

OFFICIALS

Jim Main, Commissioner
Bryan Clark, Commissioner
Robert Rossadillo, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

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



Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, December 9, 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 November 25, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-09-S & 25-29-DR, Indie Subdivision

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. 25-02-CPM, Area of Impact Boundary Reduction – Doug Hanson – Planning & Zoning Director

Comprehensive Plan Amendment application to remove approximately 5,531 acres from the City of Kuna Area of Impact boundary.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-02-CPM with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 25-06-S & 25-26-DR, Tess Manor – Troy Behunin – Senior Planner

Applicant requests Preliminary Plat, & Design Review approval for approx. 7.80 acres in Kuna City using the R-6 zone district The Preliminary Plat proposes to subdivide the lands into 32 total residential and Common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-26-DR, 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
Jim Main, Commissioner
Bobby Rossadillo, Commissioner
Vacant Seat

CITY OF KUNA
City Hall Council Chambers
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Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, November 25, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:20)

Chairman Dana Hennis Okay, good evening, everybody. We'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, November 25th, 2025 and we'll start with roll call.

Senior Planner Troy Behunin Thank you. Dana Hennis, Chairman.

Chairman Dana Hennis Present.

Senior Planner Troy Behunin Bryan Clark, Vice Chair.

Vice Chair Bryan Clark Present.

Senior Planner Troy Behunin Bobby Rossadillo, Commissioner.

Commissioner Bobby Rosadillo Present.

Senior Planner Troy Behunin Jim Main, Commissioner...Let the record show that he was absent. Okay, the meeting is yours.

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Absent
Commissioner Bobby Rossadillo - Present
Vacant Commissioner Seat - Vacant

CITY STAFF PRESENT

Troy Behunin, Senior Planner
Marina Lundy, Planner
Michelle Covert, Economic Development Administrator
Matt Johnson, City Attorney

2. CONSENT AGENDA:

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

(Timestamp 00:00:49)

A. Regular Commission Meeting Minutes Dated October 28, 2025

B. Cancelled Commission Meeting Minutes Dated November 12, 2025

C. Decision and Reasoned Statement(s)

1. Case No. 25-02-OA, Pole Signs

2. Case No. 25-01-PUD, 25-03-ZC, 25-04-S, & 25-06-DR, Napa Vineyards

Potential Motion:

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

(Timestamp 00:00:49)

Chairman Dana Hennis So first up on the agenda tonight is the consent agenda.

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

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:53)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Clark, Hennis

Voting Nay: None

Absent: Commissioner Main

3-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:01:05)

A. Case No. 25-09-S & 25-29-DR, Indie Subdivision – Marina Lundy – Planner

Applicant requests Subdivision and Design Review approval for a 23-lot single family residential subdivision. The site is located near the intersection of W Ardell Rd. And S McClure Ln.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-09-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-29-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:05)

Chairman Dana Hennis Okay, so next up on the agenda under public hearings is case #25-09-S and #25-29-DR for Indie Subdivision, Marina.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat and design review approval for a 23-lot single-family residential subdivision with four common lots on 5.1 acres. The site is located near the intersection of West Ardell and South McClure Lane, and is already zoned R-6 medium residential density. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan and should the Commission recommend approval of the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight.

Chairman Dana Hennis Thank you. Any questions for staff at this time?

Commissioner Bobby Rosadillo No.

Vice Chair Bryan Clark No.

Chairman Dana Hennis Thank you. If the applicant would like to come up, just go ahead and state your name and address for the record, please, and go ahead and press the base of the microphone to green. You know that.

David Crawford, Centurion Engineers Chairman, Commissioners, my name is David Crawford with Centurion Engineers. I'm here representing the owner of the property who's also here tonight. I want to say it's -- this project I believe is beneficial to the city of Kuna essentially completes Crimson Point subdivision that was done. Our office had the opportunity to finish off the last three or four phases at Crimson Point on the south end, and we get the opportunity to finish off this little five-acre parcel up on the north end. This property is always considered for development. It was -- had two stub streets placed into it has -- it was rezoned. It was annexed and rezoned R-6 around 2014, and we presented a project that is completely compliant with Kuna City Code and Ordinances. The one thing I would like to point out is

that public works staff has reviewed this project and there's adequate sewer to supply. Domestic water and pressurized irrigation will be put in. During our review, during the agency review comments, we were required by the highway district to stub a road to the east into that McClure subdivision, which is a county subdivision. And the Boise Project wants us to maintain the irrigation ditch that runs through our property, which we're totally compliant with. The only thing that's a little different with this subdivision, at least from my perspective, is that we didn't bring a super dense product here. This is under a numerous portion of code since Kuna code has changed. We're allowed about 6 dwelling units per acre, and we brought forward a 4.4 dwelling unit per acre project. We felt that would be more fitting with the neighborhood. And we've provided that from the get-go. During our neighborhood meeting, I'd like to point out there was a number of issues brought up by the neighbors in case we're going to blast, we're going to notify them if we're going to do any blasting on the site. I don't know that we're going to be able to do that, but it might be required for some of the storm drain systems, and we'll definitely provide notification if that's utilized on the site. Another neighbor brought up that there's some drainage due to the topographic -- topography of the site that does go off the boundary. And in accordance with Kuna City Code, we'll be providing a lot drainage plan and be retaining all of our storm water on site. And with that, I'll stand for any questions you have.

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

Vice Chairman Bryan Clark Yeah, at this point, the only big question I have is the alignment of the road. Is there an opportunity to straighten that out with the existing Mauve alignment? That angle point, not typical.

David Crawford, Centurion Engineers Are we talking about the Mauve Avenue extension?

Vice Chairman Bryan Clark Yes.

David Crawford, Centurion Engineers We may be able to realign that slightly. The way this property is set up, it wasn't, the way the angles come together, it's really difficult. We probably would be allowed about a 12-to-15-degree deviation from that angle. But we could look into it, because we could probably tweak that over just about 10, 12 degrees and straighten it out a little more.

Vice Chairman Bryan Clark Yeah, I tried digging into, unfortunately, AASHTO puts all their stuff behind a paywall, and I don't do a lot of AASHTO design. What are the geometric design standards for a local roadway? Is there not a minimum radius?

David Crawford, Centurion Engineers There is a lot of standards that are implemented by the Ada County Highway District....

Vice Chairman Bryan Clark They just refer back to AASHTO. I went digging through ACHD and they went straight back to AASHTO. You've got to be kidding me

David Crawford, Centurion Engineers For local roads, they do have minimum standards that they require. Like I said, there's not a heck of a lot of opportunity, the way the things shaped, but we can see if we can do something to that, for sure.

Vice Chairman Bryan Clark Yeah, I mean, in my mind, is there an opportunity to lot along McClure, turn the lot sideways along McClure and just realign that piece? Because if you turn those lots sideways, I

don't know what's going on with lot 20. I don't know if that's part of the, if that's a, that's a single family residence or is that an open space?

David Crawford, Centurion Engineers Lot 20 is our open space.

Vice Chairman Bryan Clark Okay. Yeah, because in my mind I was seeing turn the houses sideways along that edge and realign the roadway. So better, it's going to, it would be a funky intersection. That is what it is with Henna.

David Crawford, Centurion Engineers Right now it's meeting at right angles. So if we start tweaking that road coming into the north, we're going to start meeting at offset.

Vice Chairman Bryan Clark Curve it and make more triangles. We love working with triangles, don't we?

[Laughter]

David Crawford, Centurion Engineers I suppose.

Vice Chairman Bryan Clark No, from a planning standpoint, I'm with you. I hate triangles. Okay. That's really my biggest concern with the site. Really that, and lot 1 got pinched, but those are my primary questions and concerns for the site.

Chairman Dana Hennis Any other questions?

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis I don't have any at this time. Thank you.

David Crawford, Centurion Engineers Thank you.

Chairman Dana Hennis At this point, would staff be able to get the sign-in sheets?

[Brief Silence]

Chairman Dana Hennis Thank you, sir Okay, so we will go ahead and open up the public testimony at 6:08, and I've got a number of people signed up here. There's probably a number of people, it looks like, that came in a little bit late. We'll get an opportunity at the end to sign in if you want to testify on this. So, we'll go ahead and start with the list. Of those marked to testify, I have Brian and Mercy Clarkson.

Brian Clarkson Hi, good evening. I'm Brian Clarkson with 2289 North Van Dyke Avenue.

Chairman Dana Hennis Thank you.

Brian Clarkson And my biggest concern with this plot map was it was my understanding that the main thoroughfare would have been Henna. And so, my concern would be that. As far as the traffic, the excessive traffic, I believe that they probably need an outlet to Ardell as their main source of traffic going in and out of the subdivision. And so that would be my base concern.

Chairman Dana Hennis Okay, thank you.

Brian Clarkson Thank you.

Chairman Dana Hennis And just to remind everybody, our procedures tonight is to go ahead and state your name and address for the record, if you would. You've got 3 minutes for your information. And then at the questions that you will ask, the applicant will have a few minutes at the end to answer some of those questions. Okay, so next up I have Adam Crist.

Adam Crist Thank you, Council and Commissioners. My name is Adam Crist. I live at 2233 West Hennis Street. A couple of things of note here. I wanted to go over in speaking with the engineer during our public meeting. Some of the concerns I have with this neighborhood, I know that there's going to be a neighborhood going in there. I like farm fields, like most of Kuna Heights, love farm fields. Some of the concerns I just brought up was about the traffic that would go along Henna Street. Essentially, people would use Henna as a thoroughfare to enter Shayla, go back to Ardell and back out to Ten Mile generally. The biggest concern I have with that is that on Shayla we have Crimson Point Elementary. That school is at maximum as it is. As we as you know on most days there's extended parking people are parking illegally and it causes some traffic issues now if we add essentially two houses per *or excuse me*, two vehicles per house, which generally that's kind of the standard. We're putting close to 100 vehicles, meaning in and out a day, close to that. That's a concern for me, a concern for the safety of our community and concern for the children of the community. As a first responder myself, I know that within a short distance from a school, that's where often we have a lot of accidents, fatalities of children, and if you add more vehicles into that small road, then there's a potential for some major injuries.

What we asked the engineers to draw up a plan where the street of Reliant, I believe it is, goes out to Ardell. He quoted that he cannot do that because it doesn't have a setback of 100 feet. In some of my research, I believe the street with its setback is 50 feet, not 100 feet. As long as you have a 150 feet of line of sight. So, at the end of Ardell, *excuse me*, at Ardell and where that street would plug out, there's a 150 feet clear from the center line there. So, the purpose of me saying is that the neighborhood has requested that he drop a plan and bring it back to us and see if we can take a look and agree to that. That has not been done. The second portion is talking about open space according to section 5-4 *excuse me* 5-8-1104 That says that 10% of the developers gross land needs to have needs to be open space. According to their plat it is only 8.4% Part of that says that the land set aside for open space purpose shall be high quality rather than some disposable land remnants as you can see their open space on the edge there is not the high-quality land in there. It is remnant land and so we have a and what I believe is a violation there. The second or the third point I would like to make is that the minimum street frontage according to code is 45 feet. If you look, and I think Mr. Clark made mention of that, how in block 2 in section 1 that there was how that lot was *squozen* [*sic*] down or it was made smaller. Okay. So it's not the 45 feet required. It's at 35.56 feet, which that's another violation. So my concern is that we are cutting corners and that we are not doing good by Kuna. And so, I would ask that the Council deny this permit. Thank you.

Chairman Dana Hennis Thank you. Any questions for? Thank you. Okay, I'm going to probably slaughter this name a little bit. Is it Stephen Ruschke? Yeah, thank you.

Stephen Zoshke Thank you, my name is Stephen Zoshke. Thank you for the opportunity. I live at 2017 North Mauve. So I am on that block that is one of the entryways for this new subdivision. We have a lot of young families on our street. I'm one of the **two** oldest, my neighbor across the street and I were. But even they have a young girl that's going to Crimson Elementary and a lot of kids go there. They even walk to school, they ride their bikes, they skateboard, they play with their little cars on the street. It's a really great place to live. We're all worried about the things that Adam was talking about, about the traffic,

the extra 100 cars that are going to be using their street, Henna, and our street, Mauve to get in and out of this neighborhood, and we're just seriously concerned because they're not accessing the obvious, which is Ardell. There's a place there where they can access, and it just seems ridiculous to us that they would put it, you know, come, and change our neighborhood with all this extra traffic that we're going to be seeing. And we have a lot of children. We have babies, they're growing up, and so -- and the same with Henna. They have a lot of young families. Some of them are represented here tonight. Also, these streets are crooked. They come in from Mauve. They're based on a house that's crooked that the builder had to change the foundation because there was a culvert. And so, the last house on Mauve, before you enter this on the right when you go in there, is at an angle, and these streets are based on a crooked house. If you go and look at that, you'll see that. And so, they could make that street go in, they could make that park bigger, and they could put a little exit out to Ardell. There's plenty of room there, as Adam said. So, we would like to see this denied until they fix all these things. So, thank you very much.

Chairman Dana Hennis Thank you. Next I have on the list is Ron Henze.

Ron Henze Thank you, gentlemen. My name is Ron Henze. I live at 2355 West Henna Street. And I am concerned, as has been mentioned. Adam brought a very good point and I'd like to echo that. The children are our future. If we don't take care of the children, we don't have much of a future. I'm pretty young, I still have the ability to work but boy, my kids come in handy when there's a little bit more work to be done. If this goes through, I would like to propose that you put bollards at every stop sign, that you put speed bumps as you have put in some neighborhoods. We have to slow down the traffic. The corners that are being cut are terrible. That needs to be controlled. We need to have pedestrian walks presented. You have put flashing lights in some areas to help with the protection of the children. The children are our greatest concern. If you do not provide another form of exit onto Ardell, Shayla is going to be a total mess and then we are going to be back in here complaining to the Council that you need to do something. The speed bumps, I don't like. I don't care for them. The bollards, on the other hand, they go down 10 feet, they stick up 6 feet. Man, a car is going to really feel that punch if it cuts the corner Is it going to slow them down? I don't know. But they may bounce off, especially if they're driving a Tesla.

[Laughter]

I'm concerned for the kids. We have a big problem, as was mentioned, with the school and the illegal parking. You cannot get two vehicles to pass through there at the time of the kids being dropped off or the time the kids are being picked up. If you're going to try to get emergency responders through there, you're going to have to wait until the moms or the dads move their vehicles to get through. It's an issue. It's a problem. And I appreciate you taking time to listen to our concerns and make the correct choice.

Chairman Dana Hennis Thank you. Next up I have Shawn and Tiffany McGee.

Tiffany McGee Thank you, Tiffany McGee I'm at 2374 West Henna. I'll echo a lot of what's been said already. We are right on the corner of Henna as the traffic comes into that area of the subdivision. Our biggest concern is the traffic and the safety of the children. We have a direct line of sight from our house to the elementary school. And just as Chris had mentioned, there are cars that line up there to pick up their kids and so that is by far our biggest concern is the safety of the kids and the traffic. Thank you.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo Is McClure a two-lane road? Coming out here, McClure Lane.

Chairman Dana Hennis It's a private lane.

Commissioner Bobby Rosadillo Is it?

Chairman Dana Hennis Okay, next up, Mark to testify is Amber Huber.

Amber Huber Hi, my name is Amber Huber and I live at 2262 North Van Dyke Ave. in Ruby Creek, legally known as Crimson Point North. My property directly borders the land proposed for the new Indie subdivision. It is directly behind Lot 1, which I was appreciative that you noticed is inappropriate. I would also like to note that I previously worked for West Park Company, the developer of Ruby Creek, Patagonia, and several other Treasure Valley communities. So, I have experience in development and the development world and an understanding of how responsible development should be approached. I'm not opposed to development. I have always known this parcel would eventually be built on. However, I hoped it would be done in a responsible and reasonable manner, respecting the existing homeowners. After attending the neighborhood meeting, I left feeling as if I was treated more like a box that the developer needed to check than a genuine effort to listen to the valid concerns of the people who actually live here. Many of our questions were brushed aside or answered vaguely which has greatly contributed to our unease.

As a whole, I think we have three major issues, potentially four. I know traffic isn't one that you're necessarily concerned with. One is blasting. The property directly adjacent to mine had to be blasted as I worked for the developer, several feet down and 15 feet into my lot and 15 feet into the neighboring lot. When we asked the developer about what remediations and precautions they would take in blasting, the response, and I quote, was, we know how to blast. For a developer with limited experience, that dismissal of our concerns is unsettling. Another concern that we have is drainage. Ruby Creek already struggles with water, saturated yards, wet crawl spaces, multiple sump pumps, retaining walls, and a drainage ditch installed by the farmer behind the fence because water naturally flows towards our houses. A critical piece of this discussion is elevation. The incline from Ardell to the top corner of the proposed Indie subdivision is approximately 20 feet. The lots behind us will sit dramatically higher, literally on top of us. Even the lot directly behind me, lot 1, is six to eight feet higher than my yard. What concerns me most is that the developer hasn't seemed to recognize or care about the significant slope. Anyone standing in our neighborhood can see how much our lots and the roads rise upward. Overlooking something this obvious feels like a severe lack of due diligence. Because of this elevation difference, our drainage issues will only intensify without proper mitigation.

To help address this, I propose that the developer be required to install a five-foot common area along the existing Ruby Creek fence line with a professional engineered underground drainage system. This will provide a necessary buffer to capture and redirect water before it overwhelms our yards and crawl spaces. I have one last point, is developer experience. After researching this developer, it appears that this is their first true neighborhood subdivision. Prior experience seems to be small infills of two or three homes. Their lack of expertise, combined with the dismissive tone at the neighborhood meeting, raises significant concerns about their ability to safely, responsibly manage blasting, water mitigation, and the complex elevation challenges of this site. In closing, these issues, blasting drainage and experience are not minor details. They pose real risks to existing homeowners. I respectfully ask that these concerns be thoroughly evaluated and please deny this plat as it stands.

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

Tim Jensen, Kuna School District Tim Jensen with Kuna School District, 711 East Porter Street here in Kuna. I just wanted to stand up. We submitted a letter. The developer has come to us and agreed to partnership. We're still working out the details of what that will be, obviously, in these early stages, but. Just mainly wanted to also come up here and answer questions you guys might have from our side of it.

Chairman Dana Hennis What is the capacity of Crimson Point currently?

Tim Jensen, Kuna School District I don't have the exact number, but I know all of our -- Crimson, Silver Trail are both right at capacity.

Chairman Dana Hennis Okay.

Chairman Dana Hennis I don't have any other questions. Do you?

Commissioner Bobby Rosadillo No.

Vice Chairman Bryan Clark Nope.

Chairman Dana Hennis No. All right, Thank you.

Tim Jensen, Kuna School District Thank you.

Chairman Dana Hennis David Nielson.

David Nielson Hi, my name is David Nielson. I live at 2135 West Henna Street, and I just want to echo whatever's been said so far, especially with Amber. Our lot is adjacent to the proposed property. We're just on the south side of Amber's lot. So, when it comes to the erosion aspects of it, or the water drainage aspects of it, where the water's going to go, the blasting concerns, they're all echoed here. One of the ones I have that's still a concern that stands out is I work from home professionally. I've done it for a long time. And personally, not getting notified of blasting occurrence will affect my career, will affect my day-to-day. So, I would need to be notified of what's going to happen, when that blasting is going to occur, so I can plan accordingly. Because heaven forbid, I'm on a conference call with a customer and blasting goes. You know? Then I have to hang up the call and that affects me. It affects my career, which is not good. Then also when it comes to the blasting aspect of it all, we have our foundation we have to worry about. If we don't know when blasting is going to occur, if we don't know how close they're going to be to our property, we don't know the damage that's going to cause. And right now our foundation is solid. So, if the developer comes in and blasts and our foundation is now cracked, we have a bigger problem. So, we need to make sure all that's mitigated prior to this even moving forward. But again, just like to echo what's said and also echo it's fantastic to see the community come together and propose their concerns and be able to be listened to. So, thank you.

Chairman Dana Hennis Thank you. Megan Stoutenberg.

Megan Stoutenberg My name is Megan Stoutenberg at 2021 West Ardell. We were just were curious if in the plans there was a fence that would be bordering our land, separating from the neighborhood that's going up?

Chairman Dana Hennis There should be, but the applicant can answer that when he comes back up.

Megan Stoutenberg Thanks.

Chairman Dana Hennis Thank you. Okay, so that is all the names that I have currently on the list. Is there anybody here tonight that would like to come up and add their name to respond or to testify? Okay, come on up. I'll have you all sign in.

[Brief Silence As Members Of The Public Sign In To Testify]

Chairman Dana Hennis Okay, first up would be, is it *Doranne*? Dorainne, I'm close but never, no, never right on.

Dorianne Romero Pleon My name is Dorianne Romero Pleon. I'm at 2138 North Mauve Avenue, Kuna. So, I'm the last house before the open space. And I have several concerns about this. The first one is that Ardell is a very big street. I don't understand why it can't be designed so that they feed out that way rather than through down Mauve or down Henna because there's a lot of traffic and there's a little grammar school right there. There are kids walking, riding their bikes and it just doesn't make any sense to me that they can't have this adoption or change to accommodate that. I also am concerned because we had a neighborhood meeting and I felt that we were very much dismissed and that nothing changed from the neighborhood meeting to now and we had a long time to converse. We tried to express ourselves in a civil manner and I felt completely unheard and it wasn't even them that raised the concern but luckily, I'm blessed with neighbors that have more information. But I'm a single mom. That's like my life. And they have no comfort that we're not going to blast. We're not going to ruin it. We'll take steps. We'll meet with you. We'll hear you. We'll take care of you. Because what happens when my house is gone? It's cold outside. I can't be homeless in Idaho. And that's how I feel.

Chairman Dana Hennis Thank you. Wesley?

Wesley Gowdy Yeah, I'm Wesley Gowdy. I'm at 2310 West Beige. Just at the upper neck there of the diagram on the other side of the fence. Just a concern here because it sounds like they are trying to cram a lot of housing into a small area. And that feeds right into the problems that we're talking about here related to all the blasting, the traffic. I just had a question maybe for the three gentlemen behind me, maybe to answer something related to the, did I have that right? Normally you'd be looking at six acres and they were able to get it down to four. If that's true, maybe somebody could comment on that. But it does sound like, to me, an overcrowding vis-a-vis what we currently have in our neighborhood. So that's of some concern to me. Thank you.

Chairman Dana Hennis Thank you. And lastly, I've got... *Is it Tamley?*

Commissioner Bobby Rosadillo I think you got one name right tonight.

Chairman Dana Hennis Well, you know, I got Tim's name right. I got that one.

Tamie Bastow My name is Tamie Bastow. I live at 2285 West Beige Court, which is a block away from Henna. I'm a mother of five and a grandmother of 14 and a half. And I would like to concur with what has been brought up so far, as far as drainage, traffic, everything that's been brought up is very important and very valid. One part about the traffic, right now, you can't even get two cars down Henna passing each other right now as it stands now. And like they said, we have an elementary school. I've been in education for 30 years. And I would like the Commissioners and the developers to understand that our schools are

currently bursting at the seams and nothing is being done about it. We have houses going up, right, left, back, forth. What about parks? What about schools? What about retail? We have an overabundance of homes being built in our area and our schools cannot handle it right now. And I'm afraid that developers and government are still thinking about the almighty dollar and property taxes, and it's time to get our heads from our behinds. Thank you.

Chairman Dana Hennis Thank you. Okay, I'll go ahead and ask one last time, is there anybody else that would like to testify on this application that has not signed up yet? Okay, and seeing none, I will go ahead and let the applicant come up and answer some of the questions that have been posed.

David Crawford, Centurion Engineers Commissioners, David Crawford, 2323 South Vista Avenue in Boise. There's a lot of stuff brought up here tonight. I'll try and get through them as quick as I can. I may not be able to answer the questions to the satisfaction of the neighbors, but I definitely tried to answer the questions to the best of my ability for sure. I'll go through them. You know, this is a 25 lots residential lot subdivision. It is going to add to the traffic. Traffic in Kuna is increasing. And part of the development community, when building permits are issued, there are funds that are collected from the highway district that go towards street improvements for other areas like signalized intersections and things like that. That's a mechanism for funding roadway improvements. We, of course, build the road standards here to the degree that the highest standard because it's a highway district thing. So, we built roads full width, so there's parking on both sides of the street. It's emergency vehicle accessible.

One of the things that continues to get brought up is the connection out to Ardell Road. Ardell Road is a collector road, and you can't have an intersection within 325 feet of another intersection. So that out parcel at our northeast corner has a driveway, and then you have McClure Lane right there, which is 200 feet away. So, there's no way we can comply with the highway district requirement to get an access out there. I'm sorry they didn't hear that at the meeting, but I tried to stress that. I would look into that, and I certainly did... went back and verified it. The highway district has reviewed this plan and they found that they're good with it. They didn't have us do anything different to our streets because they're compliant with the standards that they have. This will add an additional 25 lots to the neighborhood. Presumably, there will be children that will go to school. Maybe not Crimson Point, but probably so. It's a very small, essentially infill development that will connect the public streets and allow better access and this actually completes, anytime you have over 30 lots, you're supposed to have two accesses in and out. Well, Crimson Point was built and there was no other access except for the two stubs here. So, they've got over 500 feet or so, well more than 500 feet of roadway without a secondary emergency access. This completes it so that it would allow emergency vehicle access.

The road alignment, yeah, there was a lot of things we wish we could have done differently, but those road stubs were provided to us at the alignment that we were with. We're only allowed minor deviations from the alignments, and so we did the best we could with what we had to work with. I don't know that we can do anything about parking near, on, or around the school or other intersection improvements, but there is opportunity to work with the highway district for neighborhood grants should those things be funded and I'm certain that working with Kuna School District, they might be able to improve the traffic patterns and drop-off locations. But we can't do anything about that with this.

We heard a lot about blasting tonight. There's a lot of rules when it comes to blasting. The company that I work with routinely does blasting next to Micron facilities. So, there is the ability, I don't know how to

blast, but the companies that we work with certainly do. City of Kuna has some very specific rules about where blasting can be done. If it's necessary, we don't know that it's necessary right now. We did a rock depth map and we've tried to locate our storm drain facilities to keep them in the areas where they may not be necessary. So if we don't have to, we won't. So there's other options like rock saws and open cut trenching and things like that we'll improve, but we won't know that until we get further into the construction plans.

We'll -- I'm sure that this development was intended to kind of fit in with the fabric of the neighborhood and draw more people in that will fit in with the neighborhood. There's, let's see, I wanted to, we could have put 6 dwelling units to the acre or close there too and we provided one that's 4.4 acre or 4.4 dwelling units to the acre. That's less density than is allowed by code.

We definitely, if blasting happens, we'll definitely notify people just like we said we were going to do. Again, we don't know if that's going to be necessary at this time. We believe that we've presented a good project that's going to fit in well with the fabric of the community and the City of Kuna. It's compliant with all of City of Kuna's codes and ordinances.

Oh, fencing. We'll definitely put in fencing where it's needed, where there's not site obscuring fencing in accordance with code now around the project perimeter. I believe that may be limited to the east boundary, but because there's existing fences from the other neighborhoods that are already in. But we'll definitely comply with code and as it will be required as part of our development.

Our drainage areas have extensive experience in creating drainage plans. We do a lot of work with hillsides and are very well aware of what it takes to deal with the site topography, and we can certainly work with that. All of our storm drain facilities are going to be designed and built to the standards of the Ada County Highway District, and they'll be inspected along with the City inspections of all the other utilities in there throughout the development.

We're not trying to get away with anything. We're not trying to subvert our responsibilities. We're sitting here saying we're going to comply with it. We don't know everything specifically that we're going to do at this time. Right now we're looking, the process is you kind of get your entitlements going, get your project, say it's approved, then you dive into all the little details and go through the agency review. So the construction plans will be done, are reviewed by and approved by the City of Kuna, the Ada County Highway District. I would have to go through the health department and, you know, it's a pretty thorough, rigorous standard and we're very familiar with what that looks like in the city of Kuna.

I'm really sorry that the neighborhood felt like I wasn't paying attention to them or hearing what they said, but I certainly did. And I hope that I've been able to address those concerns to the extent practical here tonight. I believe we've presented a great project and City of Kuna kind of completes off the Crimson Point area development. And I'll stand for any questions you have.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo I have a question and, Troy, for your city staff, this may be a better question for you guys, but obviously we've heard a lot about internal traffic within the larger subdivision. But with that exit coming out onto McClure Lane, You know, I haven't heard from any neighbors coming

up from, you know, McClure. What is the expectation of that exit coming out onto a private lane? And what are there any You know, limitations to that being that it's private?

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner. So I was actually the planner for Ruby Creek. I was also part of the planning team for Crimson Point #5, which -- but the south and the west side of this property. Since before I got here, before any of these people moved into their homes, the Kuna City Code requires that there are stub streets provided to undeveloped and future possible developed properties. That's why Mauve has a stub street, and that's why Henna is a stub street. So, there's also a likelihood that in the future, McClure Lane as five-acre parcels, they could become attractive to somebody who wants to further subdivide them. If I had a dollar for every time somebody said, I'm never selling my land, I would have a lot of money. It happens. So we have to prepare for it. That's why Henna has been paved and provided. That's why Mauve was paved and provided. It is a City requirement. Even if there was no connection required or limit for a connection to Ardell Road, as Dave Crawford stated, by ACHD, who is the highway authority, even if that didn't exist, Henna and Mauve would still need to be connected. And then, I mean, we're still talking about cars using that both ways. Roads have two lanes. So, it's very possible that people that don't live in this subdivision are going to use these roads. It's very possible. It's going to happen. But we do that because EMS and daily services, they have to have the connections. It is a proven fact that ACHD has stood by and that the city code has stood by that connected roads reduce miles traveled on the big roads like Ardell and on Shayla. So while this is a very small development, it has some significance to it because it's completing Mauve and Hannah and it's connecting those roads that have stood as undeveloped roads for a while. The developer is also required to provide that to McClure Lane so that, in the event that one of them or more of them develop, that we don't create these enclaves and these dead ends for cars, that there would be multiple exit points and entrances. So it's a necessary component and it is required by our code and by ACHD standards.

Commissioner Bobby Rosadillo So, I appreciate the explanation and I understand the stub roads there and all. When I originally looked at the plat, you know I figured that a lot of the internal traffic within that may be alleviated by McClure, but knowing that McClure is private, would that be an issue somewhere? Is that just going to be causing another problem if people, and maybe at the end of the day, a lot of the concerns about traffic may be alleviated by that? But is that going to create another problem with McClure with neighbors there?

Senior Planner Troy Behunin The developer is actually going to have to put up barricades to prevent that from happening. So, there won't be a connection at this point. It's only in the event that it does develop in the future.

Commissioner Bobby Rosadillo Okay. So, it's another stub road there. Okay.

Chairman Dana Hennis So, kind of a question on that as well. So is the City in agreement that there doesn't seem to be an option coming out to Ardell that it does not conform to ACHD standards?

Senior Planner Troy Behunin The City will 99.5% of the time follow exactly what ACHD recommends and what they require. I believe the ACHD report states that it's against their policy.

Chairman Dana Hennis Right.

Senior Planner Troy Behunin So if it's against their policy, we're not going to support it, so.

Chairman Dana Hennis Understood. Thank you. Any further questions? Thank you. And we'll go ahead and close the public testimony at 6:48. And that'll bring up our discussion. I'll tell you, I don't know if I like this one. I like the development. I don't like the place. You know, I came in looking at it like, okay, it's not too bad, but as the people have talked, the neighbors have talked, and I've been on these roads as well, I'm concerned with Crimson Point Elementary. I mean, granted, most of it will turn before that, but I'm concerned with just the flow in here coming back into the neighborhoods. I imagine that was kind of the intention as you look at this with the stub streets as it was laid out and planned but those streets there especially by the as you get towards Crimson Point Elementary get narrow.

Vice Chairman Bryan Clark So I mean they're all standard local streets they support typical local traffic so that's what we have to live with on local roads.

Chairman Dana Hennis Yeah, but Henna looks bigger than Shayla.

Vice Chairman Bryan Clark So, Shayla is only a part width improvement currently. Shayla is, yeah, Shayla is currently only an existing part width improvement because that parcel to the west there has not developed. So yeah, no, there's curb and gutter and sidewalk on the east side of the road. There is no curb and gutter and sidewalk on the west side of the road. So if and when that parcel develops, that'll be required to improve the other half width. Yeah. So if you look at the intersection right there, that is the full width.

Chairman Dana Hennis Right, exactly.

Vice Chairman Bryan Clark And that would be, yeah, so that would get improved in the future. So, Henna itself is typical local, which is typical of the entire development.

Chairman Dana Hennis Maybe one question for Troy, if I might. Since you had experience in the planning of a couple of these pieces, how likely in your opinion or in your experience, are they going to have to deal with blasting? Typically on these sites, we have a knowledge as to what our rock base is, and especially it may move lower on one side and higher on another side. Do you have an anticipation on this one?

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner, DSD. Well, we're in Kuna, so there's a little bit of lava rock out here. Rock saws happen quite a bit, but when people hear the word blasting, what they think of is the Hollywood version of it, where pieces land 15 blocks away and schools have to close. That's not what happens here. It's very sophisticated. You know, you could dig on the west side of the property line and hit rock and go 20 feet to the east and you might hit sand. I have no professional opinion about what the geology is underneath that.

Vice Chairman Bryan Clark And that's why the soils engineers make the big bucks.

Chairman Dana Hennis No, I understand. I mean, we've got a project, you know, in some of the areas here where we have that kind of rock structure where we know where it's at. But then again, this is Kuna. It varies a lot. So, okay, I was just hoping to see if we had maybe the knowledge as to what our bedrock depths were.

Senior Planner Troy Behunin So, there is, for the record, Troy Behunin, there is actually a USGS geologic map that is available where you can get a general idea of the area on bedrock depth. It is

available either on USGS.com or you can do a public records request with the City, but we do have that available. They have it available. Again, it's a generalization.

Vice Chairman Bryan Clark And that's going to be a very loose GIS system that's based on trends and everything else. Short of local study, it's not worth talking about.

Chairman Dana Hennis Okay, that's what I could have figured. I just didn't know if it was. two feet under like my house or if it's 6 feet under.

Vice Chairman Bryan Clark In all likelihood, yes.

Chairman Dana Hennis Exactly.

Vice Chairman Bryan Clark And 10 feet under and one foot under and yes.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark So.

Chairman Dana Hennis Well, again, it goes back to, I mean, I'm not so worried about the blasting mitigation because like Troy says, it's changed a lot over the years and you know, we've had projects within my profession where we haven't had real issues with it.

Vice Chairman Bryan Clark I mean, that's the thing. I mean, 20 years ago, I had the opportunity to go stand on a site in Menifee, California. We were invited to the site for the blasting. And we were about 100 feet away from the blast zone, controlled with the guy with the detonator. And I was like, click *fump* ' [*Phonetic*].

Chairman Dana Hennis Yeah, exactly. I mean, it's gotten so much better in the past that I'm...

Vice Chairman Bryan Clark And that was a big rock.

Chairman Dana Hennis Yeah. to assure the neighbors that it's a lot more sophisticated than it used to be. So, I'm not so worried about that. I'm more worried about the traffic and the traffic flow than I am the blasting. And the drainage, I think, has some possibilities...

Vice Chairman Bryan Clark So now, and as stated, the drainage, part of the problem with the drainage on that site was how it was constructed back then. This new project, as David says, and as Troy has also mentioned, all the drainage is required to be, is just required to stay on site. It's not supposed to leave the bounds of the parcel. So I mean, the storm drainage, the storm drain design is going to be done to that level.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark So I don't want to -- I say this as an option or as a in the hopes of way laying any concerns as far as drainage is concerned. I think of the permanent impacts that probably bothers me the last the least. The permanent impacts I think I'm more worried about are just the impacts in the neighborhood.

Vice Chairman Bryan Clark I mean, it's again, it's 25 homes, we're assuming about, I think the current numbers are about 0.5 to 0.6 heads per house that are going to impact our schools right now. That's, I

think, the current survey, if I recall the last conversation we had with them on that. So, I mean, it is an impact, but we're talking about potentially 12 to 15 heads. And those heads have names, and they're really important, and I have my kids.

Commissioner Bobby Rosadillo While it's not a large number of people that would be coming in, it's connecting the two areas. And so now you're going to have, instead of people going one way, I mean, you're going to have people coming from south heading out to Shayla, people from north. And I think it's going to impact the internal traffic more than.

Vice Chairman Bryan Clark Well, yeah, but one benefit to that is now that the people on Henna are going to have a secondary access out to Crenshaw. Because right now they only can go out to Shayla.

Commissioner Bobby Rosadillo And I was looking at that too. And Troy, the light that's going in off Ten Mile there with the commercial development, is that off Crenshaw? I can't remember. I know it was a few weeks ago or a few meetings ago.

Senior Planner Troy Behunin The traffic signal?

Commissioner Bobby Rosadillo Yeah, traffic signal, Sir.

Senior Planner Troy Behunin Well, there's a there's a school crossing which is a controlled crossing for the school children at or near Crenshaw. I don't believe that there's a traffic signal, that would be a character.

Commissioner Bobby Rosadillo Where's that? Wasn't it a gas station that's going in off of Ten Mile?

Vice Chairman Bryan Clark Yeah, but that's actually planned for a roundabout.

Senior Planner Troy Behunin It's a roundabout.

Commissioner Bobby Rosadillo Okay.

Vice Chairman Bryan Clark Yeah, Ten Mile is planned for a roundabout.

Commissioner Bobby Rosadillo I'm just trying to think of how people would leave the neighborhood. You know, what would be the easiest or most logical way, and if it's going to be off of Ardell or off of a different way to Ten Mile or Deer Flat.

Vice Chairman Bryan Clark Well, honestly, it really depends, because, I mean, from this side of town, depending on when you leave, um, if you're planning on going up towards Meridian, um, you're almost better served avoiding the roundabouts on Ten Mile, and just, if you can get away from the school traffic, the high school traffic, it's usually best to take Deer Flat over to Meridian Road and take Meridian North. So, um -- or at least in my experience. So that's, whether, and honestly, that it's easy to get, if you can avoid the Deer Flat and Ten Mile intersection, it's best because coming south on Ten Mile is not fun in the mornings. So, it's, in all likelihood, it's going to impact the neighborhood directly either via Shayla or down to Crenshaw. Because honestly, making the right from Ardell onto Ten Mile isn't fun either. Making the left onto Ten Mile is even worse. And that's true. I mean, driving by Hubbard this morning, I counted the cars going through the intersection. Ten cars made it through the left signal before it stopped, and there was a line of about 50 on Hubbard. So, I mean, just by traffic, from traffic concerns, every home is a number. That's impacting our overall traffic situation...

Chairman Dana Hennis Yeah.

Vice Chairman Bryan Clark So...

Chairman Dana Hennis I mean, there's not a ton of kids that this would produce as much as cars. And I'm just used to infill developments or some of these having direct access out to more of a standard street instead of back into another adjacent subdivision.

Vice Chairman Bryan Clark Well, I mean, yeah, but that's the whole thing.

Vice Chairman Bryan Clark I mean, there's no reasonable access onto Ardell for this piece.

Chairman Dana Hennis No, I agree.

Vice Chairman Bryan Clark Not unless, well, yeah, not unless McClure would actually get rolled into this parcel. If this came in as a bigger part of a piece, but that comes with its own different set of problems.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark So yeah, unless this got rolled into McClure, ultimately that will become an access point. I don't know.

Chairman Dana Hennis Yeah, because even if the parcel on the northwest corner opened up and came into this, they still wouldn't be able to put anything there as an access on the Ardell.

Vice Chairman Bryan Clark No, it's so it's intersection, it's the intersection spacing that's controlling this because McClure exists, which precludes a new access to be placed between Shayla and McClure.

Chairman Dana Hennis Yeah, and you can kind of see how it's laid out. Those are basically the ACHD.

Vice Chairman Bryan Clark Yeah, and on a collector, I'm actually kind of surprised it's as narrow as it is on a collector, but I'm used to 660 being the maximum, or the minimum...

Chairman Dana Hennis Yeah.

Chairman Bryan Clark For the stuff that I work on.

Chairman Dana Hennis So, well, I mean, it's... One last one for me, Troy. So there was the question about the open space not meeting minimum standards. Was that correct?

Senior Planner Troy Behunin For the record, Troy Behunin, DSD, that figure, that percentage is incorrect. According to code, it's based on housing numbers, and at this level, they're only required to provide 7.5%.

Chairman Dana Hennis Okay, that's what I thought. Okay. Now, I thought...

Vice Chairman Bryan Clark The bigger number was for anything in excess of 100, I think.

Chairman Dana Hennis Right. And is this at 8%?

Vice Chairman Bryan Clark 8.4.

Chairman Dana Hennis I thought it was, I thought I read somewhere it was a little bit more, but...

Vice Chairman Bryan Clark It's 8.4% for the current plot. Now, I just want to verify this with you, Troy, because I'm just going to, I'm going to pick on block one, lot one, block one. So, I came across your pretty graphic from 2011, noting where the setback is to be measured from. It's actually at the building setback, is that correct?

Senior Planner Troy Behunin For the record, Troy Behunin, and yeah, it's the front of the so, the 20-foot setback is required for all buildings in residential neighborhoods. The 20-foot represents the garage. With building official approval, it can be as close as 15 for living space.

Vice Chairman Bryan Clark So, well, the question is specifically regarding the lot frontage, because the minimum street frontage is posted here on the map at 45 feet. So is that measured at the street line or is that measured per your graphic?

Senior Planner Troy Behunin Per the graphic.

Vice Chairman Bryan Clark Okay, so that's following along to the back and that's along the – okay. It's measuring 35 at the street, but there's a, in the planning code, there is a lovely graphic that Troy produced in 2011 that I came across again today that actually identifies -- So in the case of like a knuckle lot or a wedge lot like this, there is a specific location within the lot that you're supposed to measure the frontage from that is set back from the actual street line.

Unknown Speaker From Audience *[Inaudible]*

Chairman Dana Hennis Well, hold on one second, sorry. Yeah, unfortunately, we've closed the public testimony, so that would have to be maybe asked afterwards to staff.

Unknown Speaker From Audience *[Inaudible]*

Chairman Dana Hennis So, sorry, I can't. We, so I think we're trying to address at least your concern right now, so that's we'll see what we can do. But do we know at that given point if that because that's the whole thing I'd like you to see it coming back.

Vice Chairman Bryan Clark Well from 35 to 52 the wedge doesn't get very big very quickly unless they're pushing the setback forward or further back

Chairman Dana Hennis Well and that's what I'm saying

Vice Chairman Bryan Clark So geometrically I don't see how that works.

Chairman Dana Hennis Yeah, it doesn't seem like 45 would comply virtually anywhere on that lot where a residence would sit.

Vice Chairman Bryan Clark Right. So yeah. No, my primary concern concerns are lot 1 and as stated prior the geometry on the intersection. I understand where we're coming from. We are tied in with those existing streets. This one was weird to me. I was kind of curious as to whether there's an opportunity to square it out with the north boundary as opposed to the south boundary and square the intersection to the south to the north boundary as opposed to -- so swinging in with an arc coming off of Henna, square that intersection out north to south, turn that into a north-south cross intersection, take the opportunity to

change up the lotting on the east side, reconfigure the open space, take advantage of the triangle in the southeast corner for open space. Because, I mean, the way this is aligned right now with Henna, this intersection with Mauve, as a future intersection with McClure, is going to be a nightmare, too. Because now we're way off.

Chairman Dana Hennis But if you're coming in straight off of Henna and you're connecting perfect or parallel to Mauve I mean I don't know if you realign that at all you're going to have to curve.

Vice Chairman Bryan Clark Well no that's what I'm saying. You introduce the curve coming off of Henna.

Chairman Dana Hennis Oh this is straight okay I thought that came up okay.

Vice Chairman Bryan Clark No that's...

Chairman Dana Hennis But then what I mean what does that really give this... I mean we're still going to have probably near the same houses.

Vice Chairman Bryan Clark Yeah, it's going to be the same houses and they're probably going to be, and like he said, we're currently sitting in an R, effectively an R-4. So we are at less density than they, this is zoned R-6. Right. So, there are fewer homes on this site than there could be.

Vice Chairman Bryan Clark So, I'm just wondering if there's an opportunity to square it out. And like I said, planning for the future, that future intersection with McClure is going to be a nightmare.

Chairman Dana Hennis Yeah.

Vice Chairman Bryan Clark So, I don't know. That's -- those are my thoughts.

Commissioner Bobby Rosadillo Well and if you did that, it might give them an opportunity to maybe...

Vice Chairman Bryan Clark Clean up the, or potentially provide a, play with the open space.

Commissioner Bobby Rosadillo Yeah.

Vice Chairman Bryan Clark I don't know. Those are, I mean, those are my thoughts. And that's my wish list. And the fact of the matter is right now what stands in front of us, I do have a concern about lot one. I personally, I don't have a way to prove right now whether or not it's to code. The map states minimum street frontage of 45. Lot 1 is currently listed at 35 and change and we don't have the setback line listed here with a dimension. So I can't tell you if that's 45 feet or not. Other than that, the map is in compliance with code. So really, so everything that I've stated otherwise is wish list items, Lot one is a sticking point.

Chairman Dana Hennis And if you look at some of the basic land use requirements that we've tried to maintain is larger lots to the outside as it comes over into transition to the adjacent lots to the east.

Vice Chairman Bryan Clark Henna, those are all 7,000 square foot, 8,000 square foot lots.

Chairman Dana Hennis They are.

Vice Chairman Bryan Clark They're on the larger side. It was one of the more premium areas.

Chairman Dana Hennis Because I thought he said it was in... pretty much like the other ones. But yeah, that is quite a bit larger.

Vice Chairman Bryan Clark No, most of Crimson Point is between 6,000 and 10,000. Some in excess of that. So, in concept, I like it.

Chairman Dana Hennis Is Crimson Point in that area R-6?

Vice Chairman Bryan Clark I think it, I think back in the day, yeah, I think so. I don't think it's any lower than that or it might be, it may have been R-4.

Chairman Dana Hennis I thought that's what. Oh, no, is that...

Vice Chairman Bryan Clark But most of the lots in the area are 7,000 plus. R-3, South. North, A, East, Rural.

Chairman Dana Hennis West is R-6.

Vice Chairman Bryan Clark Yep.

Chairman Dana Hennis That's south as R-3. How? This looks smaller than that.

Commissioner Bobby Rosadillo I don't know. I agree with you, Bryan. I think a little bit of tweaking here will make future development make more sense. I think we're in this problem a little bit just because, you know, not looking at the surrounding areas with the anticipation -- I know, you know, Troy was saying it's, you know, probably going to continue developing as, you know, the larger lots go. But with that being said, I think looking at this as, you know, if McLure does open up, making that make sense, you know, if it's a feeds into Ardell, you know, which honestly I think would solve a lot of the problems, you know, or concerns with traffic. But with the way that sits now, if McClure did open up in the future, like you said, you've got, you know, two intersection or two bends here that are probably going to cause more problems, you know, with either turning out or turning into this neighborhood and you talk about all the kids that are in the neighborhood. And then also with Henna coming up, you know, is that bend going to be a safety issue where it's a sudden abrupt?

Vice Chairman Bryan Clark So, it won't be a sight distance issue necessarily. I mean, if you look at the way the site triangles are laid out in the city, it's kind of interesting. But I mean, that would be my one concern because a car parked sitting on the corner of, Block 3, Lot 1 is potentially creating more of a sight distance issue for a kid coming out of the neighborhood than it would normally with that kink in the road. So a question for staff. I just want to make sure I understand this process. And then -- so if we were in a position to approve the plat, based on my conversation and my understanding, some changes can be made to the plat between here and final civil and final plat approval, right? It doesn't have to live in this exact configuration between now and final civil approval, correct? How much can things change? Because I guess the question is, if we were in a position to, if the developer was hoping to make some minor modifications to the map, could we give them the preliminary plat approval and then deny the design review to see this one more time, or would it be better to table this and request changes?

Senior Planner Troy Behunin For the record, Troy Behunin, DSD. It's like 3 loaded questions in there, Bryan.

Vice Chairman Bryan Clark I'm working on it.

Senior Planner Troy Behunin When, okay, so first of all, you're not approving the pre-plat. You're making a recommendation to City Council. You will decide on the design review that is squarely within your realm. When City Council approves any plat, not just this particular plat or this project, but whenever they approve any preliminary plat, in between preliminary plat approval and during construction plan design, there is limited flexibility to make some alterations for good reason. Because 'we don't want to' or because 'we want to' doesn't necessarily constitute a good reason. Usually changes to road structures and road alignments, those are going to come because of other requirements. And that would come either from the City Engineer or from Ada County Highway District. Now, they've already, Ada County Highway District and the Public Works Department have already looked at this, and they've already given their professional opinions about the road alignment. But if they wanted, I'm sorry?

Chairman Dana Hennis Just real quickly, even McClure coming in at that angle, or I mean?

Senior Planner Troy Behunin McClure is the same thing as Mauve and the new connection.

Chairman Dana Hennis Okay, good point.

Senior Planner Troy Behunin They're both at angles.

Chairman Dana Hennis Okay.

Senior Planner Troy Behunin And many people don't know it, but there are a lot of cases throughout Kuna and the Valley and across America where intersections don't exactly line up. And, it's just, they have a complicated formula and they have a stamp and a degree and they have training to tell them what exceeds the policy and what exceeds AASHTO's limits. But yes, they can make modifications to the street arrangement, but they have to be minor because it has to come back to the Planning & Zoning staff and we have to reevaluate their final plat and compare it against the preliminary plat that was approved. And all we have to do is find that it was in substantial conformance. If you move a road or you change an alignment by a few degrees, that can really change the outcome of a final plat. If you start really shifting roads, that can also change the outcome of a plat, and both of those things could potentially lead to a non-substantial conformance.

Vice Chairman Bryan Clark Thank you, Troy.

Senior Planner Troy Behunin Glad I could clear it up.

Chairman Dana Hennis I'm not sure if clearing that up was the right term, but thank you for the answer.

Vice Chairman Bryan Clark Okay. So, yeah. I don't know.

Chairman Dana Hennis Yeah, I just, I'm afraid, I just don't know what kind of improvements would help and realignment, I'm not sure if it would do a ton. So I'm not... I'm kind of at a loss. I'm not sure...

Commissioner Bobby Rosadillo What's even our ability at this point for anything meaningful that would help?

Vice Chairman Bryan Clark So, from a technical standpoint, the only thing I think that bothers me...is lot one. I'd just like to see the number on there. Because right now it's not looking for me.

Chairman Dana Hennis Correct. But I mean, if we decided to recommend this, that could be a condition that that has to be verified or that's going to have to end up being open space. I mean, to put it simply, I mean, make it open space, you're done on that one. But they're going to have to deal with that as the engineering proceeds. This is all preliminary. Just like all the foundation work, everything... all the site drainage, all of the possible blasting and where that... that all comes from future work. You can't expend that all right now without knowing which direction you're going. I mean, it's R-6. Everybody's going to... It's going to be an infill. It could be more houses. It could be, what, up to 30?

Vice Chairman Bryan Clark Yeah.

Chairman Dana Hennis And we can't, I mean, rightly say... You know, take a couple of houses out because it's not going to substantially help, I mean, to match the neighborhood to the west.

Vice Chairman Bryan Clark No, I don't think that the number... Honestly, I see a couple of opportunities here to... You know, that lot could be saved, and they're going to have to, you know, I don't envy the guy who's doing the grading plan on this one. It's going to be fun. Eh, probably not too bad. But either way, I think the only thing really is we do need to make sure that that lot at the end of the day conforms. That's from a technical standpoint I think the only thing that's really sticking on this map right now well correct yeah because I mean we've got the we've got the traffic studies we've got the this and everything else, so...

Chairman Dana Hennis Well I mean if you've -- I'd stand for a motion then as to what you're thinking. I don't know.

Vice Chairman Bryan Clark So I guess the question is how do we work that, right?

Chairman Dana Hennis Well, that's not, it just has to conform. We have to work with, I mean, the applicant would have to work with the City in order to make sure that complies, but it's...

Vice Chairman Bryan Clark Right, and at the end of the day, it won't record with a non-compliant lot.

Chairman Dana Hennis Correct. So, yeah, that's just standard procedure, so they're going to have to, but we can reiterate that to the city council if that's your choice of path. I just, I can't see a major help for nothing can go out to Ardell. I mean, this is just the nature of this whether these guys do it or another developer does it.

Commissioner Bobby Rosadillo Well, it was, I mean, it was set up this way, with this little piece of land. I mean, it's going to get developed. It's not going to be ideal for...

Chairman Dana Hennis Well, it's in the whole plan.

Commissioner Bobby Rosadillo Right, but it's not going to be ideal for internal traffic. I mean, I don't see any way around it. The only thing I hope is that more people head down to Crenshaw and kind of try to avoid the school traffic and all that.

Vice Chairman Bryan Clark Honestly, I think the interconnect between the roads is going to be a boon, honestly. I mean, it will add a little bit on to Henna. It will add a little bit on to Mauve, but it'll also provide access from Henna as a secondary point of access. And that is one of the big things that is really a big sticking point for me with a lot of developments that come to us when they have only a single point of

access, that drives me nuts from a public safety standpoint. So, the fact that this is sat there as long as it has, thank goodness it hasn't become a problem, but there isn't a single point of access. I think there's kind of an emergency access coming out of the back of the cul-de-sac, but they'd have to knock down fences in order to get out. There's a walkway going out of the existing cul-de-sac up on, I don't know if that's beige or, but.

Commissioner Bobby Rosadillo So you're thinking that this may help internal traffic?

Vice Chairman Bryan Clark No, I think the interconnectivity of the traffic is a boon to the area. Adding more houses along with the interconnection, that's a whole different story.

Chairman Dana Hennis It's just on Henna right now, everybody has to go to Shayla.

Vice Chairman Bryan Clark Well, it's not just Henna. You have an entire cul-de-sac that's sitting there. There are 30 plus homes there that only have a single point of access.

Commissioner Bobby Rosadillo So it may be a wash, you know, getting 10 homes at... go opposite route of Shayla and then you get several that go towards it. So, it may just be a wash or may not, or it may add more traffic. We don't know.

Chairman Dana Hennis Yeah, this is kind of a weird one. Yeah. It's actually an interesting layout given all the parameters. And again, I like the large lots around the outside to break that transition up. We only really have just the center portion that's kind of a little more concentrated. I don't know. That's why I like being here, you guys have to do it at least for this meeting.

Vice Chairman Bryan Clark Yep. Now I'm kind of... staring at Bobby over here.

Commissioner Bobby Rosadillo Yeah. I mean, I would almost say table it and see if they can address some of the concerns with few that he may have an option for.

Chairman Dana Hennis Well, the only problem with that is, I mean, again, what logically is going?

Commissioner Bobby Rosadillo I mean, nothing.

Chairman Dana Hennis It's not sure. I mean...

Vice Chairman Bryan Clark So even, but that's the thing, even my recommendations, like they said, it's already gone through ACHD, and it's already gone through engineering. So, this is, like I said, it's my wish list.

Chairman Dana Hennis And short of putting a connection out to Ardell, it really does not a lot to mitigate the neighbors' concerns, and that unfortunately can't be done. So, I'm not sure what we could table and offer as a direction for the applicant that would help. I mean, realistically, that's kind of where I'm at. I don't foresee much. I mean, even if you take a house out and spread this out a little bit more, you're not going to, that's not the concern. Our density is well within the parameters. It's lower than it can be. And that's only going to take maybe four cars away. And does this open up a little more cross traffic around this corner where Henna comes to Mauve and allows you to get out to Crenshaw instead? I mean it is a good point.

Vice Chairman Bryan Clark I mean it unfortunately removes the private nature of Henna but that's kind of goes with the territory with the interconnection the planned interconnections.

Chairman Dana Hennis Yeah this is always planned to be an expanded area.

Vice Chairman Bryan Clark Don't trust it unless it's cul-de-sac.

Commissioner Bobby Rosadillo Like the homeowners said they knew it was coming. It's just, and some of the stuff that you can't foresee, the amount of people and the traffic that, the congestion that's caused by the school being there and stuff like that. I mean, it just, it's just one of those things that's tough where it is what it is and not really much we can say or do about it at this point.

Chairman Dana Hennis No, and it couldn't be denser.

Commissioner Bobby Rosadillo I mean, that's the two silver linings on this cloud, is hopefully that connection will help alleviate some of the traffic concerns and we are below the R-6. I mean, like you said, there could be 8 to 10 more houses crammed in there.

Chairman Dana Hennis Again, like I said, if you guys have a direction, I'd stand for a motion.

Commissioner Bobby Rosadillo I mean, one of us is going to have to do it. I guess I'll be the bad guy. There's nothing else to do. All right, I'll make a motion to recommend approval for case #25-09-S with conditions as outlined in the staff report.

Vice Chairman Bryan Clark I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed?

Chairman Dana Hennis No.

(Timestamp 01:25:38)

Motion To: Approve #25-09-S With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Clark, Hennis

Voting Nay: None

Absent: Commissioner Main

3-0-1

Commissioner Bobby Rosadillo You can do the next one.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve case #25-29-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No. Thank you. And just to reiterate, there will be, this is a recommendation to the City Council. So, this kind of information for the City Council would be prudent as well, because they have to ultimately make this final decision. So, all the -- I appreciate all of these neighborhood response. They need to have the information too. So please show up. Yeah, thank you. So that motion carries.

(Timestamp 01:26:00)

Motion To: Approve #25-29-DR With Conditions

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Clark, Hennis

Voting Nay: None

Absent: Commissioner Main

3-0-1

4. BUSINESS ITEMS:

(Timestamp 01:26:44)

A. Downtown Design Standards Amendment – Marina Lundy – Planner

The Kuna Development Services Department respectfully submits a proposed amendment to the "City of Kuna Downtown Design Standards."

Chairman Dana Hennis So next item on the agenda will be business item for design, sorry, downtown design standards amendment for Marina.

Planner Marina Lundy Yes, one moment. I have a visual aid to set up.

Chairman Dana Hennis Okay, thank you.

CLERK'S NOTE: *The Kuna Planning & Zoning Commission Was At Ease 01:27:01 – 01:32:19.*

Chairman Dana Hennis Are we ready? Okay.

Planner Marina Lundy All right. Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Community Development Services Department. The City of Kuna Development Services Department respectfully submits a proposed amendment to the Kuna Downtown Design Standards. The changes requested are to remove the three-color tiers for the Old Town District on page 10, and for the

Railroad District on page 15, and to replace the existing color palette, also on page 10 and 15, with these updated colors. These changes are being requested to remove outdated colors and replace them with colors that more accurately represent the character of the districts. The removal of color tiers and the addition of one-color palette promote design flexibility, clarity, and consistency, making the city's design manual easier to use. I'll be here for any questions that you have.

Chairman Dana Hennis Thank you. So, one question I've got -- So, our current options are you got paint and then you got current roof paint options. So, is the proposed updates going to cover both? You can pick roof from the same color palette or do you have a separate one for roofs too?

Planner Marina Lundy So we will be completely removing the option to paint roofs after speaking to -- we got these color, both the current and proposed colors from Sherwin-Williams, and after speaking to them, they no longer offer most painted roof options. So, we are just removing that completely.

Chairman Dana Hennis Okay. I don't have any other questions. I think it's pretty straightforward. Do you?

Commissioner Bobby Rosadillo No. Just simplifying it.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo Yeah, it's, I mean, it just looks like it's simplifying. Doesn't look like it's...

Chairman Dana Hennis Yeah. No, I think it was weird with the tier 1, tier 2, tier 3.

Commissioner Bobby Rosadillo Yeah, the different trim options

Chairman Dana Hennis I think this makes it a lot more, just kind of clears it up a little bit.

Commissioner Bobby Rosadillo Yeah, I agree. Well, you got anything, Bryan?

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo Then I... We're not even voting on it, are we?

Chairman Dana Hennis Don't we just approve or disapprove this?

Vice Chairman Bryan Clark We recommend it still, because I think this is a Council item still.

Planner Marina Lundy Yes, that's correct.

Chairman Dana Hennis Okay.

Commissioner Bobby Rosadillo I didn't see it in our thing, so...

Vice Chairman Bryan Clark Because this is, this doesn't have a case number associated with it.

Planner Marina Lundy Actually, sorry, I don't believe that this goes to Council. I think this is...

Chairman Dana Hennis It's design review, so it should be approve or disapprove.

Planner Marina Lundy It should be approve or disapprove with the Commission.

Vice Chairman Bryan Clark Okay, so this is just the downtown design standards amendment?

Chairman Dana Hennis Correct.

Commissioner Bobby Rosadillo Okay, all right, Well then, I'll make a motion to approve the downtown design standards amendment.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. We're good to go. That looks good.

(Timestamp 01:35:06)

Motion To: Approve The Downtown Design Standards Amendment

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Clark, Hennis

Voting Nay: None

Absent: Commissioner Main

3-0-1

CLERK'S NOTE: Please find attachment to these Minutes relating to The Downtown Design Standards Amendment.

5. UPDATES & REPORTS:

(Timestamp 01:35:21)

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

Planner Marina Lundy Not at this time.

Chairman Dana Hennis Okay. I will make one announcement that this is my last evening here. I've been doing this a long time, and I appreciate all the help that I've had from my Commissioners, both present and past, and staff, because sometimes it's hard to wrangle in an engineering brain to understand some of this, so appreciate it all. It's been a long time. I'm always concerned with the half of the city, so I've enjoyed being here and learned.

Commissioner Bobby Rosadillo Well, thank you.

Chairman Dana Hennis But it is now Bryan's turn.

Vice Chairman Bryan Clark For a little while. We'll see what happens in January.

Chairman Dana Hennis That's what I said 17 years ago.

6. ADJOURNMENT:

(Timestamp 01:36:09)

Commissioner Bobby Rosadillo I'd like to make a motion to adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 01:36:09)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Rosadillo, Clark, Hennis

Voting Nay: None

Absent: Commissioner Main

3-0-1

Planning & Zoning Commission Chair

ATTEST:

Doug Hanson, Planning & Zoning Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk



CITY OF KUNA

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

P&Z Commission Public Hearing Sign-In Sheet
 November 18, 2025

Case No.: 25-09-S & 25-29-DR

Case Name: Indie Subdivision

<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name Damiy Baman	Name Scott & Shannon Janson
Address 2298 N Van Dyke Ave	Address 2290 N. McClure Lane
City, State, ZIP Kuna	City, State, ZIP Kuna, ID. 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name BRIAN & MERCY CLARKSON	Name Ron Henze
Address 2289 N. VAN DYKE AVE	Address 2355 W. HENNA ST
City, State, ZIP KUNA ID 83634	City, State, ZIP KUNA, ID. 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name ADAM CRIST	Name SHAWN & TIFFANY MCGEE
Address 2283 W. HENNA ST	Address 2374 W HENNA ST KUNA
City, State, ZIP KUNA, ID 83634	City, State, ZIP Kuna ID 83642
<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name Shelby Roske	Name Ankie Smoot
Address 2017 N Mauve Ave	Address 2141 W. HENNA ST.
City, State, ZIP Kuna ID 83634	City, State, ZIP KUNA, ID 83634

Testify NOT Testify

Name Amber Huber

Address 2262 N. Van Dyke Ave

City, State, ZIP Kuna, ID 83634

Testify NOT Testify

Name Wesley Bondy

Address 2310 W. Beige St

City, State, ZIP Kuna, ID 83634

Testify NOT Testify

Name TIM JENSEN - KSD

Address 711 E. PORTER ST

City, State, ZIP KUNA, ID 83634

Testify NOT Testify

Name TAMIE BASTOW

Address 2285 W Beige St

City, State, ZIP Kuna ID 83464

Testify NOT Testify

Name David Nielson

Address 2135 W. Henna St.

City, State, ZIP Kuna ID 83634

Testify NOT Testify

Name

Address

City, State, ZIP

Testify NOT Testify

Name Megan Stantenburg

Address 2021 W Ardeli Rd

City, State, ZIP Kuna, ID 83634

Testify NOT Testify

Name

Address

City, State, ZIP

Testify NOT Testify

Name DORIANNE ROMERO PIIHN

Address 2158 N MAWE AVE

City, State, Zip Kuna ID 83634

Testify NOT Testify

Name

Address

City, State, Zip

PROPOSED UPDATES



CURRENT OPTIONS



CURRENT ROOF
PAINT OPTIONS



Address

2290 McClure Lane

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

We have a basement that requires a sump pump and yard drains as our property slopes to the south and will flood our neighbors if not in place with runoff and irrigation water.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Noise, vibration and cracks in drywall.

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

We have a basement and livestock that could be impacted by blasting.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

We have already had problems with the developer and contractors for this project trespassing on McClure Lane. Including heavy equipment and vehicles.

Blasting could affect the integrity of our basement.

There should not be a road stubbed into McClure as it is a private lane.

Single level homes along McClure like the existing development did along McClure.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

2341 N Van Dyke Ave

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Yard flooding

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

I'm not positive it was blasting but whatever they are doing on the north side of Ardell was extremely loud and caused vibrations in the house. We have some foundation cracks and I'm concerned about it worsening.

Concerned about elevated traffic through our neighborhood, there should be an entrance elsewhere. Concerned about property values. Also concerned about HOA overcapacity.

Consent to Share Your Response

Do you have concerns about potential blasting near your home?

- Yes
 No

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

If yes, please describe:

I'm concerned blasting near our home will cause foundation issues.

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Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Address

2303 W Henna St

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.
2 yard drains that aren't effective.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion);
Standing water between our yard and neighbors to the East of us.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Noise/vibration

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Possible foundation issues which could affect plumbing

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

Another development with increase traffic, more strain on existing infrastructure, natural and man-made resources, schools. Kuna does not need or want more homes built, their are already numerous projects for additional homes.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Google Forms

Address

2176 w beige st. Kuna, Id

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
- No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
- No

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
- No
- Yes, but anonymously

If yes, please describe:

Noise, cracking, underground pipes, etc.

Would you support a request for a formal blasting impact study before development begins?

- Yes
- No
- Not sure

This content is neither created nor endorsed by Google.

Google Forms

Address

2289 N. Van Dyke Avenue Kuna Idaho 83634

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Our yard is so steep that we had to add a French drain to manage the water run offs from our neighbors yard

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Standing water in the front yard

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

NA

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Breaking windows, fall off debris, cracks in foundation, noise, vibration, water issues)

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

New construction significantly alters natural water flow patterns, increasing surface runoff and the potential for flooding.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

1967 W Turquoise

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
- No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Noise, house shaking

Consent to Share Your Response

Do you have concerns about potential blasting near your home?

- Yes
- No

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
- No
- Yes, but anonymously

If yes, please describe:

Repeated blasting puts in due stress on the homes in the area

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Would you support a request for a formal blasting impact study before development begins?

- Yes
- No
- Not sure

Address

2300 W Henna St.

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

We had a new back retaining wall put in because the old one started bowing. We had a side retaining wall added so our side neighbor's irrigation doesn't keep washing away our yard and fence line. Our yard wasn't level and had standing water so we had grading done with 3 french drains installed. Our patio leaned toward our house so we had the concrete raised so water would be directed away from our foundation. We also had a drain added to that same patio for the water being redirected.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

Clearly drainage was a complete afterthought. I hope they take this feedback and make it a priority.

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Noise and vibration

Consent to Share Your Response

Do you have concerns about potential blasting near your home?

- Yes
 No

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

If yes, please describe:

The blasting would be closer this time so hopefully we don't get cracks in our foundation.

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Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Address

2368 w belge ct

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Minimal drainage required regarding, yard drain, retaining wall to attempt to get water away from foundation:

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Side yard is a swamp. Siding on house has been replaced due to moisture and mold from swamp area. Shed will be next.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

It cannot be removed if it services one property. Could be piped only.

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Vibrations. Noise. New cracks on home. For example in the kitchen our granite is pulling away from back splash. Thats what comes to mind.

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Cracks and damage to home. Similar to described in previous comment.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

Hope they get it right. Pushing their water to us will only increase the current issues that exist.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

2161 W Henna St

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

We have a concrete retaining wall on one side of our home at the property line to support a large elevation difference in adjoining yards. This was unexpected but necessary to stabilize the dirt in order to support our RV parking /level concrete pad and fencing .

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

We're concerned we would get flooded from our neighbor to the east whose property is higher than ours. They are right next to the ditch and currently having sinking issues. I feel our backyard has slowly become sloped over the years. Our neighbor to the west of us that is joined to our retaining wall is much lower than our property(several feet). We fear getting flooded or sinking land will compromise the safety and efficiency of the retaining wall that supports our RV, and also negatively affect the backyard, and foundation in the future.

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Noise may impact working from home. We don't want the impact of blasting to compromise the integrity of our home and property.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

We feel it's irresponsible and negligent to remove or not maintain a ditch or drainage system that's designed to control rogue water. This neighborhood is not flat ground. Some homes have already had water issues on their property. We need assurances that everyone's homes and property will be protected and safe in the long term.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

Address

2348 W Beige Ct

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Culdesac collects water when raining and has gone up driveway.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Back yard will have standing water during summer months from neighbors watering or from rain.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
- No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Noise and vibration

Consent to Share Your Response

Do you have concerns about potential blasting near your home?

- Yes
- No

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
- No
- Yes, but anonymously

If yes, please describe:

The blasting we have experienced was much further away and we felt the house shake. This will be closer to us.

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Would you support a request for a formal blasting impact study before development begins?

- Yes
- No
- Not sure

Address

2233 w henna st kuna idaho

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Dump pump in the crawl space, yard drain pipe due to flooding.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

On heavy rains we still have standing water.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Major flooding

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
- No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Displacement of foundation, loud noise and unsettling of yard

Consent to Share Your Response

Do you have concerns about potential blasting near your home?

- Yes
- No

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
- No
- Yes, but anonymously

If yes, please describe:

I don't want it to effect my property

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Would you support a request for a formal blasting impact study before development begins?

- Yes
- No
- Not sure

Address

2355 W Henna St.

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

6 months after being in our home, the irrigation water was turned on, and our whole yard was flooded ankle deep, and the crawl space we continue to have problems with our neighbor over watering which at times has flooded our crawl space as well. we had a sump pump installed, yard drains, and a french drain, we occasionally still have problems

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):
standing water, crawl space

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?
our property will flood again and possible erosion

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

cracks in foundation, vibration, we are all on the same lava rock shelf and will affect our home

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

to the best of my knowledge, almost all, if not all the homes in our neighborhood have had some to extensive water problems

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

2235 W. Beige Ct.

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

The drainage will overflow on to the boarding neighbors property.

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)
Have had vibration.

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

I have felt vibration throughout the day.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

I am very much concerned about the poor layout of the new road which will increase the traffic greatly. Also, I dislike the small lots which will decrease the value of all our properties.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

2285 W Beige Ct, Kuna ID

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Address

2130 W Beige St

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

At this time we don't have a problem currently

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Water issues could accrue

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

Our house and fence line are too close for blasting and foundation work

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

If yes, please describe:

Concerned about how blasting could affect the integrity of our foundation with the site being 20 feet from our home

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Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Address

2296 N Van Dyke Ave

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

We have a yard drain on the southeast corner of our lot. Drains to the front of house due to the slope of the lot.

We have a retaining wall on the south border due to grading and water issues.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

It is enough to keep a heavy rain flowing correctly for our yard specifically.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

Complete utter disastrous

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Foundation cracks, ground shifting, etc.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

We need to have a common area between the east fence line of Ruby Creek to keep the drainage issue somewhat under control as well as privacy into our backyards.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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Address

2135 W Henna St

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Retaining wall on west side of yard, french drains on west side of property. Yard drains south

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?

There isn't anything in place currently on the east side of our property to mitigate drainage. New development will have a huge impact on the area due to higher use of the property. Example: sprinkles running during season. Heavy rain fall

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

The blasting will occur right next to our property. Our property line connects to the proposed development.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

I have built up my property next to the proposed development multiple times. Over the season the dirt drops. Further development, if not managed appropriately, will only cause further land degradation. Adjoining common area prior to a home development would help mitigate drainage issues, allow for a better divide between the subdivisions.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

Address

2262 N Van Dyke Ave

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):

The side of house is always wet. So wet that moss grows.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

Effectiveness of Current Drainage Measures

What do you anticipate will happen if this ditch is removed or altered by the new development?

Our yard slopes up to our fence, and the ditch is on the other side. Without the ditch or some other drainage mechanism, our yard and crawl space will flood.

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues) noise and vibration

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

The property directly next to me had to be blasted several feet deep to dig a stable foundation. This was before my house was built. If that kind of blasting has to be done for the proposed houses behind mine, I fear that there will be extensive damage to the home and foundation. When we asked the developer what measures they would be taking to limit the impact on surrounding homes, he responded, "We know how to blast". This will be the developer's first true neighborhood development, and that kind of arrogance is concerning and, frankly, a giant red flag.

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development

This developer is very green and, upon investigation, seems shady. I am very concerned with the negative impacts we may experience due to their inexperience. I would hope that the city would have a more stringent developer-vetting procedure in place to help protect its citizens from an undue financial burden.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

Address

2374 W Henna St.

Drainage Remediation Devices on Your Property

Please check all that apply to your property:

- Sump pump(s)
- French drain(s)
- Yard drain(s)
- Retaining wall(s)
- Grading modifications
- Other (please specify):

If you have checked any items above, please provide details if possible.

French drain installed on the east side of our property to mitigate drainage issues from neighboring property.

Effectiveness of Current Drainage Measures

Have these measures resolved your drainage issues?

- Yes
- No
- Partially

If not, please describe the ongoing issues (e.g., standing water, crawl space flooding, erosion):
We still receive enough water from the neighboring property to not have to turn on our sprinklers on that side of our property.

Impact of Existing Drainage Ditch

Does the drainage ditch along the fence line currently help manage water flow on your property?

- Yes
- No
- Not sure

What do you anticipate will happen if this ditch is removed or altered by the new development?
We're not affected by the ditch in question.

Concerns About Potential Blasting for Foundation Excavation

The proposed development may require blasting due to extensive lava rock in the area. Please share your thoughts or concerns:

Are you aware of any previous blasting near your property?

- Yes
 No

If yes, what impacts did you experience? (e.g., cracks in foundation, noise, vibration, water issues)

No impacts to our home.

Do you have concerns about potential blasting near your home?

- Yes
 No

If yes, please describe:

Would you support a request for a formal blasting impact study before development begins?

- Yes
 No
 Not sure

Additional Comments or Concerns

Please share any other thoughts, experiences, or suggestions related to drainage or the proposed development.

We have concerns about increased traffic. However, this could be mitigated by opening up Mauve or an outlet on Ardell.

Consent to Share Your Response

Are you comfortable with your survey responses being shared with the Planning and Zoning Committee?

- Yes
 No
 Yes, but anonymously

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

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos.:** 25-09-S (Subdivision) & 25-29-
) DR (Design Review)
)
INDIE SUBDIVISION)
)
)
)
Related to the development of real property) **DECISION AND REASONED**
located At the intersection of W Ardell Rd.) **STATEMENT FOR INDIE**
and S McClure Ln. (Parcel No.) **SUBDIVISION.**
S1315427820).

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning and Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on November 25, 2025, the Commission entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on December 9, 2025, for formal adoption of the Commission’s decision.

**SECTION 2
RECOMMENDATION AND DECISION**

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

The Preliminary Plat Application (Case No. 25-09-S) is hereby *Recommended Approval*.

The Design Review Application (25-29-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- COMMITMENT TO PROPERTY POSTING
- CONSTRUCTION DRAWING
- DEED
- DESIGN REVIEW APPLICATION
- GEOTECH REPORT
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE

- NEIGHBORHOOD MEETING
CERTIFICATION
- PRELIMINARY PLAT APPLICATION
- PRE PLAT
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- AGENCY TRANSMITTAL
- ADA COUNTY
- IDEQ
- BKID
- ITD
- BPBC
- PROOF OF POSTING 1
- PROOF OF POSTING 2
- PROOF OF POSTING 3
- PROOF OF POSTING 4
- PROOF OF POSTING
- CDH
- ACHD
- PW

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council November 25, 2025, hearing are as follows, to-wit:

- a. City Staff:
Marina Lundy, Planner
- b. Appearing for the Applicant:
David Crawford, 2323 South Vista Ave, #206, Boise, ID 83705
- c. Appearing to testify:
Adam Crist, 2233 West Henna St, Kuna, ID 83634

Steven Saski 2017 N Mauve St, Kuna, ID 83634

Ron Hensey 2355 W Henna St, Kuna, ID 83634

Tiffany McGee 2374 W Henna St, Kuna, ID 83634

Amber Huber, 2262 N Van Dyke Ave, Kuna, ID 83634

Tim Jensen, 711 E Porter St, Kuna, ID 83634

David Nielson, 2135 W Henna St, Kuna, ID 83634

Megan Stoutenburg, 2021 W Ardell Rd, Kuna, ID 83634

Dorianne Romeo Plihn, 2158 N Mauve Ave, Kuna, ID 83634

Wesley Goudy, 2310 W Beige St, Kuna, ID 83634

Tamie Bastow, 2285 W Beige St, Kuna, ID 83464

**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 13 of Title 50, Idaho Code.
 - 2. Chapter 65 of Title 67, Idaho Code
 - 3. I.C. § 67-6513
- c. Pertinent Constitutional Provisions

II. Factual Findings

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

Parcel Number(s):	S1315427820
Future Land Use Map Designation:	Mixed Use and Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	R-6
Proposed Zoning:	R-6
Development Area:	5.1 acres
Adjacent Zoning Districts:	North: A East: RUT South: R-3 West: R-6
Adjacent Street(s) Existing & Proposed:	North: W Ardell Rd. East: N McClure Ln. (Private) South: W Gainsboro Dr. & N Mauve Ave West: W Henna St. & W Beige St.

Internal Street(s) Existing & Proposed:	Reliant St. (Proposed)
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	July 24, 2025
Pre-Application Meeting	January 23, 2025
Agency Comments Request	September 29, 2025
300 FT Legal Mailer Notice	Sent on November 4, 2025
Idaho Press Newspaper Published Hearing Notice	Published on November 6, 2025
Site Posting	Posted on October 10, 2025
Planning and Zoning Public Hearing	Held on November 25, 2025
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on December 9, 2025

b. Relevant Contested Facts.

1. Citizens expressed concern over safety of students in the nearby school due to added density and traffic, concerns over how full schools are, drainage from the site on to neighboring lots, excessive noise from blasting during the construction period, the height of homes, and the addition of traffic through the neighboring subdivision.

c. Commissions Factual Findings on Relevant Contested Fact.

1. Commission shared concerns over increased traffic and the potential for blasting on the site to be a disruption to neighbors. Commission shared concerns about the impact on the school due to the addition of students and traffic. Additionally, the Commission was concerned about the setbacks on Lot 1 Block 1 and encouraged the applicant to confirm with the city that this lot is compliant prior to the Council hearing. However, Commission determined that this case was deemed to have met the requirements of Kuna City Code and should only be held to those requirements of code.

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 and preliminary plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.

2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy 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.
7. 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.
8. 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 5-8-1704 through 1706.
9. 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.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. 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.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. 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.
14. 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.

15. 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

16. 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 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.

18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Design Review

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

Preliminary Plat

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 9th day of December 2025.

Planning & Zoning Commission Chairman,
Dana Hennis

**CASE NO. 25-02-CPM
(COMPREHENSIVE PLAN AMENDMENT)**

AREA OF IMPACT REDUCTION

Planner: Doug Hanson
dhanson@kunaid.gov
208-287-1771

ALL APPLICATION MATERIALS: [25-02-CPA AREA OF IMPACT REDUCTION](#)

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



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

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Comp Plan Amendment	Development Agreement	Other
Title:	Area of Impact Reduction		Application Number:		25-02-CPA		
Date:	12/09/2025		Staff Contact:		Doug Hanson		
Owner(s):	N/A		Owner Contact:		N/A		
Applicant:	City of Kuna		Applicant Contact:		dhanson@kunaid.gov		

Purpose
Comprehensive Plan Amendment application to remove approximately 5,531 acres from the City of Kuna Area of Impact boundary.

Statement of Fact

Parcel Number(s):	S1424314800, S1425110000, S1519336100, S1519336335, S1519336355, S1519336505, S1529110010, S1530110080, S1530141824, S1530223105, S1530223235, S1530223255, S1530233600, S1532110100, S2107120605, S2108110015, S2202223000, S2203110000, S2204110000, S2209110000, S2210110000, S2211110000 and S2212110000
Future Land Use Map Designation:	Public and Agriculture
Existing Land Use:	Bare Ground, Idaho Department of Corrections Facilities, Material Extraction, Agriculture
Current Zoning:	RP (Rural Preservation) Ada County
Proposed Zoning:	N/A
Area:	5,531 acres

Comprehensive Plan and Future Land Use Map Analysis
The Comprehensive Plan identifies the area of impact reduction area as Public (approx. 5,054 acres) and Agriculture (approx. 477 acres).

Staff Analysis
Per Idaho Code I.C. 67-6526 (1) (b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.

5,504 acres of the 5,531 acres proposed are State and Federal land.

Two (2) parcels (APNs: S2107120605, S2108110015) owned by the Bureau of Land Management totaling 940 acres are bisected by the area of impact boundary. Which is in direct conflict with I.C. 67-6526 (4) (b).

It is not anticipated that any of the parcels proposed to be removed from the City of Kuna Area of Impact will be annexed into the city, nor will the city have the availability to provide services for the foreseeable future.

Recommended Conditions of Approval



October 23, 2025

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Comprehensive Plan Amendment - Narrative

Mayor and City Council Members,

The Kuna Development Services Department respectfully submits a Comprehensive Plan Amendment application to reduce the City of Kuna Area of Impact boundary.

Per Idaho Code I.C. 67-6526 (1) (b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.

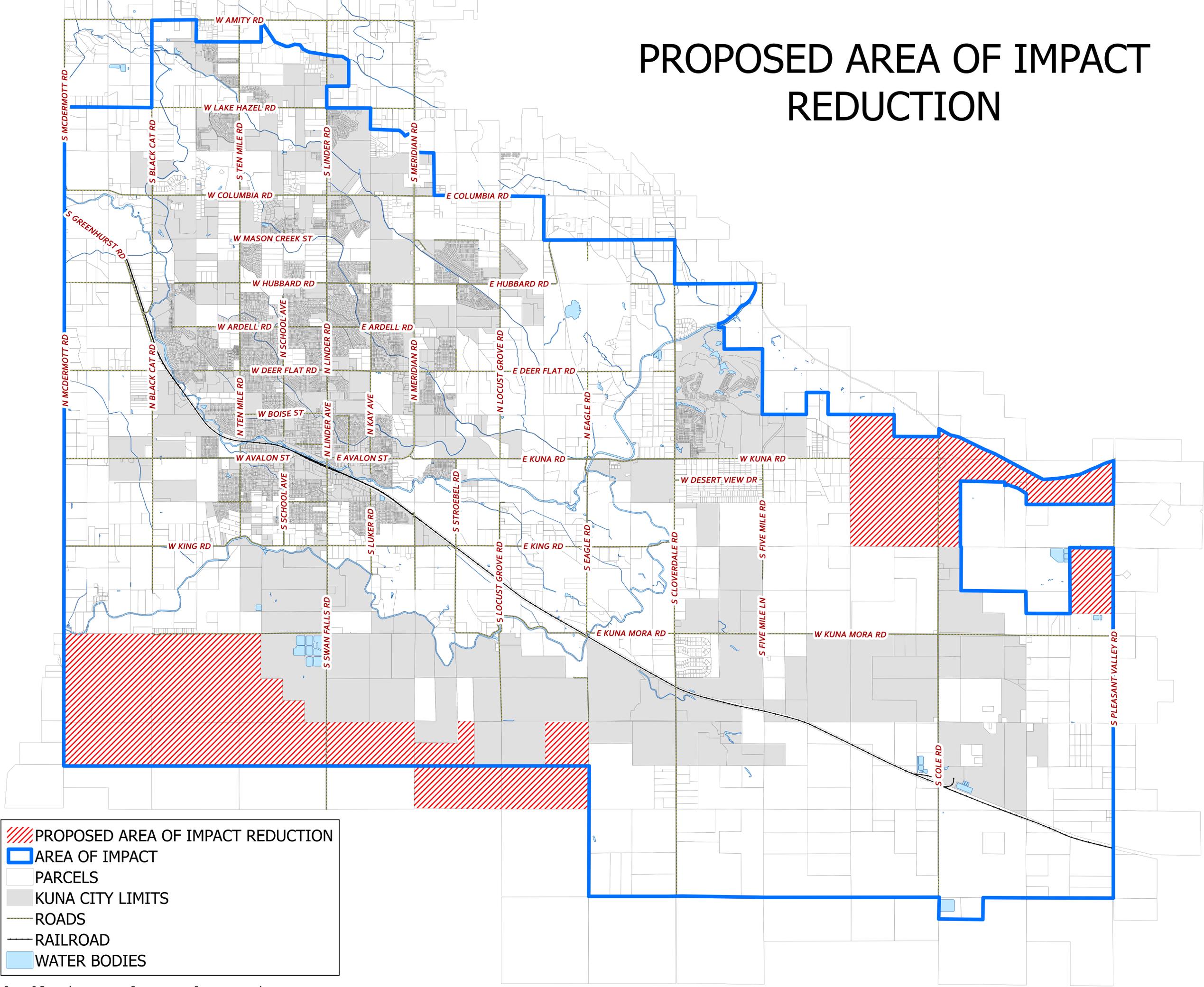
The proposed reduction is predominantly State and Federal land totaling approximately 5,531 acres. Two (2) parcels totaling 940 acres are divided by the area of impact boundary in conflict with I.C. 67-6526 (4) (b).

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is written in a cursive style with a large initial "D".

Doug Hanson
Planning & Zoning Director

PROPOSED AREA OF IMPACT REDUCTION



	PROPOSED AREA OF IMPACT REDUCTION
	AREA OF IMPACT
	PARCELS
	KUNA CITY LIMITS
	ROADS
	RAILROAD
	WATER BODIES

0 0.5 1 2 3 4 Miles

**CASE NOS.
25-06-S & 25-26-DR**

TESS MANOR SUB,

**Planner: Troy Behunin
TBehunin@KunaID.gov
Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:
Case Nos. 25-06-S & 25-26-DR:
for the TESS MANOR SUB.**

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



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

P & Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Tess Manor Sub.		Application Number:	25-06-S & 25-26-DR			
Date:	12.9.2025		Staff Contact:	Troy Behunin			
Owner/Applicant:	SSM2 Comp. Thomas Maile - Owner		Applicant Contact:	885 W Rush Rd. Eagle, ID 83616			
Representative:	Centurion Engineers, Inc. Tamee Crawford		Representative Contact:	tlcrawford@centengr.com			

Staff Recommendation
Approval.

Purpose
Applicant requests Preliminary Plat, & Design Review approval for approx. 7.80 acres in Kuna City using the R-6 zone district. The Preliminary Plat proposes to subdivide the lands into 32 total residential and nine (9) common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850).

Statement of Fact	
Parcel Number(s):	S1313314850
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Vacant lot
Current Zoning:	R-6 (Kuna City)
Proposed Zoning:	R-6
Development Area:	7.80 acres
Adjacent Zoning Districts:	North: R-6; East: R-6; South: R-6; West: R-4 & RR.
Adjacent Street(s) Existing:	North: E Ardell Rd.; East: Kay Ave.; South: Deer Flat Rd.; West: Meridian Rd.;
Internal Street(s) Existing & Proposed:	Extensions of Existing Internal: E Sable Ridge Dr., E Ridgestone Dr., N Ridgecreek Ave., Widening Existing Roads: N Kay Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a path along the Kuna Canal.
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned R-6. The applicant is not proposing changes to the current zone, as the subject site complies with the FLUM.

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

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

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D). The project, if approved, would fulfill Kuna and ACHD's goal of connecting several open roads with improved driving surfaces and end pass through traffic across private unimproved lands.

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

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

The proposed development will include open space amenities including adding to the greenbelt pathway system and internal pedestrian systems (Goal 2).

Staff Analysis

The applicant requests Preliminary Plat approval in order to subdivide the land into 32 Residential Lots, and nine (9) Common Lots with a proposed Net density of +/- 5.21 Dwelling Units an Acre (DUA).

Staff notes KCC calls for eight foot (8') sidewalks on classified roads to be within the Rights-of-Way (ROW) and staff recommends the applicant be conditioned to provide a Preliminary Plat demonstrating code compliant sidewalks on classified roads (Kay Ave.) with the sidewalks wholly inside the Rights-of-Way.

The Applicant submits a Design Review Application for the open space, common lots and buffers along the perimeter frontages. The Applicant proposes approx. 1.0 acre or, 13 % of qualifying open space. The Kuna Pathways Master Plan indicates a Pedestrian pathway for this site along the Kuna Canal. The Pathway shall be paved and a minimum of 9 feet wide.

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

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; “this road will continue in the future”. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City’s Public Works Director issues a Will-Serve Letter stating the City’s appurtenance has capacity to service the proposed

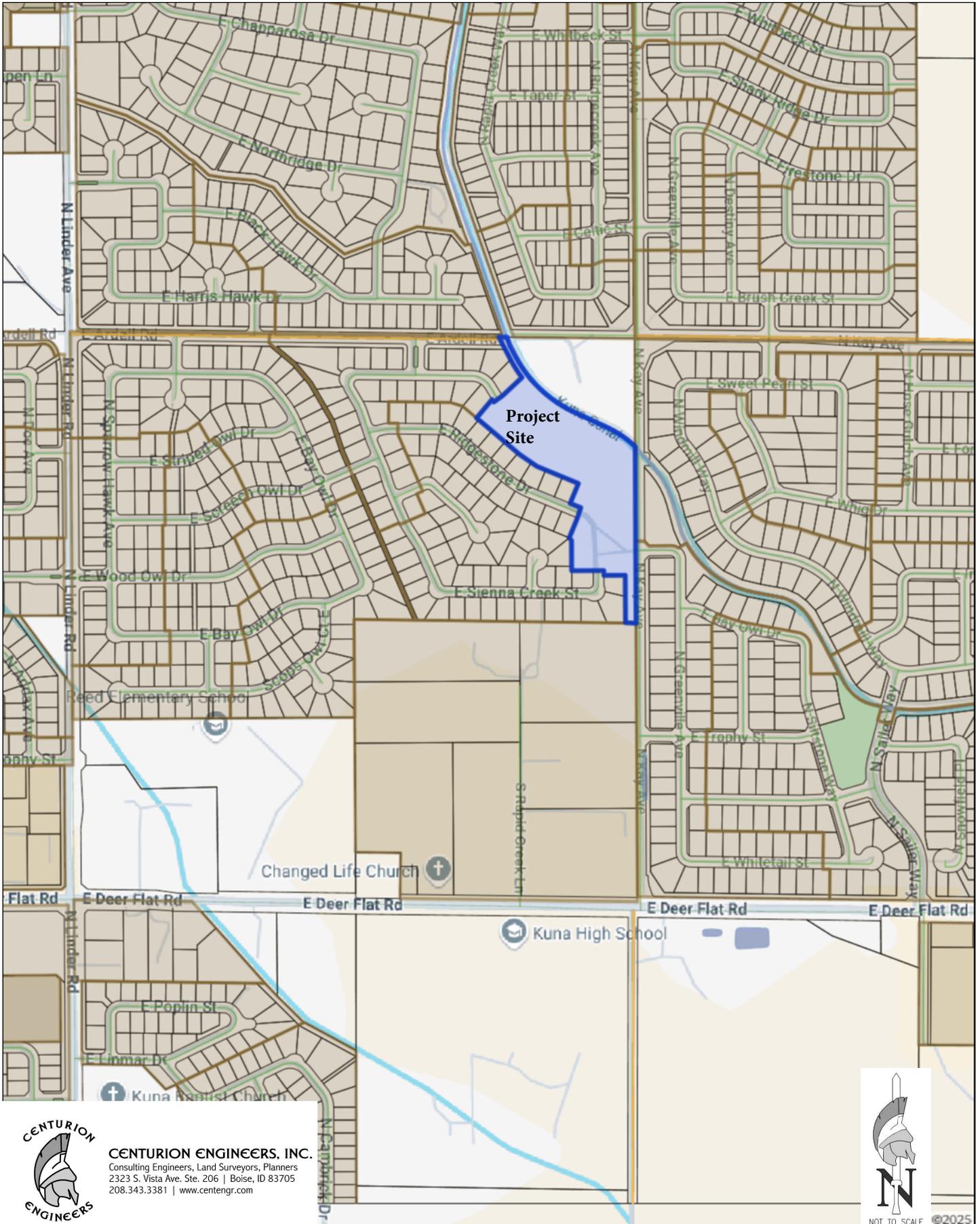
development with domestic water, and accept the wastewater discharged from the proposed development.

21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-204*, 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 provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

29. Applicant shall provide a landscape plan that reflects a Tree planting detail stating; “wire basket and the burlap shall be removed at least 1/2 way down the root ball”.
30. Applicant is conditioned to submit a Preliminary Plat plan with a Kay Avenue detail reflecting the required sidewalk changes for staffs approval and be compliant with Kuna City Code.
31. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
32. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

Tess Manor Subdivision

Vicinity Map



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



NOT TO SCALE ©2025

SSM 2 COMPANY
885 WEST RUSH LANE
EAGLE, IDAHO 83616

(208) 939-1000

Jul. 25, 25

NARRATIVE FOR APPLICATION OF PUD AND PRELIMINARY PLAT

real property owned by SSM 2 Company
located on east end of East Sable Ridge Drive and West of Kay Ave, Kuna, Idaho 83634

Re: Proposed Tess Manor (Approximately 7.7 acres total)
Ada County Parcel #S1313314850
Located at Kay Ave. and intersection of Kuna Canal, Kuna, Ada County,
Idaho

To Kuna City Planning and Zoning and City Council:

The purpose of this narrative is to provide information concerning a proposal to develop the property within the Kuna City limits and to request a PUD and a preliminary plat for zoning designation of R6 /R8 including an enhanced density as an infill property. Approximately 32 home sites consisting of individual home sites are anticipated within the residential subdivision footprint on this real property. Thomas Maile, secretary-treasurer, will be appearing on behalf of SSM 2 Company, which is the titled legal owner, and will answer any questions raised at the public hearings.

This property is described as an infill parcel which is currently surrounded to the West, North and South by existing subdivisions. To the east across from North Kay Avenue is also a fully developed subdivision. The city of Kuna allows for enhanced building lots to be issued as an incentive to developed infill properties. The entire parcel is envisioned to be occupied by homeowners that will use N. Kay Ave., to commute to Meridian and/or Boise.

Sincerely,



Thomas Maile
Secretary-treasurer

Plant Palette Table

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACKHILLS SPRUCE
CB	COLUMNAR BLUE SPRUCE
VP	VANDERWOLF PINE
SHADE TREES (CLASS 2)	
SH	SUNBURST HONEYLOCUST
AA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE
ORNAMENTAL TREES (CLASS 1)	
AM	AMUR MAPLE
AP	ARISTOCRATIC PEAR
PC	PRAIRIEFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENIALS	
BE	BLACK EYE SUSAN
CP	CRIMSON PUGMY BARBERRY
CM	CREeping MAHONIA
RF	RED FLOWER CARPET ROSE
DF	DWARF FOUNTAIN GRASS
DG	DARTS GOLD NINEBARK
ES	ENDLESS SUMMER HYDRANGEA
LD	LITTLE DEIL NINEBARK
MG	MAIDEN GRASS
SF	SHOWOFF FORSYTHIA
SN	SUMBERWINE NINEBARK

3 TOTAL SHRUBS
3 TOTAL GRASSES
FROM TABLE

Notes

- ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- NO TREES SHALL IMPEDE THE 40-FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3- FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
- NO TREES SHALL BE PLANTED WITHIN 10- FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50- FEET OF STOP SIGNS.
- INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
- ALL COMMON LOTS SHALL BE PLANTED WITH HYDROSEED OR SOD AFTER TREE PLANTING.

Buffer Calculations

LANDSCAPE BUFFER S. KAY
TOTAL LENGTH 756 L.F.

REQUIRED	INSTALLED	# OF SPECIES
35 SHADE	27	6
22 EVERGREENS	22	2
90 SHRUBS/ORNAMENTAL GRASSES	93	13
0 ORNAMENTAL*	16	

*SHADE TREES CAN BE REPLACED AT A 2:1 RATION WITH EVERGREEN/ORNAMENTAL TREES

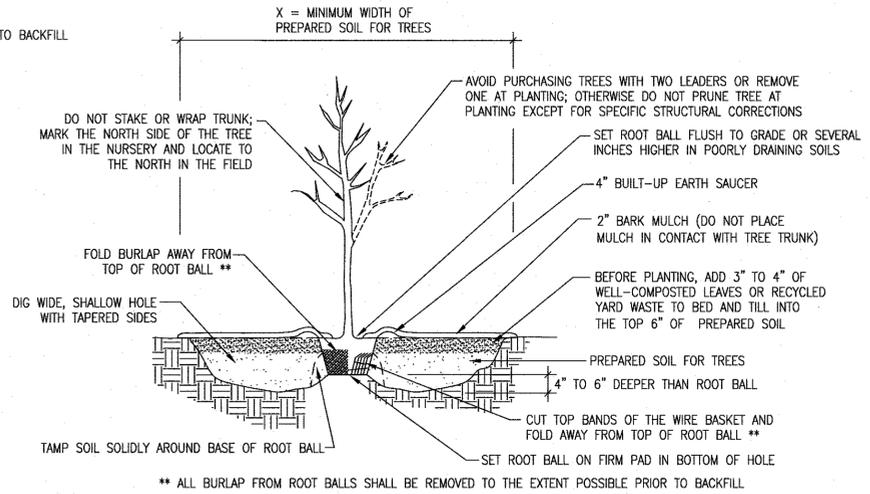
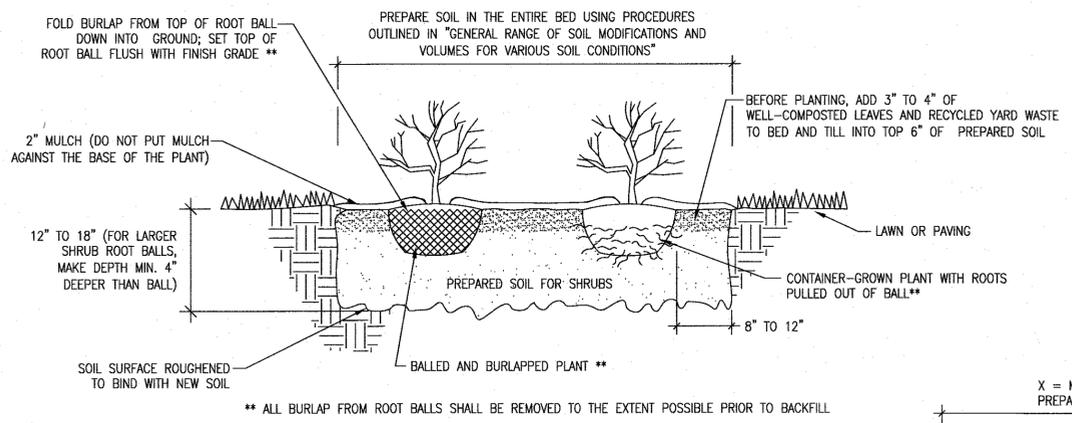
Open Space Calculations

REQUIRED	SHADE	ORNAMENTAL
15 LOT 12, BLOCK 1	10	10
15 LOT 3, BLOCK 2	3	4

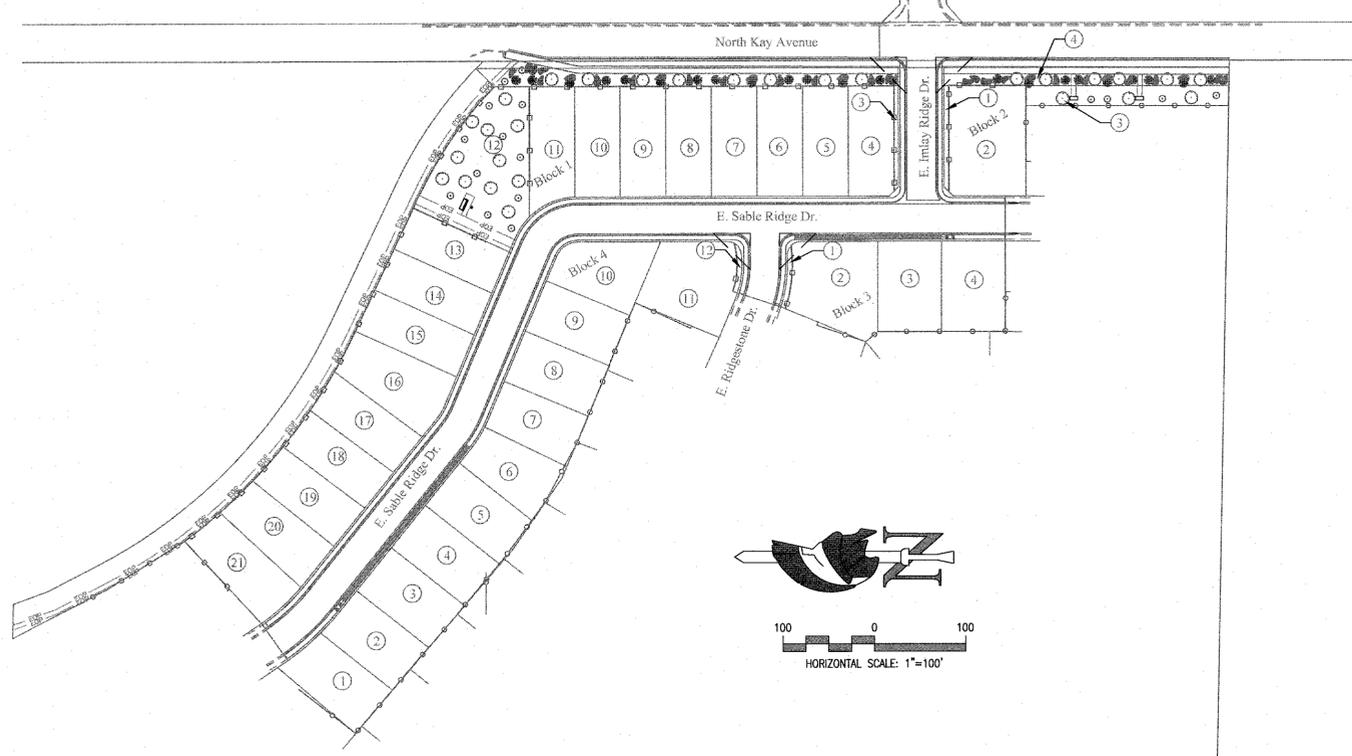
*SHADE TREES CAN BE REPLACED AT A 2:1 RATION WITH EVERGREEN/ORNAMENTAL TREES

Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE UNFENCED PORTIONS OF THE BOUNDARY OF THE SUBDIVISION. ALONG ALL REAR LOT LINES
PHASE 1 TOTAL LINEAL FOOTAGE = 1,708 L.F.

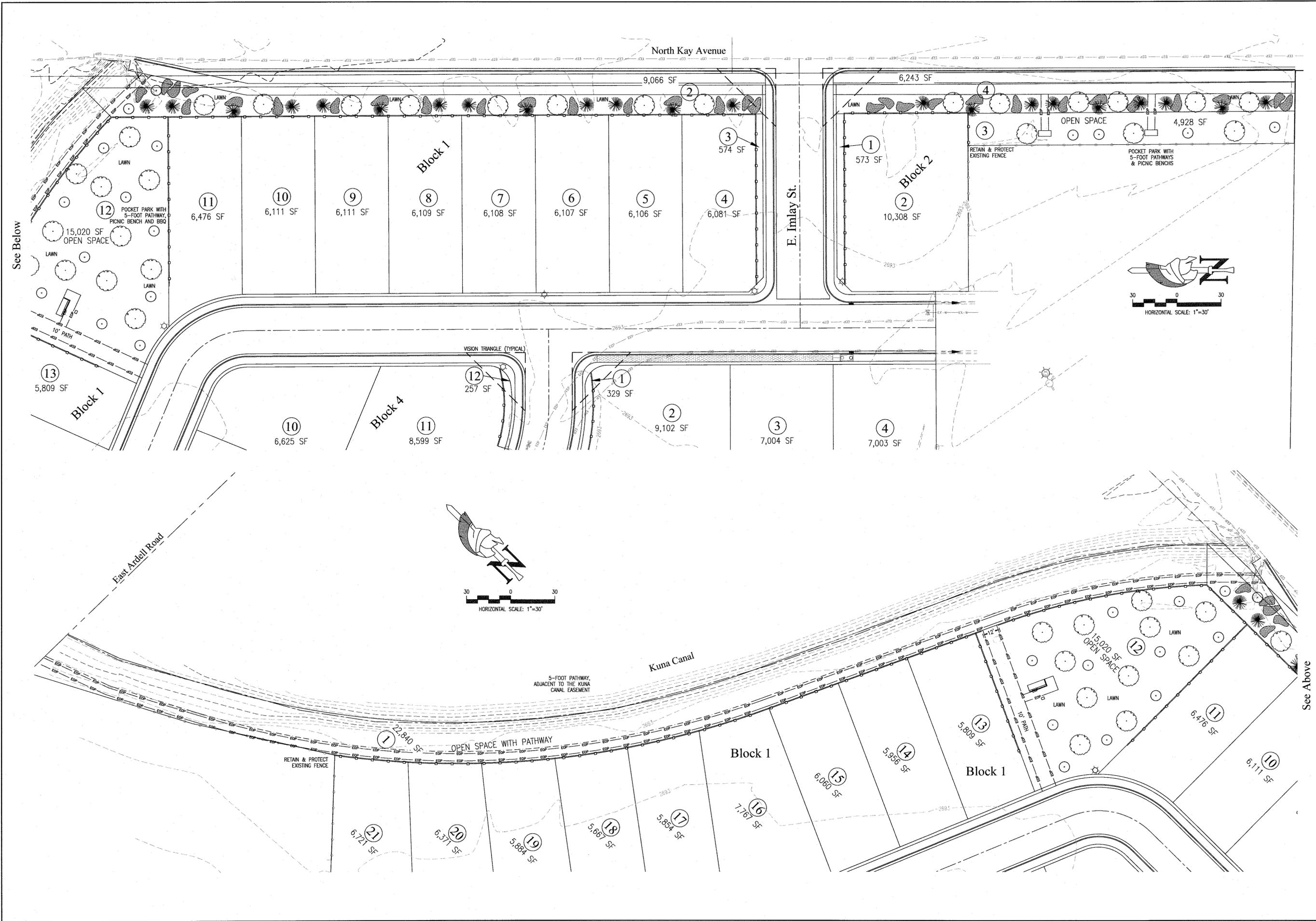


Vicinity Map



REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: JULY 2, 2025
DRAWN BY: D.ACHAMFORD
CHECKED BY: J.D. CANNING
PROJECT NO. M151
DRAWING FILE NAME: PLD.LWS



REV.	DATE	BY	DESC.

SCALE: 1" = 30'
DATE: JULY 2, 2025
DRAWN BY: D.A. CRAWFORD
CHECKED BY: J.D. CANNING
PROJECT NO. MT51
DRAWING FILE NAME: TESS MANOR PRE-PLATING

From: [Troy Behunin](#)
To: ["Ada County Engineer"](#); ["Ada County Highway District"](#); ["Adam Ingram"](#); ["Angel Robins \(Idaho Power\)"](#); ["Boise Kuna Irrigation District"](#); ["Boise Project Board of Control "](#); ["Boise Project Board of Control 2"](#); ["Brent Moore \(Ada County\)"](#); ["Brian Graves Kuna School District"](#); ["Camille Burt \(USPS\)"](#); ["Central District Health Department "](#); ["Chief Fratusco"](#); ["COMPASS"](#); ["David Reinhardt"](#); ["DEQ"](#); ["Eric Adolfsen"](#); ["Erika Olvera \(NMID\)"](#); ["Idaho Power \(Taylor Dunn\)"](#); ["Idaho Power Easements"](#); ["Idaho Power Easements 2"](#); ["Intermountain Gas"](#); ["ITD"](#); ["ITD Kendra Conder"](#); ["J&M Sanitation"](#); ["Jennifer Miller"](#); ["Jonathon Gillen"](#); ["Justin Walker"](#); ["Krystal Hinkle"](#); ["Leon Letson \(Ada County\)"](#); ["Lumen - Ebin Barnett"](#); ["Marc Boyer \(Kuna Postmaster\)"](#); ["Megan Leatherman"](#); ["Meridian Fire \(Brandon Medica\)"](#); ["Meridian Fire \(Steve Taublee\)"](#); ["Nampa Meridian Irrigation District "](#); ["New York Irrigation"](#); ["Niki Benyakhlef ITD"](#); ["Paris Dickerson"](#); ["Public Works"](#); ["Robbie Reno"](#); ["Sam Feist"](#); ["Scott Arellano \(KRFD\)"](#); ["Sparklight/Cable One \(John Walburn\)"](#); ["Taryn Villanueva"](#); ["Tim Jensen \(Kuna School District\)"](#); ["TJ Lawrence \(Interim KRFD Chief\)"](#); ["Mindy Wallace"](#); ["Jessica Reid"](#); ["Stacey DuPuis"](#); ["Jason Redding"](#)
Cc: [Doug Hanson](#); [Marina Lundy](#)
Subject: Tess Manor Request for Official Comments.
Date: Tuesday, September 30, 2025 11:12:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Afternoon Greetings Everyone,
 The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

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

Agency Transmittal – September 30, 2025

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

CASE NUMBER:	 TESS MANOR 25-06-S & 25-26-DR
PROJECT DESCRIPTION	SSM2 Company respectfully submits a request for Preliminary Plat approval for approx.7.80 acres in Kuna City within an existing R-6 zone, as follows: 1. The Preliminary Plat proposes to subdivide the lands into 32 residential and eight (8) common lots. The site is in Sec. 13, Township 2 North, Range 1 West (APN numbers; S1313314850.
APPLICANT	David Crawford Centurion Engineers, Inc. 2323 S Vista Ave. Ste. 206 Boise, ID, 83705 208.343.3381 dacrawford@centurionengr.com
SCHEDULED HEARING DATE	Tuesday, December 9, 2025 , at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin Senior Planner

TBehunin@KunaID.gov

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

Troy



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

Troy Behunin

Senior Planner

City of Kuna | Development Services

Phone: 208.387.7729

Email: TBehunin@KunaID.Gov

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.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Michael L. Borzick
GIS Manager &
Plan Review Manager

PRELIMINARY PLAT MEMORANDUM

To: Troy Behunin - Planning and Zoning
From: Michael Borzick - GIS Manager & Plan Review Manager
Date: 5 November 2025
RE: Tess Manor Public Works Comments

The Tess Manor Subdivision, is located near the southwest of corner of E Ardell Rd and N Kay Ave. This review is based on land use as allowed or permitted in "R-6" zones. This application encompasses 7.765 acres. This application contains a total of 32 single-family residential lots, and 9 common lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

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

2) General

- a) The Tess Manor Subdivision residential subdivision consists of 7.765 acres within the city's designated medium density residential (R-6) zoning area.
- b) Equivalent Dwelling Units (EDUs) are rated at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 102. This makes the realized density approximately 13 people per acre.

- c) The preliminary plat shows four (4) public access points to the subdivision – one (1) off of N Kay Ave, one (1) onto N Ridgecreek Ave, one (1) from E Ridgestone Dr and the last one (1) from E Sable Ridge Drive
- d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- e) A plan approval letter will be required if this project affects any local irrigation districts.
- f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g) All positional information shall be from the most recent state plane coordinate system.
- h) Provide engineering certification on all final engineering drawings.
- i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
- j) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

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

4) Sanitary Sewer Connection

- a) The developer may be requested to participate in sewer gravity main upgrades.
- b) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- c) There are ample areas to connect to the gravity sewer pipe in both N Ridgecreek, E Ridgestone Dr and E Sable Ridge Dr. The sewage flows to Danskin Lift Station, which currently has sufficient capacity.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer flow models will be required to verify pipe sizes.
- f) Sewer connection fees apply to each home or dwelling. 1 home = 1 sewer connection. 1 duplex = 2 sewer connections. 4-plex = 4 sewer connections.**
- g) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- h) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

- a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires PUDs and master planned communities to have a master utility plan that addresses potable water issues. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
- b) There is 8" water main in both N Ridgecreek, E Ridgestone Dr and E Sable Ridge Dr that will need to be connected to in addition to the connection into N Kay Ave.
- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water flow models will be required to verify adequate water supply and fire suppression.
- e) **Water connection fees apply to each home or dwelling. 1 home = 1 water connection. 1 duplex = 2 water connections. 4-plex = 4 water connections.**
- f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- g) This application shall conform to the water master plan as applicable.
- h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-1.
- b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- c) This project requires connection to the City's Pressurized Irrigation system.
- d) Adequate connection to existing PI mains is required with proper valving.
- e) Annexation into the municipal irrigation district and pooling of all applicable water rights is a requirement of the final plat approval. If adequate water rights to cover said development are not available we will need to discuss if this project can go forward.
- f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- g) Pressurized irrigation flow models will be required to verify adequate pressurized irrigation supply.
- h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
- i) This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review.

Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

- d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- e) Verify that existing and proposed elevations match property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

8) As-Built Drawings

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

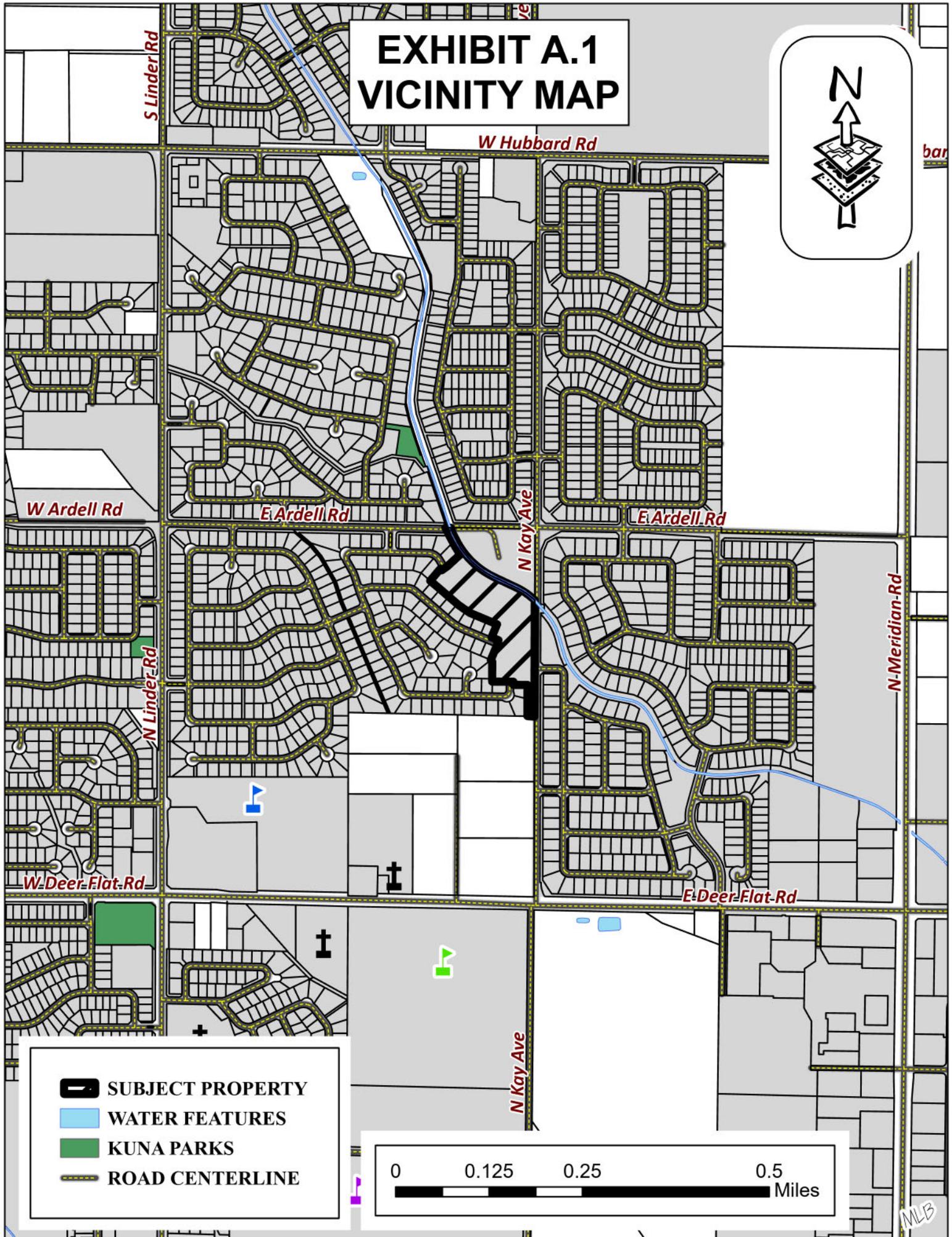
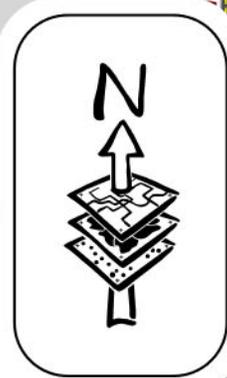
9) Recommendation

Public Works can fully support this type of in-fill project being constructed into a residential area; however Public Works has only allocated twenty-eight (28) sewer connections within this property from the original design of the Preliminary Plat for Sabel Ridge. The supporting infrastructure in the area was constructed and modeled using the originally allocated figure. Adding four additional EDUs in this development is permissible but it should be expected that if this trend compounds in future developments, expensive Capital Improvement Projects (CIP) will be required downstream to maintain serviceability.

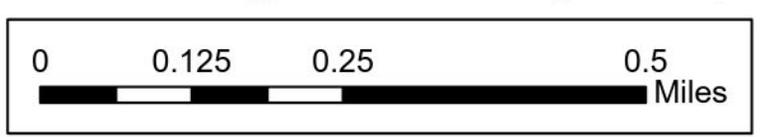
10) Exhibits

- a) Exhibit A.1 – Vicinity Map
- b) Exhibit A.2 – Topo Map
- c) Exhibit A.3 – Lot Value Map
- d) Exhibit A.4 – Lot Size Map
- e) Exhibit A.5 – Soil Slope Map
- f) Exhibit A.6 – Comp Plan Map
- g) Exhibit A.7 – Pathway and Bike Lane Map

EXHIBIT A.1 VICINITY MAP

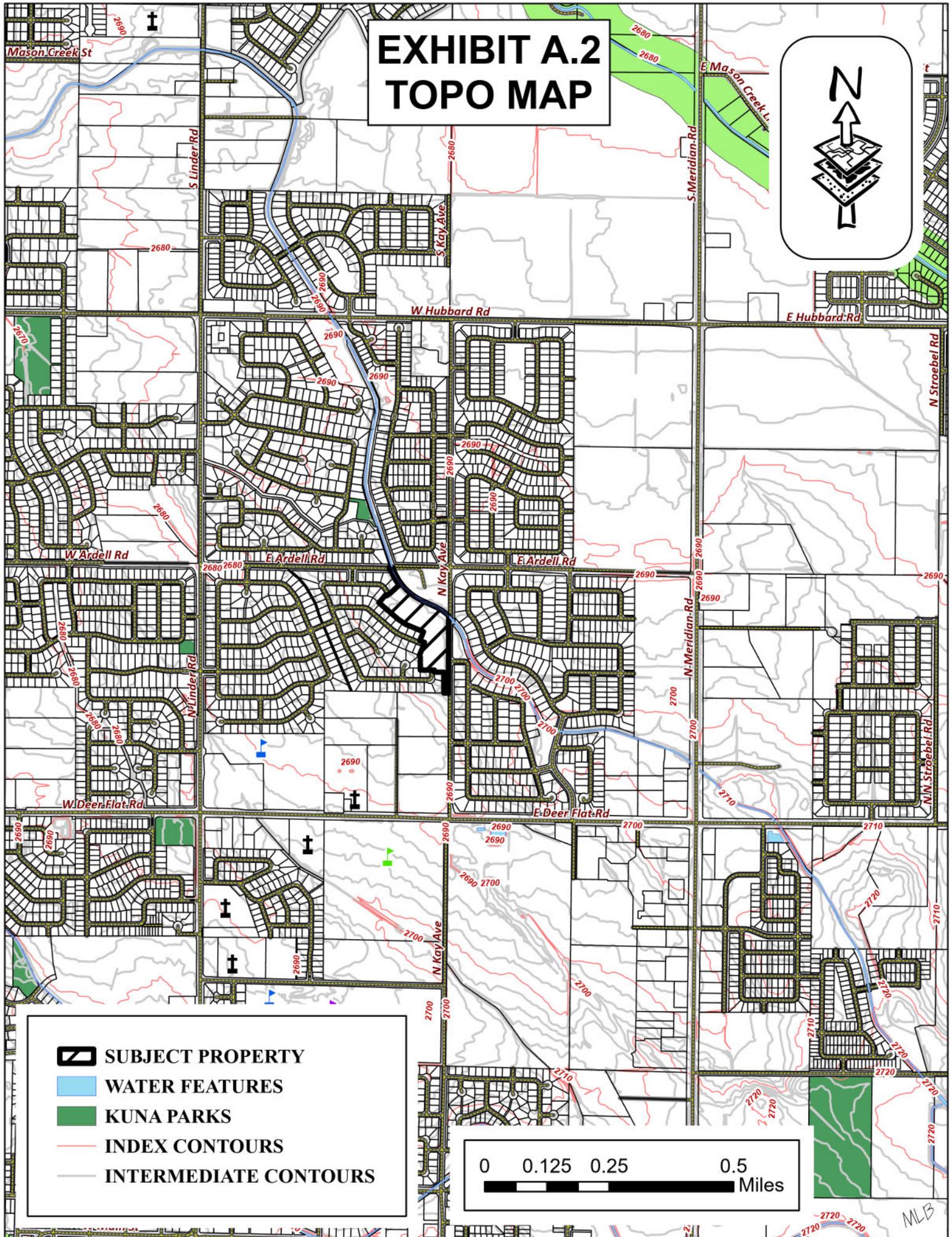
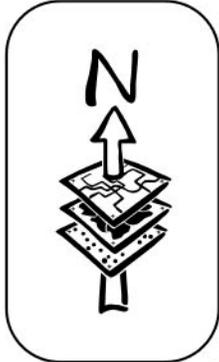


-  SUBJECT PROPERTY
-  WATER FEATURES
-  KUNA PARKS
-  ROAD CENTERLINE

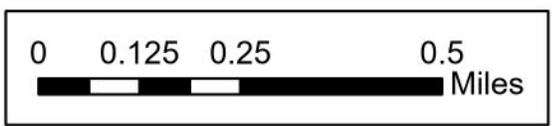


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EXHIBIT A.2 TOPO MAP

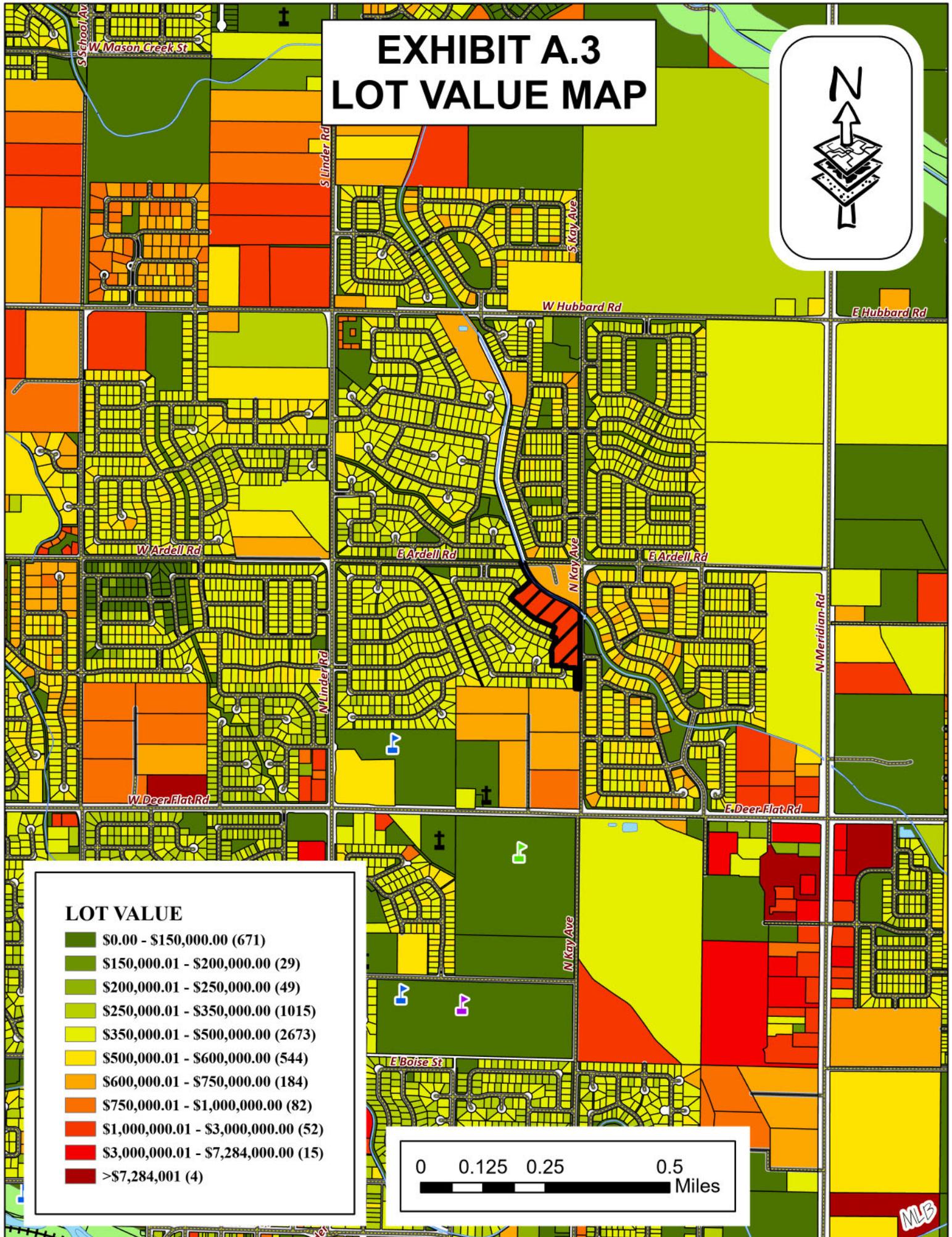
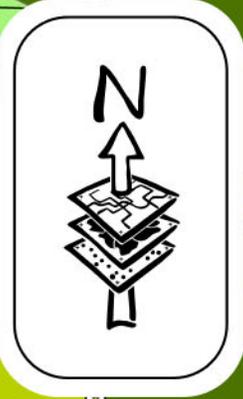


-  SUBJECT PROPERTY
-  WATER FEATURES
-  KUNA PARKS
-  INDEX CONTOURS
-  INTERMEDIATE CONTOURS



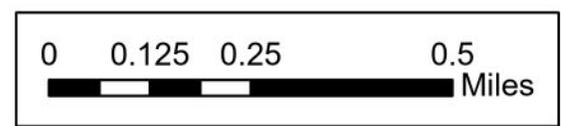
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EXHIBIT A.3 LOT VALUE MAP



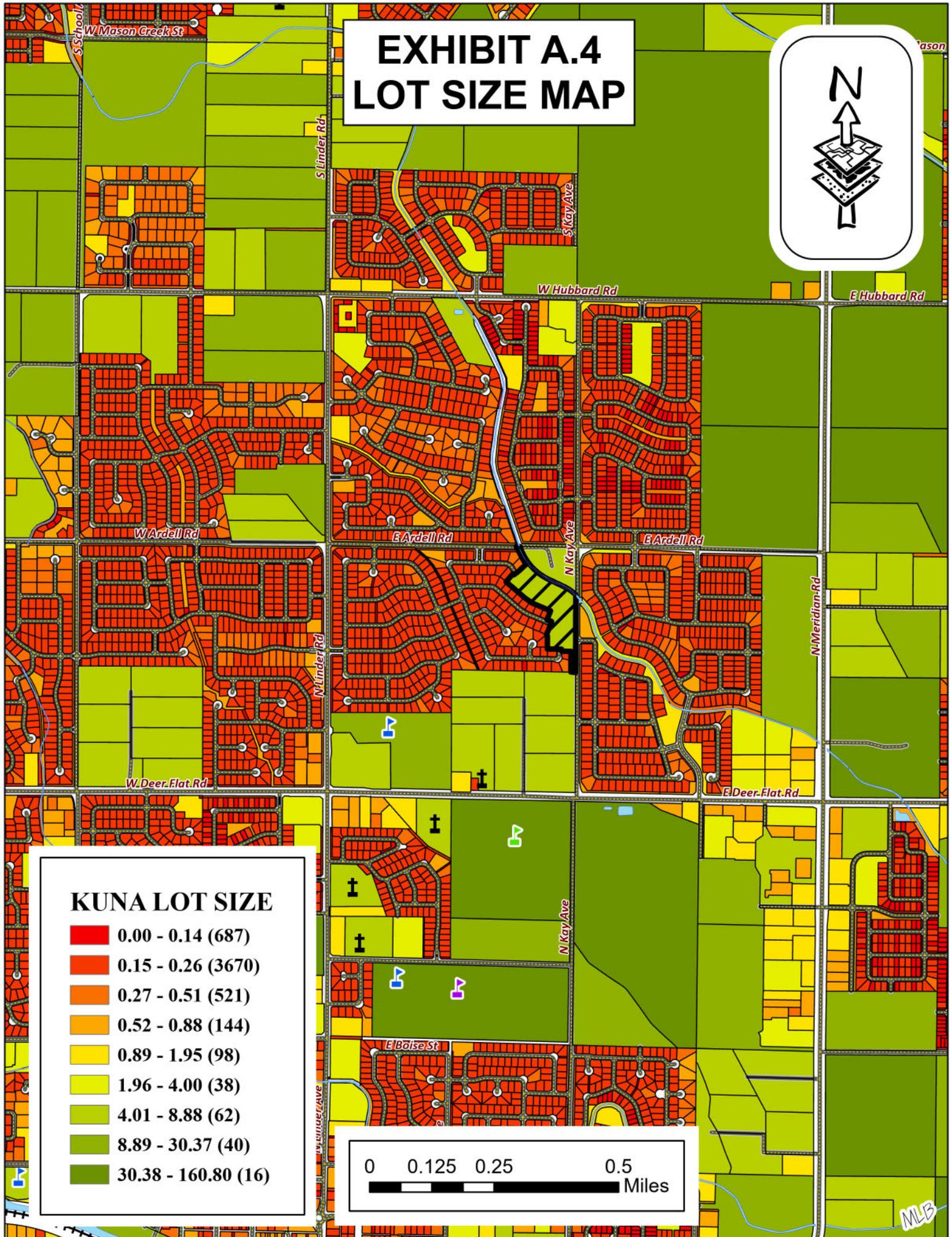
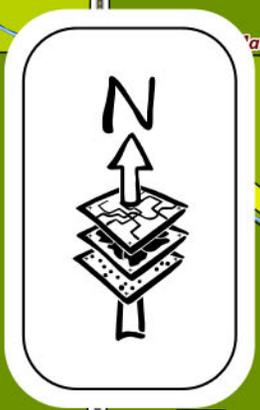
LOT VALUE

- \$0.00 - \$150,000.00 (671)
- \$150,000.01 - \$200,000.00 (29)
- \$200,000.01 - \$250,000.00 (49)
- \$250,000.01 - \$350,000.00 (1015)
- \$350,000.01 - \$500,000.00 (2673)
- \$500,000.01 - \$600,000.00 (544)
- \$600,000.01 - \$750,000.00 (184)
- \$750,000.01 - \$1,000,000.00 (82)
- \$1,000,000.01 - \$3,000,000.00 (52)
- \$3,000,000.01 - \$7,284,000.00 (15)
- >\$7,284,001 (4)

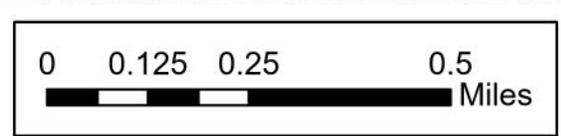


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EXHIBIT A.4 LOT SIZE MAP

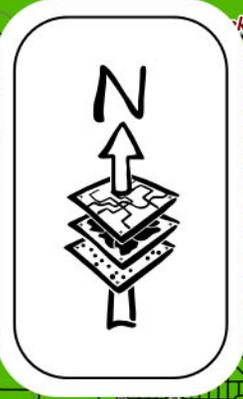


KUNA LOT SIZE	
	0.00 - 0.14 (687)
	0.15 - 0.26 (3670)
	0.27 - 0.51 (521)
	0.52 - 0.88 (144)
	0.89 - 1.95 (98)
	1.96 - 4.00 (38)
	4.01 - 8.88 (62)
	8.89 - 30.37 (40)
	30.38 - 160.80 (16)



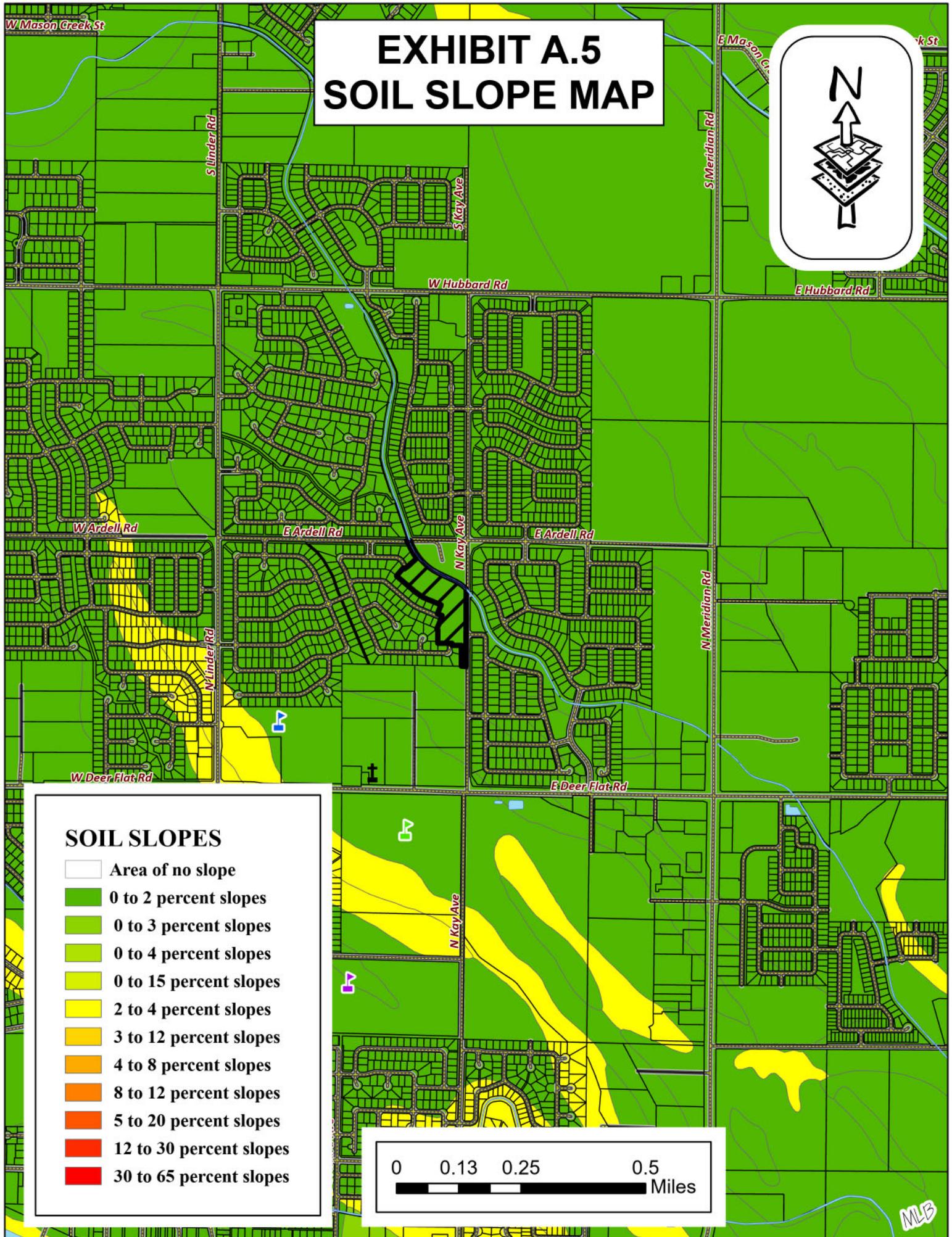
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EXHIBIT A.5 SOIL SLOPE MAP



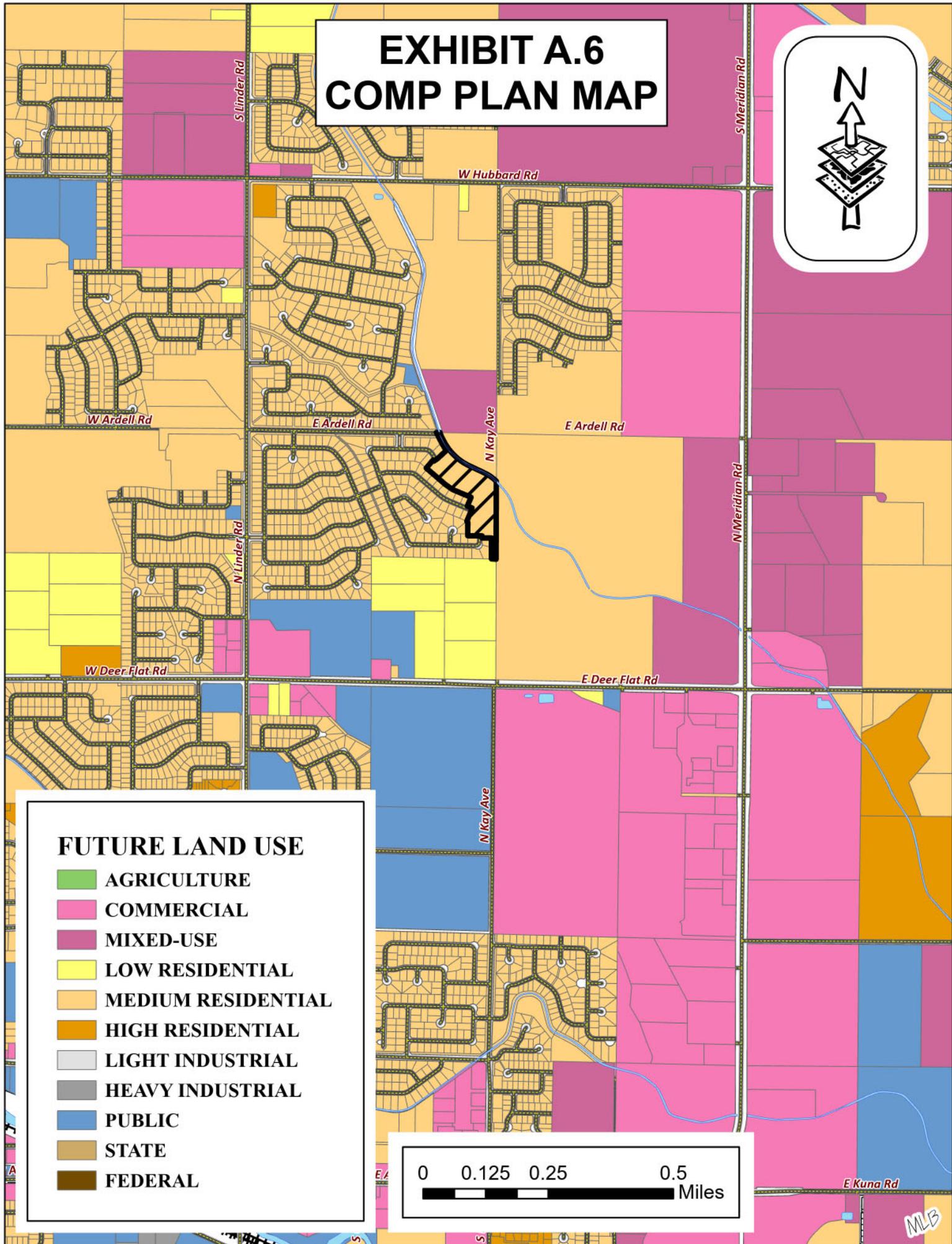
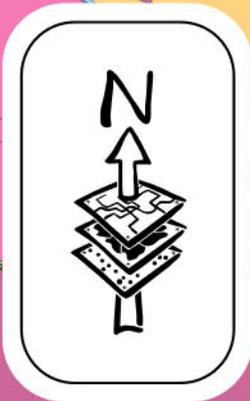
SOIL SLOPES

- Area of no slope
- 0 to 2 percent slopes
- 0 to 3 percent slopes
- 0 to 4 percent slopes
- 0 to 15 percent slopes
- 2 to 4 percent slopes
- 3 to 12 percent slopes
- 4 to 8 percent slopes
- 8 to 12 percent slopes
- 5 to 20 percent slopes
- 12 to 30 percent slopes
- 30 to 65 percent slopes



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EXHIBIT A.6 COMP PLAN MAP



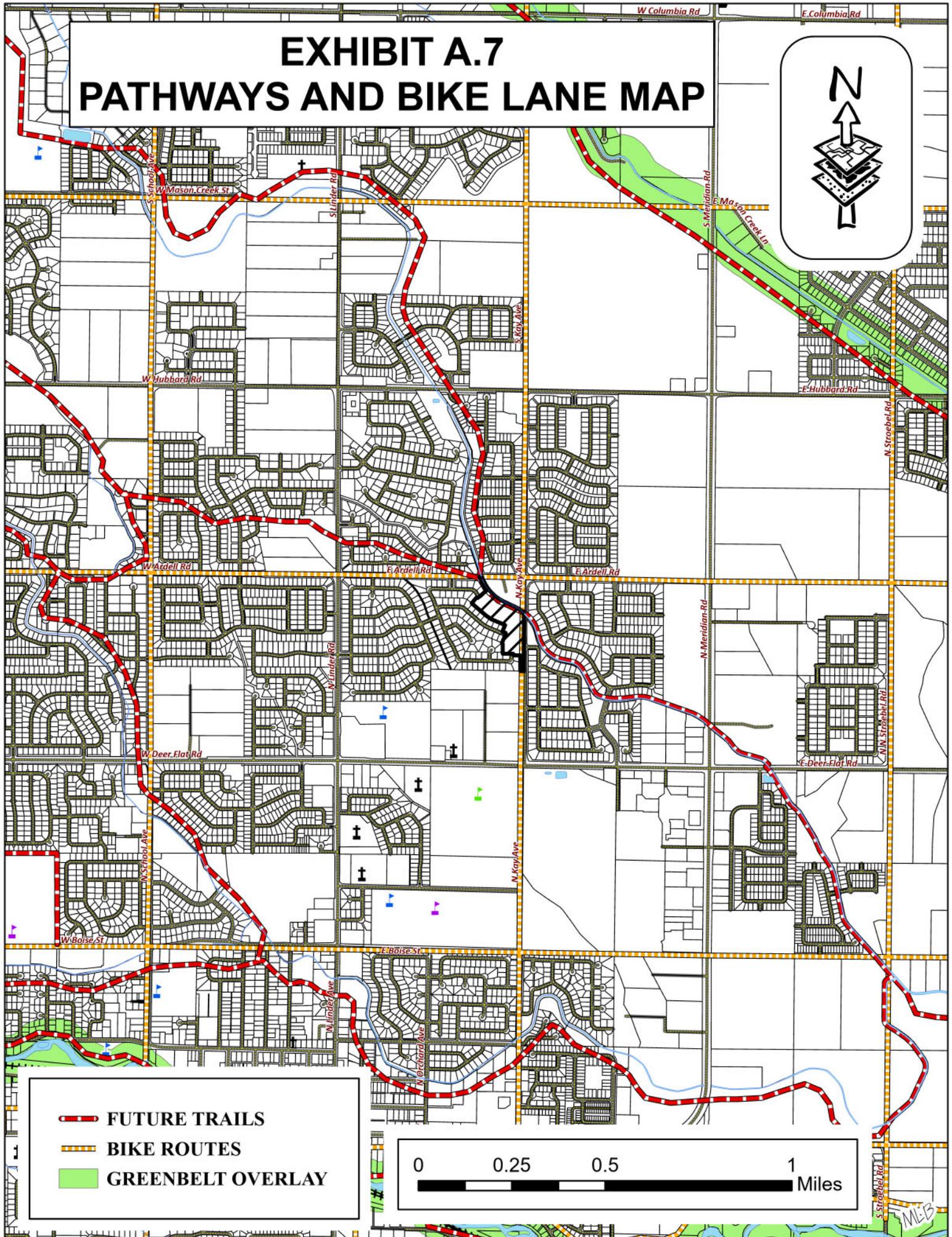
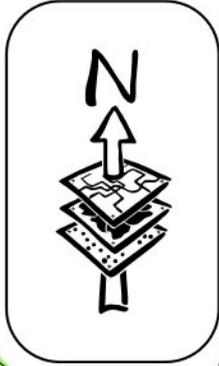
FUTURE LAND USE

-  AGRICULTURE
-  COMMERCIAL
-  MIXED-USE
-  LOW RESIDENTIAL
-  MEDIUM RESIDENTIAL
-  HIGH RESIDENTIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC
-  STATE
-  FEDERAL

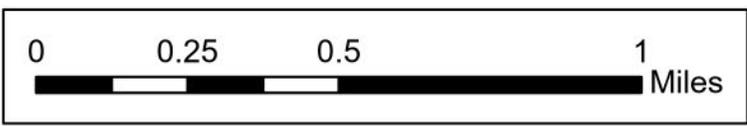
0 0.125 0.25 0.5
Miles

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EXHIBIT A.7 PATHWAYS AND BIKE LANE MAP



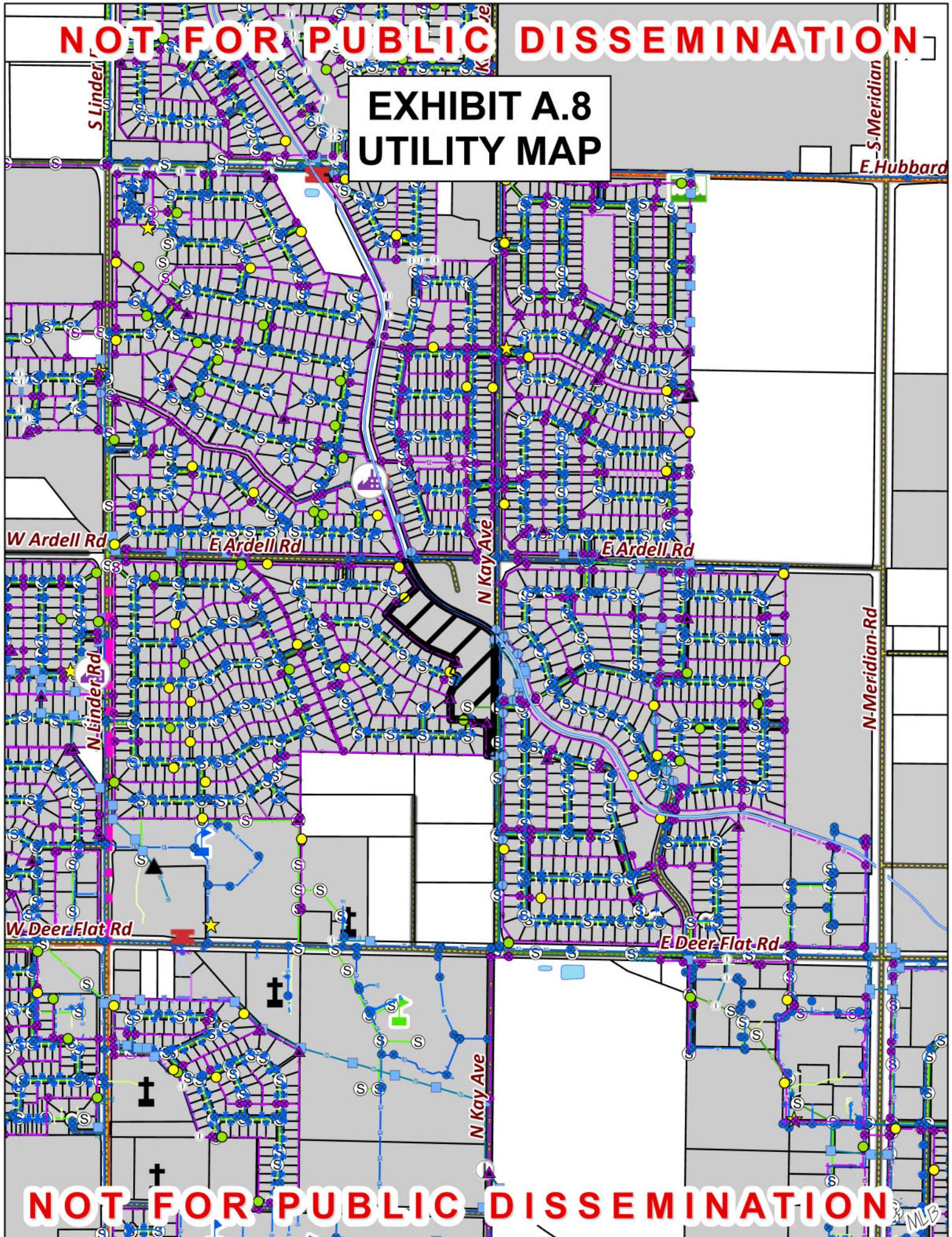
-  FUTURE TRAILS
-  BIKE ROUTES
-  GREENBELT OVERLAY



MEB

NOT FOR PUBLIC DISSEMINATION

**EXHIBIT A.8
UTILITY MAP**



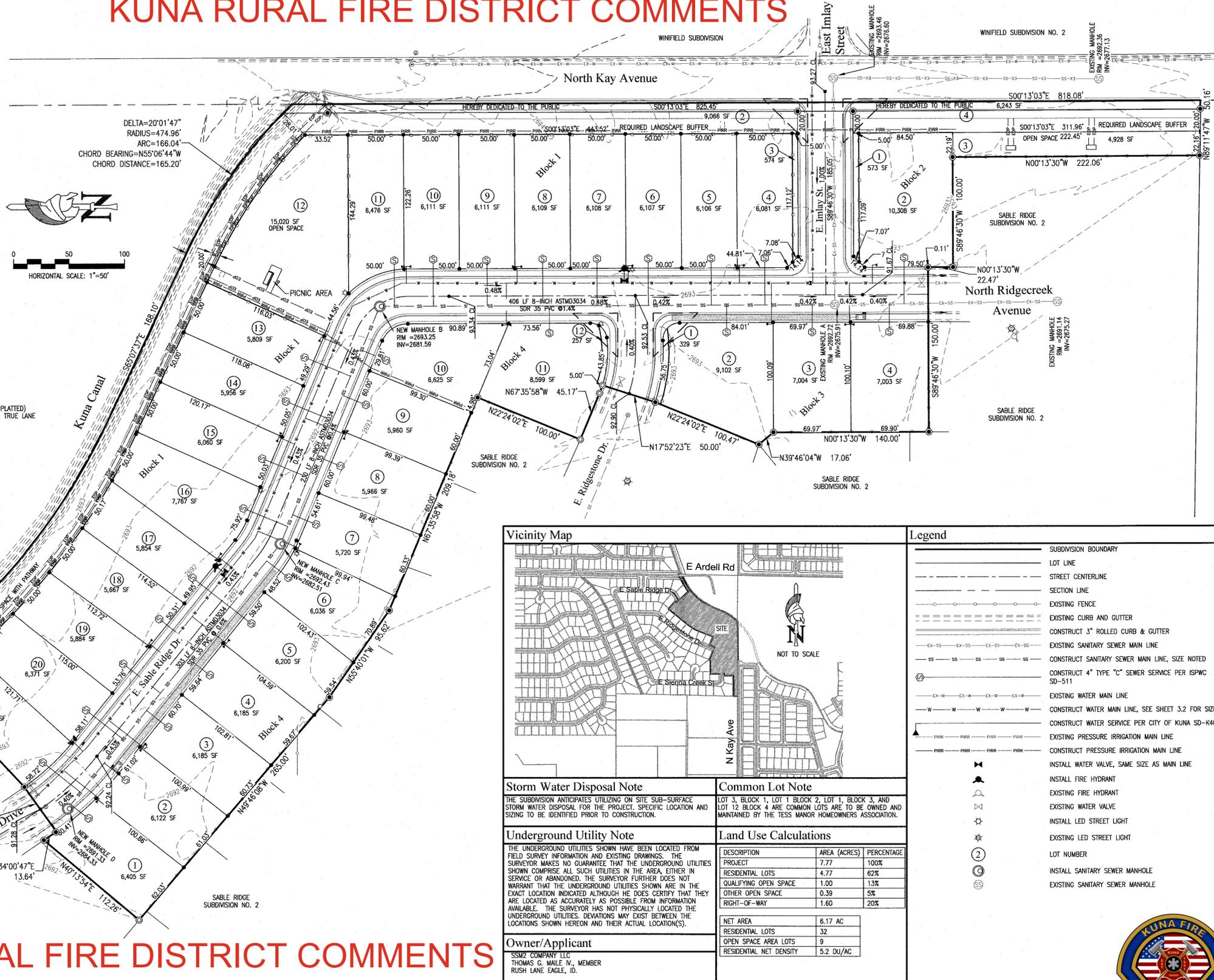
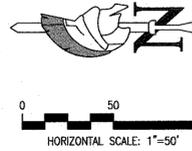
NOT FOR PUBLIC DISSEMINATION

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Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
10. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
11. PROPERTY LIES WITHIN THE BOISE KUNA IRRIGATION DISTRICT.
12. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
14. THIS PROPERTY IS CURRENTLY ZONED R-6.
15. EXISTING USE: AGRICULTURAL.
16. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
17. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
18. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
19. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
20. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, PANEL NOT PRINTED.
21. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: S1313314850.

KUNA RURAL FIRE DISTRICT COMMENTS



Storm Water Disposal Note
THE SUBDIVISION ANTICIPATES UTILIZING ON SITE SUB-SURFACE STORM WATER DISPOSAL FOR THE PROJECT. SPECIFIC LOCATION AND SIZING TO BE IDENTIFIED PRIOR TO CONSTRUCTION.

Underground Utility Note
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Owner/Applicant
SSM2 COMPANY LLC
THOMAS G. MAILE IV, MEMBER
RUSH LANE EAGLE, ID.

Common Lot Note
LOT 3, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, AND LOT 12, BLOCK 4 ARE COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TESS MANOR HOMEOWNERS ASSOCIATION.

Land Use Calculations

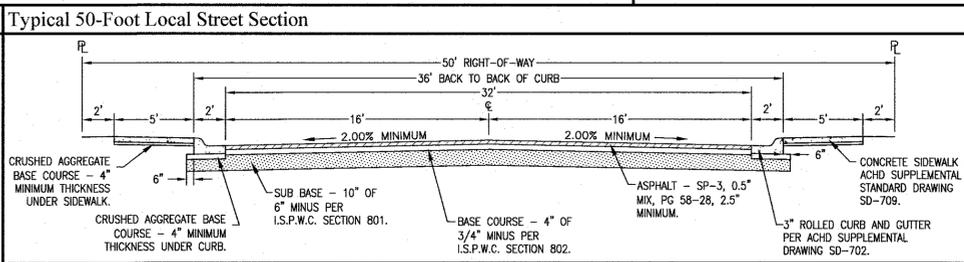
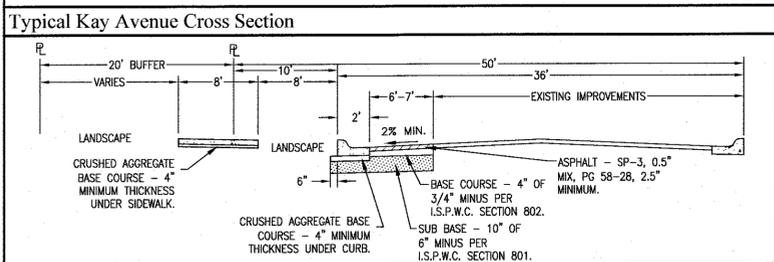
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	7.77	100%
RESIDENTIAL LOTS	4.77	62%
QUALIFYING OPEN SPACE	1.00	13%
OTHER OPEN SPACE	0.39	5%
RIGHT-OF-WAY	1.60	20%
NET AREA	6.17 AC	
RESIDENTIAL LOTS	32	
OPEN SPACE AREA LOTS	9	
RESIDENTIAL NET DENSITY	5.2 DU/AC	

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EXISTING FENCE
- EXISTING CURB AND GUTTER
- CONSTRUCT 3" ROLLED CURB & GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
- CONSTRUCT 4" TYPE "C" SEWER SERVICE PER ISPCW SD-511
- EXISTING WATER MAIN LINE
- CONSTRUCT WATER MAIN LINE, SEE SHEET 3.2 FOR SIZES
- CONSTRUCT WATER SERVICE PER CITY OF KUNA SD-K401.75
- EXISTING PRESSURE IRRIGATION MAIN LINE
- CONSTRUCT PRESSURE IRRIGATION MAIN LINE
- INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
- INSTALL FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- INSTALL LED STREET LIGHT
- EXISTING LED STREET LIGHT
- LOT NUMBER
- INSTALL SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE



APPROVED
By Scott Arellano at 1:46 pm, Jul 29, 2025



Setback/Zoning Table

EXISTING ZONE	R-6
MINIMUM LOT SIZE	4,000 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	40 %

Sewer Manhole Table

MANHOLE	RIM	INV
A	2692.72	2675.91
B	2693.25	2681.59
C	2692.43	2682.51
D	2691.33	2684.33

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave, Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Preliminary Plat
Tess Manor Subdivision
SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY IDAHO.

Preliminary Plat

SCALE: 1" = 50'
DATE: JULY 2, 2025
DRAWN BY: D.ACRAMFORD
CHECKED BY: J.D. CANNING
PROJECT NO.: M131
DRAWING FILE NAME: PLATING TESS MANOR FIRE PLATING

SHEET NO: 1



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

Date: November 14, 2025

To: Thomas Maile, SSM2 Company, Tamee Crawford and David Crawford-Centurion Engineers, Inc., Troy Behunin, City of Kuna

Staff Contact: Dawn Battles, Senior Planner

Project Description: Tess Manor

Trip Generation: This development is estimated to generate 291 vehicle trips per day, 30 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

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

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	
No	

ACHD Planned Improvements	
FYP	Yes
CIP	Yes

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 2

Traffic Impact Study

Is Transit Available?	
Yes	
No	X

connecting you to more



Project/File: Tess Manor / KPP25-0011/ 25-06-S/ 25-26-DR
 This is a design review and a preliminary plat application to allow for the development of a 40-lot residential subdivision consisting of 32 single family lots and 8 common lots on 8-ares.

Lead Agency: City of Kuna

Site address: E. True Lane

Staff Approval: November 14, 2025

Applicant & Representative: Tamara Crawford & David Crawford
 Centurion Engineers, Inc.
 2323 S. Vista Avenue #206
 Boise, ID 83705

Owner: Thomas Maile
 SSM2 Company
 885 W. Rush Road
 Eagle, ID 83616

Staff Contact: Dawn Battles, Senior Planner
 Phone: 208-387-6218
 E-mail: dbattles@achdidaho.org

Report Summary:

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ACHD Planned Improvements

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

- The intersection of Linder Road and Ardell Road is scheduled in the FYP for the installation of a pedestrian hybrid beacon (PHB) in 2026.
- The intersection of Deer Flat Road and Kay Avenue is scheduled in the FYP to be constructed as a multi-lane roundabout that will include bike facilities, pedestrian crossing on all legs (RRFB's) and intersection lighting in 2029. This project also includes the construction of Kay Avenue from the intersection with Deer Flat Road north to the intersection with Trophy Street.
- Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to Meridian Road (SH 69) between 2031 and 2035.

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
Kay Avenue	822-feet	Collector	40	Better than "D"
Ardell Road	38-feet	Collector	N/A	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.

- The average daily traffic count for Kay Avenue north of Celtic Street was 960 on January 29, 2025.
- There are no current traffic counts for Ardell Road.

A. Site Specific Conditions of Approval

1. Complete Kay Avenue as a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk abutting the site.
2. Widen the bridge on Kay Avenue over the Kuna Canal or provide a road trust deposit to ACHD for the cost of widening ½ of the west side of the bridge on Kay Avenue. This will be determined as part of plan approval with Development Review staff.
3. Dedicate additional right-of-way on Kay Avenue abutting the site to extend to 2-feet behind back of sidewalk. For detached sidewalk, the applicant may dedicate right-of-way to extend 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way extending to 2-feet behind the back of sidewalk.
4. Dedicate additional right-of-way on Ardell Road for the future wing walls for the bridge and dedicate right-of-way from the site's north property line south to extend to 2-feet behind back of attached sidewalk for ½ of a 36-foot wide collector street section abutting the site. This will be reviewed as part of plan approval with Development Review staff.
5. Extend Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue into the site and construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
6. Construct a local street to intersect Kay Avenue in alignment with Imlay Street located on the east side of Kay Avenue across from the site, as proposed.
7. Construct the remaining internal local streets to align or offset a minimum of 125-feet from any other roadway.
8. Redesign Sable Ridge Drive/Ridgecreek Avenue to reduce the length or include passive design elements prior to plan submittal.

Speed humps/bumps and valley gutters will not be accepted as traffic calming.
9. If a multi-use pathway is to be constructed within or adjacent to the site, then the design of those facilities shall be consistent with ACHD's Multi-Use Path & Raised Bike Lane Tool Kit. Additional right-of-way dedication may be required at all intersections (streets and driveways) to accommodate setbacks. Contact Development Review with questions prior to plan submittal.
10. Other than the access specifically approved with this application, direct lot access is prohibited to Kay Avenue and Ardell Road and should be noted on the final plat.
11. 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.
12. 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.
13. Comply with all Standard Conditions of Approval.

B. Vicinity Map



D. Findings for Consideration

1. Kay Avenue

- a. **Existing Conditions:** Kay Avenue is improved with 2-travel lanes, 29-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 42-feet of right-of-way for Kay Avenue (22-feet from centerline).

There is a bridge structure on Kay Avenue over the Kuna Canal located at the site's north property line.

- b. **Applicant Proposal:** The applicant is proposing to complete Kay Avenue as a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, an 8-foot wide planter strip and 2-feet of an 8-foot wide detached concrete sidewalk within 50-feet of right-of-way and 6-feet of the sidewalk located outside of the right-of-way abutting the site.

- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

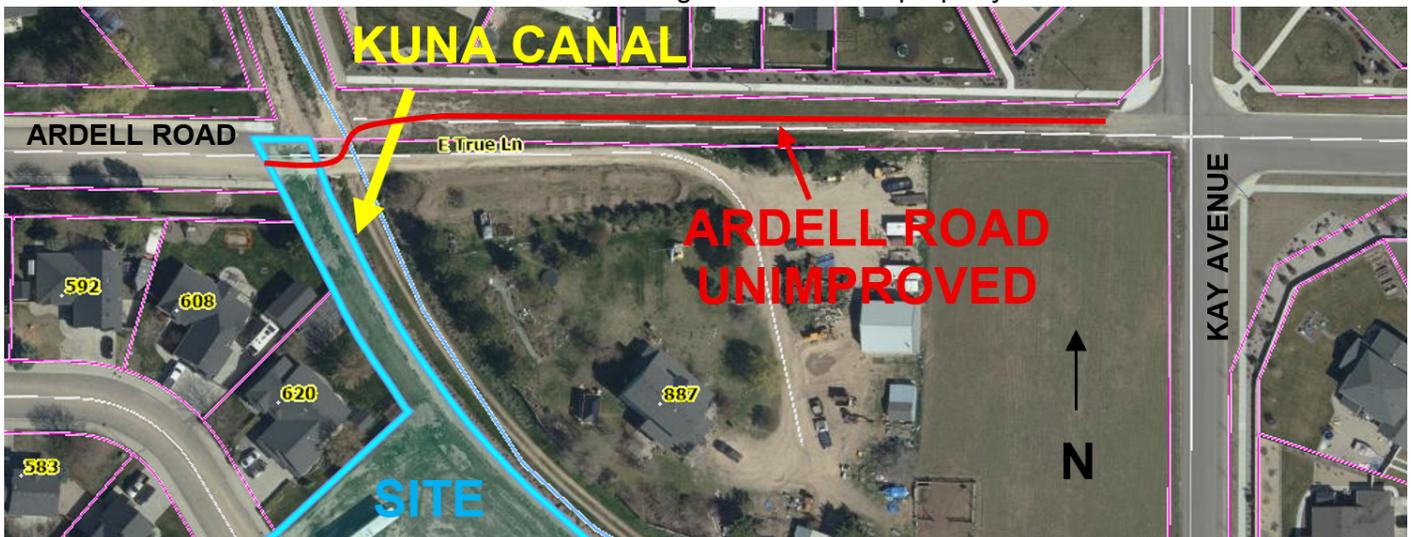
In addition to the completion of Kay Avenue as a 36-foot wide collector street section, the applicant may be required to widen the bridge on Kay Avenue over the Kuna Canal or provide a road trust deposit to ACHD for the cost of widening ½ of the west side of the bridge on Kay Avenue. This will be determined as part of plan approval with Development Review staff.

The applicant should be required to dedicate right-of-way to extend to 2-feet behind back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

2. Ardell Road

- a. **Existing Conditions:** Ardell Road is not constructed from the site's west property line east to Kay Avenue. On the west side of the Kuna Canal, Ardell Road is offset to the south. The parcel located at the southwest corner of Kay Avenue and Ardell Road has not developed, prohibiting the construction of Ardell Road in the correct alignment and across the Kuna Canal east to intersect Kay Avenue.

The Kuna Canal is located within and abutting the site's north property line.



- b. **Applicant's Proposal:** The applicant is not proposing any additional right-of-way dedication or street improvements on Ardell Road abutting the site.

- c. **Staff Comments/Recommendations:** Typically, the applicant would be required to provide ACHD with a road trust deposit for ½ of the construction of Ardell Road abutting the site and for ½ the construction of the bridge over the Kuna Canal.

However, because the bridge is not scheduled in ACHD's Five Year Plan (FYP), the site's limited frontage on Ardell Road and the unknown timeframe of development of the parcel located at the southwest corner of Kay Avenue and Ardell Road; a road trust deposit is not required as part of this application.

To allow for the future extension of Ardell Road and construction of the bridge across the Kuna Canal, the applicant should be required to dedicate additional right-of-way for the roadway and the future wing walls for the bridge. The site's north property line is currently showing north of the centerline on Ardell Road; therefore, additional right-of-way should be dedicated from the site's north property line south to extend to 2-feet behind back of attached sidewalk for ½ of a 36-foot wide collector street section abutting the site. This will be reviewed as part of plan approval with Development Review staff.

3. Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site. Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue stub to the site.
- b. **Applicant's Proposal:** The applicant is proposing to extend Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue into the site and construct all internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
- c. **Staff Comments/Recommendations:** The applicant's proposals meet District policy and should be approved, as proposed.

Roadway Offsets

- a. **Existing Conditions:** There are no roadways constructed within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct a local street to intersect Kay Avenue, a collector, in alignment with Imlay Street located on the east side of Kay Avenue across from the site.

The applicant is proposing to construct the remaining internal local streets to align or offset a minimum of 125-feet from any other roadway.

- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

Traffic Calming

- a. **Applicant's Proposal:** The applicant is proposing to extend Sable Ridge Drive and Ridgecreek Avenue into the site creating a roadway greater in length than 750-feet.
- b. **Staff Comments/Recommendations:** The applicant should be required to redesign the above listed roadways to reduce the length or include passive design elements prior to plan submittal.

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

Other Access

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

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. Kay Avenue and Ardell Road

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

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

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

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

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

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

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.

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 Kay Avenue is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50 to 64-feet of right-of-way.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road on the east side of Kay Avenue and continue west to connect to the existing terminus of Ardell Road on the west side of the Kuna Canal. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 50 to 64-feet of right-of-way.

5. Internal Local Streets

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

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

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

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

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

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

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-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.

6. Roadway Offsets

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

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

7. Traffic Calming

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

8. 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.

9. 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.

10. 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>

RECEIVED

OCT 10 2025

CITY OF KUNA

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

October 7, 2025

City of Kuna
ATTN: Troy Behunin, Planner
751 W. 4th Street
Kuna, Idaho 83634
tbehunin@kunaid.gov

BKID Account: BK 1232 B1
RE: Tess Manor Subdivision 25-06-S, 25-26-DR
Parcel: S1313314850
E. True Lane, Kuna, Idaho 83634

Dear Mr. Behunin:

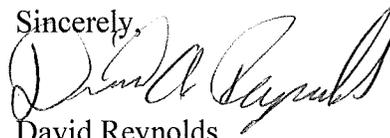
Boise-Kuna Irrigation District would like to reiterate the Boise Project Board of Control letter referring to Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, contractors.

We would like to see the irrigation deliveries and drainage ditches to adjoining properties identified on a GIS map. Our purpose is to ensure our patrons have use of their water as they have historically and that no harm is being incurred from the newly proposed development.

We would also like to make sure that all the easements are abided by in the letter from Boise Project.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,



David Reynolds
Chairman

cc: David Crawford: Centurion Engineers

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

OCT 07 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

02 October 2025

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

RE: Tess Manor Sub
E True Ln, Kuna 83634
Boise-Kuna Irrigation District
Kuna Canal 168+50
Sec. 13, T2N, R1W, BM.

25-06-S, 25-26-DR

BK 1232 B1

Troy Behunin, Senior Planner

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 35 feet north, northeasterly and 35 feet south, southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

If the original landscape is planned to be excavated more than 10 feet (20% or 11.3 degrees) within 50 feet of the above quoted federal easement, Boise Project will require that the canal/lateral to be piped/concrete lined by the landowner or developer to include all required box structures and deliveries within the project boundaries. Piped canals/laterals could get a reduced easement if agreed upon by Boise Project and the landowner/developer.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

The Boise Project does not approve landscaping (other than gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

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. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full size hard copy of the irrigation and drainage plans.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery facilities within the project boundaries.

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

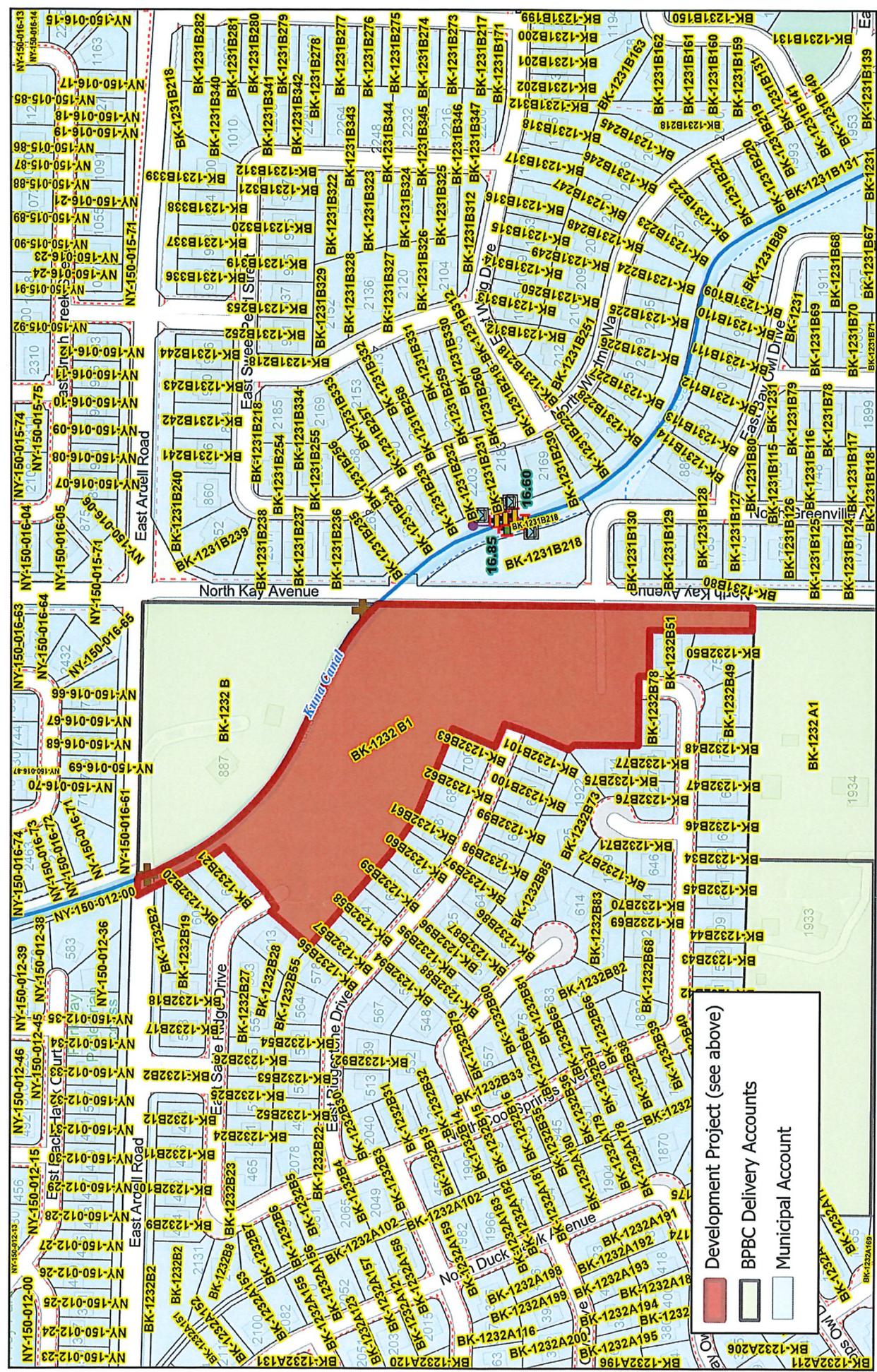
Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District and the City of Kuna as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.
points prior to construction.

Case # 25-06-S & 25-26-DR Preliminary Plat & Design Review - Tess Manor Subdivision E True Ln, Parcel # S1313314850, Kuna

BK-1232 B1 SSM2 COMPANY KUNA CANAL, TAP 16.85 7.91 WATER RIGHT ACRES

Agency: City of Kuna Development Services
 Contact: Troy Behunin, Senior Planner TBehunin@kunaid.gov (208) 387-7729
 Hearing Date: 12/9/2025 Response Deadline: 15 days from notice date (noticed on 9/30/2025).

X:\Scans\TessManor





Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-06-S & 25-26-DR

Development Name/Section Tess Manor CDH File # _____

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

Reviewed By: _____

[Signature]

Date: 10/14/25



October 6, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Tess Manor Request for Official Comments.

Dear Mr. Behunin:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of 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 plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER 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 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater 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, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. 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 and cursive.

Troy Smith
Regional Administrator

From: [Kendra Conder](#)
To: [Troy Behunin](#)
Subject: RE: Tess Manor Request for Official Comments.
Date: Tuesday, September 30, 2025 3:19:50 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Troy,

ITD has reviewed the application transmittal for Tess Manor and does not have any comments.

Thank you!!

Kendra Conder

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



From: Troy Behunin <tbehunin@kuna.id.gov>
Sent: Tuesday, September 30, 2025 11:13 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>; 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 Adolphson <eadolphson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; 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>; Jennifer Miller <JMiller@kuna.id.gov>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; lletson@adacounty.id.gov; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridianscity.org>; Meridian Fire (Steve Taublee) <staulbee@meridianscity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice

<PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Taryn Villanueva <TVillanueva@kunaid.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; 'Mindy Wallace' <Mwallace@achdidaho.org>; Jessica Reid <jhall@kunaid.gov>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Jason Redding <jjreddy@kunaschools.org>
Cc: Doug Hanson <dhanson@kunaid.gov>; Marina Lundy <MLundy@kunaid.gov>
Subject: Tess Manor Request for Official Comments.

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

Afternoon Greetings Everyone,
 The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

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

Agency Transmittal – September 30, 2025

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

CASE NUMBER:	TESS MANOR 25-06-S & 25-26-DR
PROJECT DESCRIPTION	SSM2 Company respectfully submits a request for Preliminary Plat approval for approx.7.80 acres in Kuna City within an existing R-6 zone, as follows: 1. The Preliminary Plat proposes to subdivide the lands into 32 residential and eight (8) common lots. The site is in Sec. 13, Township 2 North, Range 1 West (APN numbers; S1313314850.
APPLICANT	David Crawford Centurion Engineers, Inc. 2323 S Vista Ave. Ste. 206 Boise, ID, 83705 208.343.3381 dacrawford@centurionengr.com
SCHEDULED HEARING DATE	Tuesday, December 9, 2025 , at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin Senior Planner

TBehunin@KunaID.gov

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

Troy



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

Troy Behunin

Senior Planner

City of Kuna | Development Services

Phone: 208.387.7729

Email: TBehunin@KunaID.Gov

www.kunacity.id.gov

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

From: [Brian Davis](#)
To: [PZApplications](#)
Subject: "Tess Manor Subdivision"
Date: Wednesday, November 5, 2025 10:45:15 AM

Dear Members of the Planning and Zoning Commission,

As a resident of Sable Ridge Drive, I am writing to express my concerns regarding the proposed preliminary plat located off True Lane.

While I understand and respect the rights of property owners to develop their land, I believe that the property rights and quality of life of the existing Sable Ridge homeowners must also be taken into consideration. The proposed lots do not appear to be consistent in size, layout, or aesthetic with those in the current Sable Ridge Subdivision. If the intent is to continue the existing roads through the new development, then the overall design and lot sizes should reflect a natural and fluent continuation of our neighborhood's established character.

It is also concerning that Sable Ridge Drive may become a primary access route or "main road" for this new development, particularly given the current conditions of surrounding roads. Ardell Road remains a problematic and incomplete route, and Kay Avenue still does not connect through to Deer Flat. As a result, most of the traffic to and from this proposed subdivision will likely funnel through Sable Ridge Drive — a residential street not designed for that level of through traffic.

We have already witnessed speeding vehicles, including one particularly reckless driver in a Tesla using our street to cut through toward the canal area. This kind of activity highlights the potential safety risks and quality-of-life impacts that increased traffic will bring to our quiet subdivision.

I respectfully urge the Commission to consider the following:

- Require lot sizes, offsets, and home spacing that are consistent with the existing Sable Ridge Subdivision to maintain neighborhood cohesion.
- Ensure that adequate traffic infrastructure is in place — including the extension of Ardell Road or Kay Avenue to Deer Flat — **before** allowing this development to proceed.
- Evaluate whether it is appropriate or premature to approve this subdivision without addressing the current traffic and access limitations.

Thank you for your time and consideration. I appreciate the Commission's work in balancing responsible growth with the preservation of existing neighborhood integrity.

Sincerely

Regarding Case Nos. 25-06-S & 25-26-DR Tess Manor (7.80 acres, R-6 zone, Sec. 13, Township 2 North, Range 1 West)

A word about Kuna's population explosion, as it relates to this proposed development:

The commercial buildout at the corner of Meridian and Deer Flat roads and North and south of there, is ever growing and becoming an increasingly larger traffic magnet, bringing them in from far and wide, especially so for this proposed development, which is only one-half-mile away from the entry to these two commercial plazas on each side of Deer Flat Road. Another minor downside: most of these proposed new residents will be short cutting through the Sterling Ranch Subdivision to get there, which is going on now to a minor extent.

The present, ever expanding traffic must be a nightmare problem for ACHD as it exists today, imagine what tomorrow will bring.

Responsibly, I vote no! The city should negotiate and buy this parcel and turn it into a public something or other, something that benefits the public. This would help to de-emphasize or moderate the growing commercial nature of the area. To quote Mark Twain, "Buy land, they're not making it anymore".



Ed McKnight (86-year-old veteran)

604 Ridgestone Drive,

Kuna, Id. 83634

Guffeybutte@gmail.com

208-860-8930

11/25/2025

Regarding Case N
Township 2 North,

A word about Kuna

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Ed McKnight (86-y

604 Ridgestone D

Kuna, Id. 83634

Guffeybutte@gm

208-860-8930

11/25/2025

*Ed McKnight
604 Ridgestone DR
Kuna, ID, 83634*

Sec. 13,

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Buy land,

KUNA PLANNING & ZONING

WRITING TESTIMONY

Case Nos 25-06-5 of 25-26-DR TESS MARAR

*Re: 7.80 acres, R-6 zone - Sec 13, Township 2 North,
Range 2 West*