID 83642 208.941.3241 <a href="mailto:richard@bigdranch.com">richard@bigdranch.com</a>
<b>REPRESENTATIVE</b>	Same as Applicant
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> at 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson 208.287.1771 <a href="mailto:dhanson@kunaid.gov">dhanson@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>	



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

**Doug Hanson**  
**Planning & Zoning Director**  
City of Kuna | Development Services

Phone: 208-287-1771  
Email: [dhanson@kunaid.gov](mailto:dhanson@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.

## Doug Hanson

---

**From:** Timothy Jensen <tejensen@kunaschools.org>  
**Sent:** Friday, April 18, 2025 2:35 PM  
**To:** Doug Hanson  
**Subject:** No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

Kuna School District has no objection to application No. 25-01-DAN as it is proposed. Thank you.

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

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## Memorandum

RE: De-annexation of Parcel No. S1302233715

DATE: 7 May 2025

---

As a condition of the Purchase and Sale Agreement (Resolution R07-2025) between the City of Kuna (“Buyer”), and Durrant Home Place, LLC (“Seller”), a certain parcel of real property owned by Seller will be de-annexed from the City. The specifics of this condition are included below:

**1.3 Other Consideration:** *In addition to the payments set forth above, Buyer agrees to provide the following ‘Other Consideration’ for acquisition of the Permanent Easement and Temporary Construction Easement:*

**1.3.1 Remove Seller Owned Property from City Limits:** *Buyer agrees to the removal of a certain parcel of real property owned by Seller from the City limits (e.g. Buyer agrees to ‘de-annex’ the property), thereby effectively returning the parcel to Ada County’s jurisdiction. The property at issue is approximately 1.18 acres and located at 6820 S. Ten Mile Rd. This property is also known as Ada County Assessor Parcel No. S1302233715. Fees and costs associated with the process of removing this property from City limits shall be borne by Buyer. Provided, the Parties acknowledged that such action may be subject to approvals by Ada County as the receiving jurisdiction, and Buyer shall not be liable for actions by Ada County that may prevent this action from proceeding.*

**1.3.1.1 Commencing Removal:** *The process to remove the property identified above from City limits shall commence within thirty (30) days of the date that the Easements are recorded in the records of the Ada County Recorder’s Office.*

The real property described in this consideration is not serviced by City water or wastewater utilities. The result of de-annexation is not anticipated to cause any immediate or foreseeable future complications or detriment to the continued operation of City infrastructure.



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

**Adam Wenger**  
**Director**  
City of Kuna | Public Works  
Phone: 208.287.1727  
Email: [awenger@kunaid.gov](mailto:awenger@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CASE NO. 25-02-AN (ANNEXATION)**

**HUDON**

**Planner: Marina Lundy**

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

**986.269.8341**

**ALL APPLICATION MATERIALS: [25-02-AN HUDON ANNEXATION](#)**

**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:  
PLANNING & ZONING  
COMMISSION  
STAFF MEMO**

## City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
<b>Title:</b>	The Hudon Annexation		<b>Application Number:</b>		25-02-AN		
<b>Date:</b>	05/13/2025		<b>Staff Contact:</b>		Marina Lundy		
<b>Owner(s)/Applicant:</b>	Noel/Misty Hudon		<b>Applicant Contact:</b>		208.890.0566 hudonfamily@yahoo.com		
<b>Representative:</b>	Same as above		<b>Representative Contact:</b>		Same as above		

**Purpose**  
 Applicant requests Annexation and Zoning for 847 S Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.

Statement of Fact	
<b>Parcel Number(s):</b>	R5070502020
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Residential
<b>Current Zoning:</b>	Rural Urban Transition
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	4.42 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R1 (Estate Residential) <b>East:</b> RUT (Rural Urban Transition) <b>South:</b> A (Agricultural) <b>West:</b> R-6 (Medium Density Residential)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> W Sunbeam St. (Existing) <b>East:</b> S Ash Ave (Existing) <b>South:</b> None <b>West:</b> S Tanami Ave (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 Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is R1 in Ada County. The proposed zoning, R-6, and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The parcel touches City limits on the South and West side of the property.

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).

### **Staff Analysis**

The applicant submitted a request for Annexation into the City limits with a proposed zone of R-6 which complies with the FLUM.

Any current legal agricultural uses may continue on the property as a legal nonconforming use until such a time that the property develops in the future.

### **Recommended Conditions of Approval**

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



**W Omphale St**

**S Ash Ave**

**S Ash Ave**

**S Ten Mile Rd**



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

Date: April 22, 2025

To: Noel and Misty Hudon

Staff Contact: Sam Standal

Project Description: Hudon Annexation

Trip Generation: This development is estimated to generate less than 10 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

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

Traffic Impact Study	
Yes	
No	X
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	

Livable Street Performance Measures	
Pedestrian	2
Cyclist	2

Is Transit Available?	
Yes	
No	X

Comments:

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**Project/File:** **Hudon Annexation / KUNA25-0007 / 25-02-AN**  
 This annexation application is for the incorporation of a 4.42-acre residential property into the City of Kuna.

**Lead Agency:** City of Kuna

**Site address:** 847 Ash Avenue  
 Kuna, ID 83634

**Staff Approval:** April 22, 2025

**Applicant:** Noel and Misty Hudon  
 847 Ash Avenue  
 Kuna, ID 83634

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

**Report Summary:**

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## ACHD Planned Improvements

### 1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Five Year Plan (FYP) or the District's Capital Improvement Plan (CIP).

## 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
Sunbeam Street	N/A	Collector	N/A	N/A
Ash Avenue	303-feet	Local	33	N/A

\* 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 ACHD's most current traffic counts.*

- There are no current ACHD traffic counts for Sunbeam Street.
- The average daily traffic count for Ash Avenue north of King Road was 682 on August 21, 2025.

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

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

1. 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.
2. 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.
3. Comply with all Standard Conditions of Approval.

**B. Vicinity Map**



**C. Site Plan**



## **D. Findings for Consideration**

### **1. Sunbeam Street**

- a. **Existing Conditions:** Sunbeam Street has not been constructed abutting the site and currently stubs to the site's west property line just to the north of the site. There is 50-feet of right-of-way for Sunbeam Street.
- b. **Applicant Proposal:** The applicant is not proposing any improvements or dedication of additional right-of-way on Sunbeam Street.
- c. **Staff Comments/Recommendations:** Sunbeam Street is designated in the Master Street Map as a new mid-mile collector abutting the site's northern property line. As part of a future development application, the applicant should be required to construct Sunbeam Street abutting the site as half of a 36-foot collector street section with vertical curb, gutter, 7-foot attached (or 5-foot detached) concrete sidewalk, 12-feet of additional pavement widening, 3-foot-wide shoulder, and borrow ditch.

The applicant should be required to dedicate right of way extending to 2-feet behind the back of sidewalk or to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way. Sidewalks should be located wholly within the right-of-way or wholly within an easement.

### **2. Ash Avenue**

- a. **Existing Conditions:** Ash Avenue is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 37-feet of right-of-way for Ash Avenue (20-feet from centerline).
- b. **Applicant's Proposal:** The applicant is not proposing any improvements or dedication of right-of-way on Ash Avenue.
- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to improve Ash Avenue abutting the site as half of a 36-foot local street section with curb, gutter, and 5-foot attached concrete sidewalk.

The applicant should be required to dedicate right-of-way on Ash Avenue to total 25 feet from centerline.

### **3. Driveways**

#### **3.1 Ash Avenue**

- a. **Existing Conditions:** There is a 68-foot-wide unpaved driveway on Ash Avenue located approximately 130-feet south of the site's northern property line.
- b. **Applicant's Proposal:** The applicant is not proposing to add or remove driveways on Ash Avenue.
- c. **Staff Comments/Recommendations:** As part of a future application, the applicant may be required to rebuild the existing driveway with a maximum width of 20-feet and paved at least 30-feet into site.

### **4. Other Access**

Sunbeam Street is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway.

## **E. 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. Sunbeam Street**

**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.

**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.

**Sunbeam Street 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 Sunbeam Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-feet of right-of-way.

## 5. Ash Avenue

**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 66-feet of right-of-way.

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

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

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

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

**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.

**Rural Street Section:** District policy 7207.5.2 requires rural developments with lot sizes of 5-acres or greater per dwelling provide a minimum 24-foot pavement width, with additional 3-foot gravel shoulders and borrow ditches on each side. This street section does not require the construction of curbs, gutters, or sidewalks.

Developments with lot sizes of 1-acre or greater, but less than 5-acres per dwelling will provide streets with a 30-foot wide surface (26-feet of pavement with 2-foot concrete ribbon on each side), 4-foot of which will be striped for non-motorized travel on each side. The minimum right-of-way

width for this street section shall be 52-feet in order to encompass the entire swale section. The developer shall construct on both sides of the road a 2-foot wide (minimum) concrete ribbon 8-inches thick and an 8-foot wide drainage swale along the edge of the pavement to accommodate the runoff from the development. See Section 7207.5.6 for roadside swale requirements.

## 6. Driveways

### 6.1 Ash Avenue

**Driveway Location Policy:** District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

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

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

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

## 7. 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.

## 8. 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.

## 9. 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.

## **F. 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.

## **G. 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>

**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**DAN SHEIRBON**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

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BOISE, IDAHO 83705-3155

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CITY OF KUNA

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

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

10 April 2025

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

RE: Misty Hudson  
18475 S Ash Ave, Kuna 83634  
Boise-Kuna Irrigation District  
Mora Canal 536+70C  
Sec. 26, T2N, R1W, BM.

**25-02-AN**

BK-1300 J2

Marina Lundy, Planner:

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

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

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

Sincerely,



Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore  
Alicia Flavel  
File

Watermaster, Div. 3 BPBC  
Secretary – Treasurer, BKID

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**RE: City of Kuna Transmittal Notice - Case No. 25-02-AN**

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**From** BRO Admin <BRO.Admin@deq.idaho.gov>  
**Date** Mon 4/7/2025 11:30 AM  
**To** Marina Lundy <MLundy@kunaaid.gov>  
**Cc** Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

**Carlene Oberg | Administrative Assistant I**

Idaho Department of Environmental Quality | Boise Regional Office  
1445 North Orchard Street  
Boise, Idaho 83706  
Office: (208) 373-0550  
Email: [Carlene.Oberg@deq.idaho.gov](mailto:Carlene.Oberg@deq.idaho.gov)  
<http://www.deq.idaho.gov/>

*Developer .Empathy.Woo.Includer.Belief*

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**From:** Marina Lundy <MLundy@kunaaid.gov>  
**Sent:** Wednesday, April 2, 2025 10:45 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>; 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 <gishared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; BRO Admin <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>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD 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 Tauble) <staulbee@meridianscity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; tejensen@kunaschools.org; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaaid.gov>; Sam Feist <SFeist@kunaaid.gov>; reno@kunaschools.org

Cc: Topacio Irish <TIrish@kunaaid.gov>  
Subject: City of Kuna Transmittal Notice - Case No. 25-02-AN

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

Good afternoon,

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

<b>CASE NUMBER:</b>	<a href="#">25-02-AN HUDON ANNEXATION</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Annexation and Zoning for 8475 Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.
<b>APPLICANT</b>	Noel & Misty Hudon <a href="mailto:HUDONfamily@yahoo.com">HUDONfamily@yahoo.com</a>
<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaaid.gov">mlundy@kunaaid.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>	



751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

**Marina Lundy**

**Planner**

City of Kuna | Development Services

Phone: 986.269.8341

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

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



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**RE: City of Kuna Transmittal Notice - Case No. 25-02-AN**

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**From** Kendra Conder <Kendra.Conder@itd.idaho.gov>

**Date** Wed 4/2/2025 12:02 PM

**To** Marina Lundy <MLundy@kunaid.gov>

Hi Marina,

ITD has reviewed the application transmittal for 25-02-AN 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:** Marina Lundy <MLundy@kunaid.gov>

**Sent:** Wednesday, April 2, 2025 10:58 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>; 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 <gissshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; 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>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>

**Cc:** Topacio Irish <TIrish@kunaid.gov>

**Subject:** Re: City of Kuna Transmittal Notice - Case No. 25-02-AN

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

**Correction:** The address for the subject property is 847 S Ash.

My apologies, there was a typo in the address of my initial email.



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

**Marina Lundy**

**Planner**

City of Kuna | Development Services

Phone: 986.269.8341

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

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

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**Sent:** Wednesday, April 2, 2025 10:44 AM

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

**Cc:** Topacio Irish <[TIrish@kunaid.gov](mailto:TIrish@kunaid.gov)>

**Subject:** City of Kuna Transmittal Notice - Case No. 25-02-AN

Good afternoon,

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

<b>CASE NUMBER:</b>	<a href="#"><u>25-02-AN HUDON ANNEXATION</u></a>
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<b>PROJECT DESCRIPTION</b>	Applicant requests Annexation and Zoning for 8475 Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.
<b>APPLICANT</b>	Noel & Misty Hudon <a href="mailto:hudonfamily@yahoo.com">hudonfamily@yahoo.com</a>
<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov">mlundy@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>	



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

**Marina Lundy**

**Planner**

City of Kuna | Development Services

Phone: 986.269.8341

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

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

---

**Re: City of Kuna Transmittal Notice - Case No. 25-02-AN**

---

**From** Timothy Jensen <tejensen@kunaschools.org>

**Date** Wed 4/2/2025 4:52 PM

**To** Marina Lundy <MLundy@kunaid.gov>

Marina,

Kuna School District has no objection to the 25-02 AN Hudon Annexation application.

**Tim Jensen** Ed.S

KSD Planning & Development Team

Principal-Fremont MS

IMLA President

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.

On Wed, Apr 2, 2025 at 10:44 AM Marina Lundy <[MLundy@kunaid.gov](mailto: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>	<a href="#"><u>25-02-AN HUDON ANNEXATION</u></a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Annexation and Zoning for 8475 Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.
<b>APPLICANT</b>	Noel & Misty Hudon <a href="mailto:hudonfamily@yahoo.com"><u>hudonfamily@yahoo.com</u></a>
<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov"><u>mlundy@kunaid.gov</u></a>

· 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.



751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

## Marina Lundy

### Planner

City of Kuna | Development Services

Phone: 986.269.8341

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

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**RE: City of Kuna Transmittal Notice - Case No. 25-02-AN**

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**From** Erika Olvera <EOlvera@nmid.org>  
**Date** Mon 4/7/2025 12:14 PM  
**To** Marina Lundy <MLundy@kunaid.gov>

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

---

**From:** Marina Lundy <MLundy@kunaid.gov>  
**Sent:** Wednesday, April 2, 2025 10:58 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>; 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 Adolfson <eadolfson@compassidaho.org>; Erika Olvera <EOlvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD 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@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; NMID <NMID@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>  
**Cc:** Topacio Irish <TlIrish@kunaid.gov>  
**Subject:** Re: City of Kuna Transmittal Notice - Case No. 25-02-AN

**Correction:** The address for the subject property is 847 S Ash.

My apologies, there was a typo in the address of my initial email.



**Marina Lundy**

**Planner**

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

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**Cc:** Topacio Irish <[TlIrish@kunaid.gov](mailto:TlIrish@kunaid.gov)>

**Subject:** City of Kuna Transmittal Notice - Case No. 25-02-AN

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<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov">mlundy@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>	



751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

## Marina Lundy

Planner

City of Kuna | Development Services

Phone: 986.269.8341

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

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

---

**RE: City of Kuna Transmittal Notice - Case No. 25-02-AN**

---

**From** Ashley Wolgast <AWolgast@kunaid.gov>

**Date** Fri 4/4/2025 1:10 PM

**To** Marina Lundy <MLundy@kunaid.gov>

Public Works supports the Hudon annexation



6950 S. Ten Mile  
P.O. Box 13  
Kuna, ID 83634

**Ashley Wolgast**  
**Project Support Coordinator**  
City of Kuna | Public Works

Phone: 208-947-7713  
Email: [awolgast@kunaid.gov](mailto:awolgast@kunaid.gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

---

**From:** Marina Lundy <MLundy@kunaid.gov>

**Sent:** Wednesday, April 2, 2025 10:45 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>; 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 <gishared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD 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@meridiancity.org>; Meridian Fire (Steve Tauble) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Bobby Withrow <bwithrow@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>

**Cc:** Topacio Irish <TIrish@kunaid.gov>

**Subject:** City of Kuna Transmittal Notice - Case No. 25-02-AN

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Good afternoon,

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

<b>CASE NUMBER:</b>	<a href="#"><u>25-02-AN HUDON ANNEXATION</u></a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Annexation and Zoning for 8475 Ash Ave, Kuna ID 83634 which is located along W Sunbeam St. and S Ash Ave. Applicant is requesting the R-6 zone.
<b>APPLICANT</b>	Noel & Misty Hudon <a href="mailto:HUDONfamily@yahoo.com"><u>HUDONfamily@yahoo.com</u></a>
<b>REPRESENTATIVE</b>	Same as above
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>May 13, 2025</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov"><u>mlundy@kunaid.gov</u></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>	



751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

**Marina Lundy**

**Planner**

City of Kuna | Development Services

Phone: 986.269.8341

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

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

## Annexation Narrative

25 Feb 2025

The Hudon family has resided in Kuna, Idaho for the past 18 years. My wife and I are both retired and spend our time living and shopping in our community. Seven years ago approximately, the Hudon family moved from a subdivision (Chapperosa) in Kuna City to a 4.6 acre property listed as Ada County, but still in city limits. The Hudon family proposes to annex into Kuna City. The reasons are varied, but mostly due to future utilities. Our property is now bordered by Kuna City and utilities and is within the requirements found in Idaho Code 50-222. Thank you for letting us request to Annex into the Kuna City.

Noel and Misty Hudon

847 S. Ash Ave

Kuna, Idaho 83634