

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Jim Main, Commissioner
Bobby Rossadillo, Commissioner
Vacant Seat

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

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 is 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 Behunan, 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 <i>Danny Baman</i>	Name <i>Scott & Shannon Janson</i>
Address <i>2278 N Van Dyke Ave</i>	Address <i>2290 W. McClure Camp</i>
City, State, ZIP <i>Kuna</i>	City, State, ZIP <i>Kuna, ID. 83634</i>
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>BRIAN & MERCY CLARKSON</i>	Name <i>RON HENZE</i>
Address <i>2289 N. VAN DYKE AVE</i>	Address <i>2355 W. HENNA ST</i>
City, State, ZIP <i>KUNA ID 83634</i>	City, State, ZIP <i>KUNA, ID. 83634</i>
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>ADAM CRIST</i>	Name <i>SHAWN & STEFFANY MCGEE</i>
Address <i>2288 W. HENNA ST</i>	Address <i>2374 W HENNA ST KUNA</i>
City, State, ZIP <i>KUNA, ID 83634</i>	City, State, ZIP <i>Kuna ID 83642</i>
<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name <i>Shelley Roske</i>	Name <i>ANBIE SMOOT</i>
Address <i>2017 N Maure Ave</i>	Address <i>2141 W. HENNA ST.</i>
City, State, ZIP <i>Kuna ID 83634</i>	City, State, ZIP <i>KUNA, ID 83634</i>

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Amber Huber	Name Wesley Coudy
Address 2262 N. Van Dyke Ave	Address 2310 W. Beige 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 TIM JENSEN (LSD)	Name TAMIE BASTOW
Address 711 E. PORTER ST	Address 2285 W Beige St
City, State, ZIP KUNA, ID 83634	City, State, ZIP Kuna ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name David Nielson	Name
Address 2135 W. Hanna St.	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Megan Stantenburg	Name
Address 2021 W Ardell Rd	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Dorriane Romero Pihun	Name
Address 2158 N Mawe Ave	Address
City, State, Zip Kuna ID 83634	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

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.

Do you have concerns about potential blasting near your home?

- Yes
- No

If yes, please describe:

I'm concerned blasting near our home will cause foundation 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

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

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

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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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)

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:

Noise, cracking, underground pipes, etc.

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

Google Forms

- Yes
- No
- Not sure

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

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)

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

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:

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

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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

Google Forms

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. That's 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 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

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

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

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

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

Google Forms

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

2285 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

2235 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)

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:

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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

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:

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

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

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

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

This content is neither created nor endorsed by Google

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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.

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):
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

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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