



KUNA PLANNING AND ZONING COMMISSION

Agenda for December 8, 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther

2. CONSTENT AGENDA

- a. Kuna Planning and Zoning Commission meeting minutes for November 10, 2015
- b. Kuna Planning and Zoning Commission meeting minutes for November 18, 2015
15-05-SUP (Special Use Permit) –*Findings of Fact and Conclusions of Law:*
Debbie Eggiman/Lasting Beauty Salon: A Special Use Permit (SUP) application to offer tattooing services within city limits.
- c. **15-02-S** (Subdivision) and **15-03-SUP:** (Special Use Permit) –*Findings of Fact and Conclusions of Law:* **A-team Land Consultants/Steve Arnold:** A Preliminary Plat and Special Use Permit application to create a 145 lot residential subdivision (Journey’s End).
- d. **14-01-ACI:** Area of City Impact Map : **City of Kuna** –*Findings of Fact and Conclusions of Law:*
A request by Kuna Planning and Zoning to define the boundaries of Kuna’s Area of City Impact.

3. PUBLIC HEARING

- a. **15-03-ZC** and **15-09-DR**– *McMonigle Rezone and Design Review;* **Erin McMonigle** proposes to change the zoning from R-6 (Medium Residential) to C-1 (Neighborhood Commercial) to locate a new commercial business in Kuna. The site is located at 315 E. Avalon, Kuna, Idaho and is approximately .97 acres in size.
-Staff requests that this item be tabled until the December 22, 2015 meeting
- b. **15-05-S** and **15-08-DR** – *Silvertrail Addition Subdivision and Design Review;* A request from **Viper Investments, LLC** for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City.
-Staff requests that this item be tabled. ACHD has not completed their review of the TIS (Traffic Impact Study) or provided a report. When the report is ready, staff will re-advertise the public hearing in the newspaper and send letters to neighbors with the change in hearing date, when that date is known.

4. COMMISSIONER DISCUSSION

5. ADJOURNMENT

Kuna City Codes, Comprehensive Plan, and Maps are available on the City web site:

<http://www.kunacity.id.gov>

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**MEETING MINUTES
Tuesday, November 10, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	X
Commissioner Cathy Gealy	Absent		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:05 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for October 13, 2015

*Commissioner Hennis motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

2. PUBLIC HEARING

- a. **15-05-SUP** (Special Use Permit) for **Debbie Eggiman/Lasting Beauty Salon**: Applicant seeks approval to offer proposed cosmetic and body art/tattoo services in an existing salon business as described in 5-3-2 (Official Schedule of District Regulations; Commercial Land Use Table) and 5-1-6-2 (Tattoo/Body Piercing Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer tattooing services within city limits.

C/Young: If we could have the applicant step forward and tell us about your plans, and if you could just state your name and address for the record?

Debbi Eggiman: My name is Debbie Eggiman, you want my address of my business?

C/Young: Yes, please.

Debbie Eggiman: 333 Avenue C, Suite 3, Kuna; this is my co-worker, Craig and I am a permanent cosmetic and body tattoo artist and I have a salon right now that is open, and we would like to get permit to do body art. I have been doing body art for eighteen years; I am fully licensed from Oregon and I teach back there. I go back there and work every few months and I actually have a state board license so the work that I do is very... it's not, like I don't do anything that would be gang related, demonic, pornography or nothing like that. I run my salon like a salon; it is not like a parlor. I am educated in blood-borne pathogens and all of that. Everything I use is disposable; I don't reuse anything and I throw it all away. I do have an autoclave though that I will be bringing in

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just in case Craig would need to use that. Does anybody have any questions for me? That is pretty much it.

C/Hennis: None for me at this point.

Debbie Eggiman: No? Nothing for me? Ok. Craig is really good.

Craig: I have been tattooing for almost two years now and I am trying to work under Debbie so she can fine-tune my skills.

C/Wierschem: If I could get a clarification; you said that you currently have a salon?

Debbie Eggiman: Yes.

C/Wierschem: And is it at the same address?

Debbie Eggiman: Yes it is. It's not really a salon, but I do nails also so I guess I classify it as a salon. That's it? Well, thank you.

C/Young: Ok. And we will have staff please come forward.

Trevor Kesner: Good evening Commissioners, for the record; Trevor Kesner, Kuna City planner. The application before you tonight is a special use permit for Ms. Debbie Eggiman and her co-worker, or business partner I should say. The applicant came forward with a special use permit application because a tattoo parlor is defined as an establishment for tattoo artistry and body piercings to be performed as a service and it is necessary for applicants to apply for a special use permit to perform those types of services. The applicant has submitted all of the necessary requirements for the SUP application. She held a neighborhood meeting on September 21st with six attendees. All agencies were notified on October 5th. Notice was sent to property owners within 300 feet of the commercial address on October 15th as well. The public hearing was advertised in the Kuna-Melba newspaper on October 21st and the site was posted on Halloween and is still posted in the window. The application is pretty straight forward and the services that the applicant is going to provide are clearly defined. I would draw your attention to the fact that the applicant is well-schooled in the necessary precautions for blood and bodily fluids, sharps containers and autoclaves and sterilization. Obviously within the state of Idaho, there are minimal regulations on these types of activities, so I just wanted to point out that the applicant is being very forthcoming with her training and precautionary activities with regard to the health of her clients. I will stand for any additional questions you might have for me.

C/Young: Any questions for Trevor.

C/Wierschem: I just wanted to clarify, and perhaps I have overlooked it and maybe it is in here ...for the neighborhood meeting, I notice that there were six attendees. Were there any concerns and if so, were they addressed.

Trevor Kesner: There was a small narrative on the neighborhood meeting showing who was in attendance and who signed in. The applicant did not notate any kind of concerns; they were just really more of an informative nature.

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C/Wierschem: Thank you.

C/Young: Ok, any other questions for staff?

C/Hennis: None

C/Young: Ok. Then we will open the public testimony at 6:12 pm, and I do not see anybody else signed up to testify; is there anybody that would like to sign up and testify that is not on the sheet? Seeing none, I will close the public testimony at 6:13 pm. That brings up our discussion. I don't see anything in the application that gives me any pause.

C/Wierschem: I have none. I don't see anything that is of concern.

C/Young: Ok, if there is no other comment, I will stand for a motion.

*Commissioner Hennis motioned to approve 15-05-SUP for Debbie Eggiman;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

- b. **15-02-S** (Subdivision) and **15-03-SUP** (Special Use Permit) for **A-Team Land Consultants/Steve Arnold**: Applicant requests approval of a Preliminary Plat and Special Use Permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots.

C/Young: If the applicant would please come forward and state your name and address for the record. Again.

Steve Arnold: Mr. Chairman, members of the Commission, for the record; my name is Steve Arnold and I am with A-Team Land Consultants. 1785 Whisper Cove, Boise 83709. At our last hearing, if I understand it correctly, we deferred this item for procedural reasons, but during that time, I have had the opportunity to make some of the changes that were of concern by the Commission. I have got some... Troy or I'm sorry, Travis... or Trevor. Oh jeez, I will get it right... Trevor thought that I should bring full size copies and give to the Commission.

Trevor Kesner: This is actually in your packet. What he has is just a large format size print of the revised preliminary plat.

C/Wierschem: Can you tell us which one that we are looking at.

C/Young: Yeah, they are in the packet, just a larger format, so it should be fine if you want to bring those up.

C/Wierschem: Thank you.

Steve Arnold: The main change that I want to point out is we have got additional parking, which was one of the concerns, near the clubhouse on the west side of the drive aisle into the first townhome section. We added about seven stalls there. Overall, this site has approximately 217 parking stalls for 100 multi-family units. The city code requires 1.5 per unit; so we have got a significant amount of parking that we are providing in here. In other jurisdictions, I usually provide at least two stalls per unit, and we are finding that is fairly adequate, but

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even at that we are over the two stalls per unit that are required. We also have additional parking on the west side of the clubhouse into the drive aisle as you enter into the multi-family portion. The other significant change was quite a bit of headway that was made in the last few deferrals, we were able to work through the ACHD and the neighboring property to the east of us; Sailer Shores. We found a resolution with them to eliminate the stub connection that ACHD previously required onto Sailer Shores. So we were allowed to drop that on ours; and the reason that we were pushing for that and to help address some of the concerns with the neighborhood with the traffic that our multi-family would be dumping out to Sailer Avenue. So that was a significant gain for us and I think it was kind of a win-win for both us and Sailer Shores because it was mixing the multi-family traffic with the single family and I think it ended up being a pretty good change and a win-win for all. So those are the two main changes from our last meeting and I would stand for any questions that you might have.

C/Young: Any questions for the applicant?

C/Hennis: Not right now.

C/Wierschem: And I apologize; perhaps you have covered this previously, and I know that this is not part of the requirement, but I was just wanted to know if there had been talk or addressed any of the busing for the school buses for phase I? Because I notice that there is not like a ...turn around area in phase I, so I wasn't sure if that had been addressed or even if you had spoken to the school district.

Steve Arnold: Vice Chair Wierschem; no we have not talked with the district, but we will provide turn-arounds in places for... typically they're picked up at a certain location and I am not really sure how the school district applies those, but we envision with the multi-family area, if there are school aged children there, they will most likely come out to our southern road there. But typically the busing is within the subdivision and turnarounds will be provided through the phasing so that we can address any concerns there.

C/Wierschem: Thank you. And have you spoke to the school district in regards to the size of your project?...because it will be impacting them. Or have they received any information?

Trevor Kesner: The school district was notified of this potential development when the other agencies were notified. As part of the agency notification process, the school district is included in those notifications so two individuals at the school district were privy to all of the information that you have in front of you tonight.

C/Wierschem: Thank you.

Steve Arnold: Commissioner Wierschem; to follow up with that, in other jurisdictions, when I am not seeing any negative comments come back from those, I don't necessarily go out and work with them. Like with Central District Health or other jurisdictions that this was sent to, we've got the Boise Project Board of Control and other agencies that have been transmitted. Unless there is a negative comment or something that I need to be aware of, I don't typically go to those jurisdictions or agencies.

C/Wierschem: And I respect that; but I just know that a project of this size will impact our community and the community services. And the school would be one of those; as well as the library, fire and so forth. I know that that is not part of the requirement; I just wanted to know if you had a meeting or informed them in any way. It looks like... I know that I was not here for the last meeting, so I think a lot of my concerns that I initially had were

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addressed, so I don't think I have anything else at this time.

C/Hennis: I have one thing. You mentioned turnaround and it reminded me; is there going to be... we had talked about a turnaround that was supposed to be provided at south Kay Avenue, but I noticed that it wasn't noted on here. Is that still in the plans?

Steve Arnold: Commissioner Hennis, the idea is, yeah we would coordinate with ACHD and the end of that turnaround, we will either do a typical radius turnaround with a fifty foot radius with a 'T' type or 'Hammer-Head' type, but that is in the plan.

C/Hennis: Ok.

C/Young: Alright, thank you. I will go ahead and open up the... oh, I am sorry, I forgot to ask staff. Go ahead Trevor. I'm getting ahead of myself today.

Trevor Kesner: You are the Chairman, so I follow your lead. Again; for the record, Trevor Kesner, Kuna City planner. The application before you tonight, you have seen before. This item has been tabled several times, but I will note that within the staff report, under the history section on page 3 of 10, there is some additional information in red text. So the original staff report; everything that was there originally is in black and new language additions are in red. You may note there is a little bit of a history on when it was originally noticed and the meetings that have been tabled or canceled. As the applicant has mentioned, we have decided to re-notice the hearing for tonight and sent out notices to neighbors within 300 feet yet again and modified the site posting to let the public know; we even ran it again in the newspaper that tonight's hearing will occur again and that we intend to re-open public testimony so that we can ensure that all concerns are aired by the public and this project can be fully vetted before moving forward. So I just wanted to summarize that. Also; you will note that there are some added exhibits in regard to the agreement with the developer adjacent to this project. ACHD has seen the revised preliminary plat for the Sailer Shores Subdivision and they have decided to not stub to this development as was originally the intent and wish of the applicant. ACHD has essentially signed off on that by virtue of an email that was also included as an exhibit; I believe it is C... there is an email... and I apologize for not having this flagged... here we are; exhibit A-5 is an email from Ms. Mindy Wallace at Ada County Highway District that basically says: 'this looks good' in addition to the revised preliminary plat for Sailer Shores Subdivision. Are you seeing that? Ok. So that would be ACHD's approval.

Also, we have added quite a few policies, objectives and goals from the comprehensive plan because we wanted to do a more thorough job of really pulling out some of those goals in the comp plan that we feel this development meets.

Another side note; in the transportation and connectivity section, we have added a little bit more on the peak hour traffic counts to try and clarify how much traffic will be coming and going on Sailer and Kay. This came out of the original ACHD traffic impact study that was originally submitted with the application. We have just kind of lifted some of that language to make it a little more obvious. Also, under the staff analysis for the existing paved right-of-way on Sailer and Kay Avenue, we removed the 'paved' word and we have also received confirmation from ACHD right-of-way staff that Sailer Place does have at least 42 feet of right-of-way; and that is ownership, not paved. So I just wanted to point out those additions and remind you that the applicant has fully complied with all application procedures. Clearly, meetings were held at the inception of this project and public noticing requirements were met several times and here we are. So, if you have any questions for me, I'd be happy to answer them.

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C/Young: Any questions for Trevor?

C/Wierschem: I don't think so.

C/Hennis: No questions.

C/Young: Ok. I will go ahead and open the public testimony at 6:28 pm. Wendy is bringing the sign-up sheet now. Ok, I have listed under neutral, Roberta Sailer. Please come forward and state your name and address for the record please.

Roberta Sailer: Yes, my name is Roberta Sailer and I reside at 1185 East Kuna Road. My mailing address is the P.O. Box. I am neutral, but I have questions and since the developer wasn't here last time, I wanted to be able to address them with him. I haven't been privy to the new ACHD report, but we have always measured Sailer Place as 24 feet wide and now they are saying that it is actually 42 feet wide and that means they are going to take out my irrigation ditch and my whole side yard... how does this work? I am a little concerned about this. Because currently, it's not wide enough to turn a school bus down there and there is no way that you are going to be able to stop a school bus on Kuna Road in the morning to pick up students. We had this discussion before; they block my driveway if I don't leave my house by 7, I don't get out because it backs up all the way down to Kay. It's ugly. So it needs to be addressed, if they are just going to have one way into Kay, are they going to make all the kids go down to Kay and get the bus down there? I am just concerned about busing because I was concerned about it when Sailer Shores was approved and I still ... I don't know what he is doing. I don't think he knows what he's doing.

If they say it's 42 feet, does that include sidewalks, curbs and gutters? And are they going to improve Sailer Place all the way to Kuna Road or are they just going to improve it where the development will be? Because Sailer Shores has to be developed/improved as part of their deal. They were going to improve that and put in sidewalk, curbs and gutters for his little bit of his 4 acre access. So will they just leave us and go widen it there and then it will get narrow again where the ... Stroebels used to live there, but I forget the new people's names... and then get wide again when it gets back down to where Journey's End is going to be? How is it going to look? These are just my concerns. I gave up half my front yard to a five lane highway, now I'm giving up my side yard to a subdivision that is half a mile down the road, but this is just an issue. And my husband; I put him down because we were both going to be here and then he had another meeting he had to go to... he said "I'm really going to try and get there" but he wanted me to express that ACHD keeps saying that the road is 42 feet wide and there is no way you can make 24 feet into 42 feet. I don't know who is measuring it and where they are getting that ... and I missed what they estimated their trips per day were going to be.

C/Young: Well, I think in a minute we can address that because I think we touched on that previously so...

Roberta Sailer: Ok, well yeah that is pretty much my concerns with busing and I know we have enough elementary schools, I don't know how many people are going to move out here with teenagers, but the high school is really struggling, it is pretty tight over there so...

Ok, that is all I have to say and as far as Mike, he is really concerned about what ACHD has to say about Sailer Place.

C/Young: Ok, thank you very much. As we know Mike Sailer is not here; I have nobody else listed to testify; is

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there anybody else here that would like to come forward and testify? If so, please just place you name and address on here.

Jim Main: Thank you. Jim Main; 414 S. Sailer. Thank you mister Chairman and members of the Zoning Commission. I apologize, because in my position, I spend all of my Monday, Tuesday and Thursday nights at board meetings so I haven't been able to attend the Planning and Zoning meeting. My concern is the same as Mrs. Sailer's. I haven't really seen anything regarding how they are going to address Sailer Place and if you are living at the south end of it, it's really nice now, because I can just drive out and hit the highway. But maybe if the applicant could explain how Sailer Place is going to be addressed and then the other thing is; my neighbor just went through the process of creating a private lane and at one point I was aware that their road onto Sailer did not align with that Lane which now meets with ACHD requirements. They made us dedicate more property for that lane so I would like to at least be assured that that lane does align with the road that comes out on Sailer.

C/Young: Are you referring to ...

Jim Main: May I just come up and point?

C/Young: Sure. Are you referring to where this street comes down to Sailer? Ok, this is the highway and this is Sailer.

Jim Main: I am on this private lane that ACHD just required; it's probably right here.

C/Wierschem: This driveway here?

C/Young: Thank you.

Jim Main: Those are basically my only concerns. Thank you.

C/Young: Thank you very much. Is there anybody else that has not signed up that would like to testify? Ok, hearing none, I will close the public testimony at 6:35 pm, and we will ask the applicant to please come forward if you have any response.

Steve Arnold: Mr. Chairman and Commission, again; Steve Arnold. The intent that we are doing with Sailer; as we abut it, we are going to improve it as half of a 36 foot street section with curb, gutter and sidewalk on our side abutting the site. It was not a requirement by ACHD to do any pavement widening north of the project because they felt that it had been adequate. When comes to one of the comments, which was school pick-ups; our intent is not to have any school pick-up for our residents along Sailer Avenue. They will all be internal to our subdivision. The entrance that was just discussed; we originally showed our entrance quite a ways south...almost near our south boundary. One of the concerns in the neighborhood meeting was the traffic of where we were pushing out further to the south, so at that point we met with the neighbors and we had agreed; my client and us, we agreed to move that entrance as far north as ACHD would allow and we did that, and ACHD has approved that entrance location. I am not necessarily sure how it lines up or offsets, but they have approved that intersection. I think with that I will stand for any other questions.

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C/Young: Any other questions for the applicant?

C/Hennis: No.

C/Young: Ok, thank you. I do have a question for staff in regards to Mrs. Sailer's concern about the 24 versus 42 feet. I am pretty sure we had discussed this previously, but I think the 42 feet includes the easement that is not part of the existing pavement, is that correct?

Trevor Kesner: That is correct. Within the ACHD staff report, it says that Sailer Place terminates 1641 feet south of Kuna Road and approximately 140 north of Indian Creek. It says a temporary turn-around does not exist at the terminus of Sailer Place, so the applicant would need to provide some sort of turn-around for emergency services vehicles, but staff have not gone out to Sailer Place or Kay Avenue and physically measured the existing paved right-of-way; however, we know that it is not 40 feet and not 42 feet; the existing paved is probably right around 21 maybe even 20 feet or less. But within that 42 feet of right-of-way; and again, staff has confirmation from ACHD staff that at least 40 feet of right-of-way exists for their ownership. However, any curb, gutter or sidewalk facilities would need to be constructed within that right-of-way; they could not go outside of that. Does that answer your question?

C/Young: Ok. Thank you. That brings up our discussion and I want to start by thanking everybody for coming out. It is not typical that we have this many times to table a project coming in, so thank you for bearing with us. Would anybody like to start?

C/Hennis: For one, I think for the most part, everything has kind of been addressed as far as what we spoke of before. With regards to Sailer Place over there, I am not sure what else can be done. I mean this project will be improving that section. They'll be able to have a bus come through that way and either exit through the subdivision or exit through Sailer Place that has not been available before so if they so choose, it's going to be up to the district by all means, but I have a feeling they are going to put most of their busing within the subdivision.

C/Young: Yeah, it will probably be internal or go down Kay street.

C/Wierschem: Yeah.

C/Young: Especially if there is a turn-around at the bottom of Kay Street, that would make the most sense.

C/Hennis: But as for the rest of Sailer Place, I mean what she had asked with regards to improving the rest of it, unfortunately, typically how these things go is you will have this section for Journey's End and then the section for Sailer Shores and...

C/Young: And then they will develop Sailer Shores...

C/Hennis: Yeah, and then you'll have a little spot in between but not much can be done about that; because it is other people's parcels. I don't know. I think this subdivision is laid out well. I think they have addressed the traffic issues. I think by doing the stub street like they've agreed upon, I think it is going to keep a lot of this subdivision traffic, especially the multi-family, out of Sailer Place, so I think it will be advantageous to them.

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C/Young: I agree.

C/Hennis: I can't see anything further for myself.

C/Wierschem: I have a couple questions, and I think that maybe this was gone over while I was not here at the last meeting, but on exhibit A-2F, I guess I just want clarification where it asks or states 4 buildings to be platted so that they may be sold later... was there any discussion about that?

C/Young: Yeah, the goal is to go ahead and sell these as separate parcels as they sell and fill up they could be sold in groups depending on what the market does.

C/Hennis: But only within the unit, not within each piece.

C/Wierschem: Gotcha. I see. Ok.

C/Young: You know, I agree with Commissioner Hennis; as far as the layout of what they have done having the multi-family at the north end closer to commercial uses and bringing in the subdivision as a transition from that is good development. I like having the separation.

C/Wierschem: Yeah, that separation; I do too. I don't have any other concerns. I just wanted to ... I think it's a great project.

C/Young: Any other thoughts?

C/Herther: Just a question; the 24 foot and the 42 foot that came up; now when this is all said and done, the 42 foot will incorporate curb and gutter on each side?

C/Hennis: It will in certain areas.

C/Young: Curb and gutter will come from here, down here along Sailer on...

C/Herther: This is Sailer here?

C/Young: Yeah, and the curb and gutter as I understand it will go from the property line at this point on Journey's End Subdivision; this is where their property is so the curb and gutter will come along here and when this subdivision develops, they'll be responsible for the curb and gutter from here north to the edge of their property line up here.

C/Hennis: So currently, what is developed is a 21 foot wide paved road with easements on either side for future developments, so as these developments come in, it is required of those developments to enhance that easement area between there; mainly curb and gutter so that is the extra five feet on each side.

C/Herther: Well, there was some concern that some of her property was going to be taken and I don't understand that.

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C/Young: Well, if I understand this; Sailer's concerns about the existing paving in here is about 20 feet, maybe just slightly more, and when we have talked about easements and ACHD's easements, as these properties develop, that is why on this side, the curb and gutter will come from that pavement and this easement will take in that curb and gutter and that is part of what the developer is deeding over to ACHD and then putting that curb and gutter along their property here.

-Roberta Sailer: I am sorry, I know this is out of order but if you only have a 20 foot wide road, and you have cars accessing it, I mean, what are we looking at 100, 200, 300 trips a day on that little bit of land, I mean that little bit of paved highway? It's not so much that... I am wondering if ACHD is going to force everybody on Sailer to take the impact and widen the whole thing to access the traffic that is going to be coming in and out of there.

C/Hennis: I will address that. According to the traffic study that they have done for this particular area, and I would have to find it in here to give you the actual numbers, it surprised me that there is not as many trips per day as one might think. Most of them are going to be over on the Kay street, especially not that we have got the Sailer Shores subdivision as not an integral part of that. It probably reduces it a little bit, but according to ACHD and the traffic study that was one by the traffic people, the road is adequate for the amount of traffic that it would incur and that no further enhancement would be required at this time.

Roberta Sailer: Ok, so then pretty much Kay is going to be the main thing? That will be where the busing and that's where we are going to get the light right?

C/Hennis: Pretty much.

C/Young: Well, that's what they say. Ok, any other questions? Ok.

*Commissioner Hennis motioned to recommend approval to the City Council for 15-02-S (Subdivision) for Journey's End Subdivision;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

*Commissioner Hennis motioned to approve 15-03-SUP (Special Use Permit) for Journey's End Subdivision as noted with the conditions set forth in the staff report;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

3. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young: I would just like to take moment and recognize our new Commissioner Ron Herther. I won't make you tell us about yourself or how many pets you have.

C/Herther: I was born in a small town in Northern California... ***laughter***

C/Wierschem: Welcome.

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C/Hennis: Yes, welcome. You'll get the hang of it.

C/Herther: Thank you.

C/Young: Does anyone else have anything they would like to bring up?

C/Wierschem: There are a couple of things; I guess for myself, when we have large projects such as this coming into our community, I would like some... I don't know if it is a checklist or date... some check and balance on the services it will impact or something that shows the large impacts them and not just the school but the library and the fire; which I know that we usually get a fire report, but I am looking at it from the other side of the road...

C/Hennis: Right. Yeah, the school...

C/Wierschem: ...and even though it is sent out, perhaps the person that it is being sent to is not going through the process and sending it to the individual that it needs to go to. So I am wondering can we have a meeting with the school and ask: "who would you like this to go to?" or what are your thoughts on addressing that? Because as a teacher, it impacts the classrooms.

C/Hennis: Well, we have talked about this, and unfortunately that is kind of what we have done. You know... I don't know what else we can do...

C/Wierschem: Because we have had some turnover in the school district, and I know that our staff has been diligent on trying to get them to respond; to get them involved; to get them to come to the table and to participate.

C/Young: I think especially with the school board, maybe it would be in their best interest for one or more of us to show up at a board meeting and say "here's what is going on" ...

Wendy Howell: I can answer this.

C/Wierschem: Thank you.

Wendy Howell: The City Council has quarterly meetings with the school board. These items have been brought up with them several times that we are not receiving responses. We send notifications to two individuals: Wendy and the newer person... Kimberly Bekkedahl? ...And we cannot force their hand to respond. The city is working with the school district to locate another school site. The Mayor is quite active in seeing that that happens. In fact, they are kind of in the middle of negotiations right now.

C/Wierschem: Would it be unreasonable to ask the school board about who they would like?

Wendy Howell: We have. That is how we know who to send it to.

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C/Wierschem: Ok. I guess I am just tossing out some ideas, because I know that as a superintendent, you have a lot of projects and different items that you have to address and perhaps this might not be at the top of the list right now, but it will be when the impact happens.

C/Hennis: Yeah.

C/Wierschem: ...and then we hear about taxes and all of this other stuff. I guess I am just trying to be proactive instead of reactive

Wendy Howell: Well, I feel like we are being proactive by notifying both people in the district, giving them plenty of opportunity to respond. I would hope that the school superintendent; and I don't know one way or the other, but I would hope that she would think this is high priority with the increased students they are seeing. And if she sees that it is warranted; she would respond accordingly.

C/Wierschem: I would agree.

Wendy Howell: Now, you know we do not have your school on there, and I know that they are somewhat separate, but I have no problem with adding them to our notification lists. I just don't who there would...

C/Wierschem: And our school is by lottery only, and it will only accommodate a certain amount. We are set in our numbers by the State, so...

Wendy Howell: Yeah. Ok, so it wouldn't do any good. I have thought about that; I have thought about the charter schools. I mean, if you know other names, I have no problem adding them.

C/Wierschem: I was thinking ...I don't remember how many years ago, but Layne Saxton used to come in.

Wendy Howell: He used to, but he is retired now.

C/Wierschem: I didn't know if someone had filled his position?

Wendy Howell: Kim?

Trevor Kesner: I believe her first name is Kimberly, but I definitely know her last name is Bekkadahl.

Wendy Howell: Yeah. We have had them come in and meet with us and we have had at least two or three meetings since they have come on.

Trevor Kesner: Two meetings.

Wendy Howell: Ok; two since they have come on board.

C/Wierschem: I know you are doing all that you can do; it's just like...

Wendy Howell: Yeah, I know it is frustrating.

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C/Hennis: Frustrating.

C/Young: I know Layne was very good about coming in.

Trevor Kesner: As a side note, I know that you folks; this board receives weekly building permit updates or reporting. The school district also receives those weekly updates. Unfortunately, by the time that we get to building permit applications...the chance to plan for any new facilities has long passed.

C/Wierschem: True.

C/Young: And it's almost passed by the time that they get here in front of us. I mean, in reality, when you are getting a preliminary plat together, that negotiation time is really gone.

Trevor Kesner: We would hope that a representative or someone from the school with a concern about the added students would be at the neighborhood meetings, but you know we can't... we can't get everyone.

C/Wierschem: Would it be inappropriate to send just an email out to the rest of the school board members? Like electronic copies of the information that is being sent to Wendy or the superintendent?

Trevor Kesner: I can't see that it would hurt, but I don't make that decision. I mean, I think more information is better at the front end than less or none. But Ada County Highway District, as they do with every city in their jurisdiction, each year they ask for a priority list of transportation projects, so... maybe we should all be coordinating those at the same table? I don't know.

Wendy Howell: I'm sorry; I don't know what your question was Stephanie.

C/Wierschem: I was just wondering if we could communicate by email to their school board members. Just because there would be more eyes and they would be more aware of it and perhaps then, they would delegate. Maybe they need more assistance on addressing issues. Just a thought.

Wendy Howell: We can talk about it internally and I will make a decision on that.

C/Wierschem: Ok. Thank you.

4. ADJOURNMENT:

*Commissioner Wierschem motions to adjourn at **6:58 pm**;
Commissioner Herther Seconds, all aye and motion carried 4-0.*

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X		
Commissioner Ron Herther	X		

6:00 pm – SPECIAL PLANNING AND ZONING COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 pm**.

1. PUBLIC HEARING

- a. **14-01-ACI: Area of City Impact Map** – City of Kuna: A request by Kuna Planning and Zoning to define the boundaries of Kuna’s Area of City Impact; amending the Area of City Impact boundary in no way affects the current use or zoning of any individual property and is solely for the purpose of planning.

Wendy Howell: For the record, Wendy Howell; Kuna Planning and Zoning Director. As you all know, or most of you know that this has been an ongoing issue that we are trying to get finished; the area of city impact map. The area of city impact was approved in 1999 by Ada County. However, it only encompasses a small fraction of the city limits. Due to tremendous growth and annexations that have occurred since that time, the existing impact area map no longer serves its purpose. Kuna does have a facility planning study for sewer, water and pressured irrigation; once this has gone through and the boundary is in its final stage of determination and approved by the Ada County Commissioners, then the planning study will be updated. Storm drainage is handled by ACHD (Ada County Highway District) through seepage beds and City of Kuna handles waste water and storm water that has to be retained on-site, and if there is, they are contained by seepage beds.

Kuna fire district owns station number two (2) building at Five Mile and Kuna Road and has future plans to have this facility staffed as the need arises -according to Joe Stear. Kuna Police is contracted through Ada County; as the city limits expand, so will the police department as needed because we definitely want to make sure that the safety of citizens and businesses continues. It is important to note, the proposed are of city impact boundary does not overlap any other cities’ boundaries. No other city has voiced any concerns with us at this time. I will note though, that there are two areas of city limits that are only ...‘needling’ properties within other areas of city impact; however, it is the mayor’s directive at this point to have it stated and done; assuming this gets approved.

As soon as this is approved, it will be going to the Ada County Commissioners for their approval. Once this is all said and done, we will be doing a new comprehensive plan as early as possibly next year. It may not get started until the fiscal year turns, but I know it will need to be done -so that we can get it out into the community for input and actually let the community provide some good input on that new comp plan. With that, I will stand for questions.

C/Young: Ok.

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C/Hennis: Has the city to the north; -Meridian, seen this? Have they responded?

Wendy Howell: I had staff do my agency notifications and our procedures are typically to notify them. I cannot say definitively if that was done here; however, I do know that they're upcoming annexation of 1300 and some odd acres that abuts our area of city impact was not noticed to us, but it will be forwarded to them when it goes to the City Council.

C/Hennis: Ok.

Wendy Howell: Only because I don't know if they would do the same.

C/Young: One of the things I notice about this map, is that it is back to a previous iteration?

Wendy Howell: Yes sir; on the eastern boundary, not just the planning area boundary that was just approved.

C/Young: Ok.

****Someone in the audience speaks: "Could I just have a clarification?"*

C/Young: You can, but I just have not opened the public hearing quite yet.

Wendy Howell: Does anyone else have any questions at this time?

C/Young: No? So at this time, I will open the public testimony at 6:12 pm and I have listed here in favor; Robin Ward, please step forward and state your name and address for the record.

Robin Ward: I'm Robin Ward, 12345 S. Cloverdale Road, Kuna, Idaho. I just was curious on the clarification, you said something about the north boundary ***inaudible*** ...are you taking that road across or is that...I'm just looking to see if you're changing that?

Wendy Howell: No

Robin Ward: Oh, Ok so I thought you were saying that you were going to make that part of it.

Wendy Howell: No, just the northern boundary there.

Robin Ward: Ok, and I had another question for you –it seemed to me like the neighborhood center or what the neighborhood districts are?

C/Young: The intent of those is that those are areas that the city has a vision for some commercial areas which are kind of around placed in certain neighborhoods as there is also in the core of downtown.

C/Hennis: Yeah, to provide those kinds of services for neighborhoods and such, like out in those little shopping centers.

**CITY OF KUNA
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Wendy Howell: Yes, such as a Laundromats or typical things that a person need that you just kind of cluster together so that they can meet those services. Are you talking about those hatched areas?

Robin Ward: Yeah, I was just wondering.

Wendy Howell: Those are just generally put so that in the general area where it is needed, it can be applied for through the application process.

Robin Ward: For commercial uses like you said?

Wendy Howell: Right.

Robin Ward: Ok.

Cathy Gealy: For convenience stores or fuel stops.

Robin Ward: Ok, I just couldn't tell ...like what this was. I mean, was it in sub-districts or something. I was just curious about those.

C/Young: Thank you. That is always set up as just kind of a general guide for future growth that is going to happen. It's kind of like ...as the city grows; you want to designate certain areas to be that way. But in itself, it's kind of a guide.

Robin Ward: Ok. Well, that's all I had.

C/Young: Ok. Thank you. And seeing no others that would desire to testify, I will close the public hearing at 6:16 pm. Next is our discussion.

2. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young: For me, I don't see anything in the proposed map that gives me questions at this time. It looks like the industrial areas to the east are kind of follow with the developments that are out there. I don't have anything else at this point; any other thoughts?

C/Hennis: No, I don't at this point.

C/Young: Ok. Then I guess I would stand for a motion.

*Commissioner Hennis motions to recommend approval of 14-01-ACI (Area of City Impact Map) to the City Council as outlined in the staff report;
Commissioner Gealy Seconds, all aye and motion carried 4-0.*

3. ADJOURNMENT:

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

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Tuesday, November 18, 2015**

Commissioner Hennis motions to adjourn at 6:19 pm; Commissioner Gealy Seconds, all aye and motion carried 4-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 15-05-SUP (Special Use Permit) for Debbie Eggiman/Lasting Beauty Salon

Location: 333 Avenue C, Ste. #3
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing date: November 10, 2015

Applicant: **Debbie Eggiman**
333 Avenue C, Ste. #3
Kuna, ID 83634
(503) 708-4893
Eggiman@live.com

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- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant is proposing cosmetic and body art/tattoo services in an existing salon business as described in 5-3-2 (Official Schedule of District Regulations; Commercial Land Use Table) and 5-1-6-2 (Tattoo/Body Piercing Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer tattooing services within the City of Kuna. A "Tattoo parlor" is defined as: *An establishment for a tattoo artist and/or body piercer to perform a service to apply permanent decorative body art; typically learned via apprenticeship under an established artist. Properly equipped parlors shall have biohazard containers for any objects that have come into contact with blood or bodily fluids, sharps container for old needles, and an autoclave for sterilizing tools.*
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP (Special Use Permit) approval to offer body art/tattoo services within the existing salon. No body piercing services are being proposed with this application.

a. Notifications

- | | |
|-------------------------|------------------------------------|
| i. Neighborhood Meeting | September 21, 2015 (six attendees) |
| ii. Agencies | October 5, 2015 |

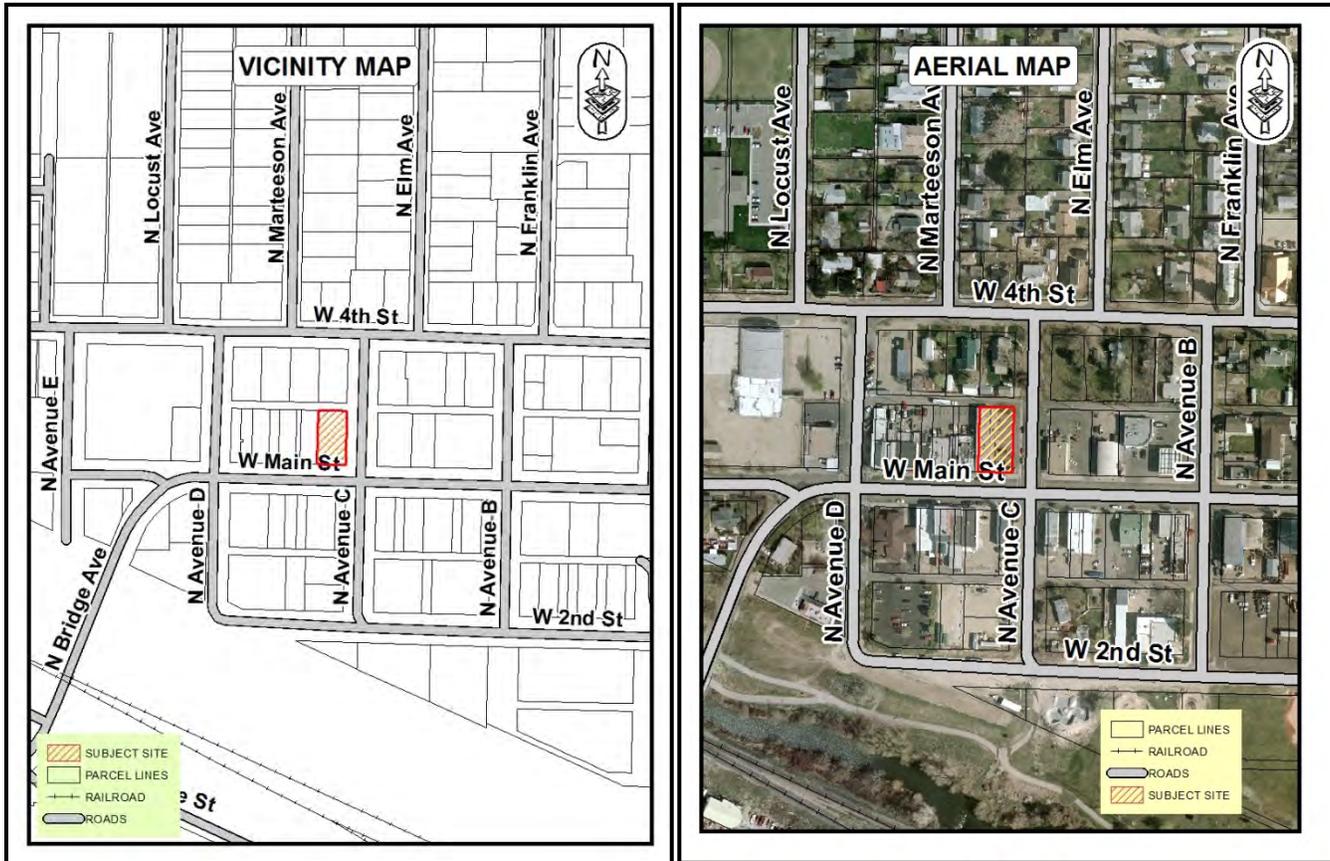
- iii. 300' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted (Deadline)

- October 15, 2015
- October 21, 2015
- October 31, 2015

B. Applicants Request:

Request from Lasting Beauty Salon(Debbie Eggiman), for a Special Use Permit (SUP) to offer permanent cosmetic and body art/tattoo services in the existing salon located at 333 Avenue C, Suite #3 (APN#: R5070001130).

C. Vicinity and Aerial Maps:



D. History:

The site is currently zoned CBD (Central Business District) and is improved with an existing commercial building containing multiple commercial suites. The applicant is proposing to offer permanent cosmetic and body art/tattoo services in the existing salon which provides limited salon services such as nails and cosmetic consultation. The salon will likely service one to two clients at a time. The business is considered full-time the applicant proposes business hours for Monday-Saturday (10AM - 10PM). It is possible that some client appointments could potentially run past the 6 PM closure time; however, the salon will be considered 'closed' for the day.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the applicant's submitted request.

2. **Surrounding Land Uses:**

North	CBD	Central Business District – Kuna City
South	CBD	Central Business District – Kuna City
East	CBD	Central Business District – Kuna City
West	CBD	Central Business District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Parcel Size: 0.24 acres
- Zoning: Central Business District (CBD)
- Parcel #: R5070001130

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

Currently, the site is improved with a 9,160 square foot, two-story commercial building with a paved parking area and ADA compliant accessibility ramp. Two mature street trees are situated on the northwest and southwest portion of the site.

6. **Transportation / Connectivity:**

The site fronts west Main Street and is fully improved with curb, gutter and sidewalk. Direct access is taken from one (1) driveway approach on Main Street and one (1) additional driveway approach along Avenue C. Both approaches provide access to the parking area which is shared with other commercial tenants. The site contains over eight (8) parking spaces with additional on-street parking availability. There is also additional alley access to the site.

7. **Environmental Issues:**

Staff is not aware of any environmental issues. Health and safety requirements are described in Kuna City Code KCC 5-1-6-2 is as follows: *biohazard containers must be used for any objects that have come into contact with blood or bodily fluid; sharps containers shall be used for all old or used needles, and an autoclave is required for sterilizing tools.*

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Mixed Use City Centered. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agencies returned comments:

- Exhibit B-1: Idaho Transportation Department – 10/12/15
- Exhibit B-2: Kuna City Engineer (Gordon Law, P.E.) – 10/06/15
- Exhibit B-3: Central District Health Department – 10/16/15
- Exhibit B-4: Ada County Highway District – 10/12/15

The responding agency comments are provided as Exhibits B-1 through B-4, and are included with this case file.

The following agencies were notified, but did not offer comment:

- Ada County Development Services (Records and Street Naming)
- Ada County Assessor
- Boise-Kuna Irrigation District
- Boise Project Board of Control
- Department of Environmental Quality (DEQ)
- Idaho Power, Intermountain Gas
- J&M Sanitation,
- Kuna Rural Fire & Ambulance
- Kuna School District
- U.S. Post Office
- Kuna Police Department
- Kuna City Forrester (Natalie Purkey)
- Kuna City Attorney (Richard Roats)

F. Staff Analysis:

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 15-05-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

1. Kuna City Code, Title 5 Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described.

1. The proposed use for the site is consistent with the following Comprehensive Plan components:

2.0 – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

5.0 – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

6.0 – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.1:

Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. A cosmetic and body art/tattoo services salon complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's intended use.
4. The site is zoned CBD and is appropriate for use as a cosmetic and body art/tattoo services salon by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public; taking into account the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial/retail purposes.
9. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this case.
11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. The SUP for a Cosmetic and body art/tattoo services salon is consistent with Kuna City Code.
2. The SUP for a Cosmetic and body art/tattoo services salon meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a Cosmetic and body art/tattoo services salon use.
4. The Cosmetic and body art/tattoo services salon is not likely to cause any environmental damage or avoidable injury to wildlife or their habitat.
5. The Cosmetic and body art/tattoo services salon is not likely to cause adverse public health problems.
6. The Cosmetic and body art/tattoo services salon is in compliance with all other ordinances and laws of the City.
7. The Cosmetic and body art/tattoo services salon is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing street and utility services in proximity to the site are suitable and adequate for Cosmetic and body art/tattoo services salon purposes.
9. Based on the evidence contained in Case #15-05-SUP, this proposal appears to comply with Sections 5-3-2 and 5-1- 6-2 and of Kuna City Code.

10. Based on the evidence contained in Case #15-05-SUP, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Decision by the Commission:

Note: This motion is for approval of this request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 13-10-SUP, a Special Use Permit request by Debbie Eggiman/Lasting Beauty Salon to perform cosmetic tattoo and body art services, with the following conditions of approval:

Conditions of Approval:

1. Parking within the site shall comply with Kuna City Code (Except as specifically approved otherwise).
2. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer.
3. As requested by the applicant, the salon will be a full-time business with business hours of Monday-Saturday (10AM - 10PM) weekly.
4. In the event the uses on this parcel are enlarged, expanded upon or altered in anyway (even for a temporary purpose), the owner and the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
5. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the Planning and Zoning commission.
6. All Local, State and Federal laws shall be complied with.

DATED this ____ day of _____, 2015

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: Lasting Beauty **Applicant:** Debbie Eggiman

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X <input type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
X <input type="checkbox"/>	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	<input checked="" type="checkbox"/>
N/A <input checked="" type="checkbox"/>	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	<input checked="" type="checkbox"/>
N/A <input type="checkbox"/>	Landscape plan drawn to scale as the same size as the site development plan with the following details: ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed.	<input checked="" type="checkbox"/>
N/A <input type="checkbox"/>	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input checked="" type="checkbox"/>
X <input type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input type="checkbox"/>

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
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 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	15-05-SUP
Project name	LASTING BEAUTY - DEBBIE EGGIMAN
Date Received	9/22/15
Date Accepted/ Complete	9/23/15
Cross Reference Files	None
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Robert Salewski</u>	Phone Number: <u>343-9896</u>
Address: <u>9707 W. Countryman Dr.</u>	E-Mail: _____
City, State, Zip: <u>Boise ID 83709</u>	Fax #: _____
Applicant (Developer): <u>Debbie Eggiman</u>	Phone Number: <u>503-708-4893</u>
Address: <u>333 Ave C #3</u>	E-Mail: <u>Eggiman@live.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: <u>N/A</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>333 Ave C #3</u>	
Site Location (Cross Streets): <u>Ave C & 3rd</u>	
Parcel Number (s): <u>R5070001130</u>	
Section, Township, Range: <u>23-2N-1W</u>	
Property size: <u>0.24 ac</u>	
Current land use: <u>Commercial</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>CBD</u>	Proposed zoning district: <u>CBD</u>



Project Description

Project / subdivision name: open a tattoo shop
General description of proposed project / request: permanent cosmetic tattooing; body art;
Type of use proposed (check all that apply):
 Residential _____
 Commercial Existing
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): N/A

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Ribbon Eggman Date: 9-10-15

RECEIVED

SEP 21 2015

CITY OF KUNA

Hi,

My name is Debbie Eggiman and I would like to open a small business in the downtown area of Kuna. My business would consist of permanent cosmetic and body tattooing. I have done this for the past 17 years. I am also an instructor in Oregon. I did my schooling in Oregon and Oregon is a very highly regulated state. Please know that I am fully licensed and insured to do this occupation. Idaho is not a regulated state therefore does not require a license. I moved to Kuna from Sandy Oregon 2 years ago and fell in love with Kuna! I am very excited to open my own shop. I do fly back and forth to Oregon every few months and work as I have a huge clientele there. When in Oregon, I work at my shop called Ain't Ms B Haven in Gresham. All of my needles, tubes, etc. are disposable and come pre-sterilized. I also do have an autoclave. After each use, I dispose my needles in a sharps container. I am very sanitary and run my business like doctors' office. Thank you for your time.

Debbie Eggiman





Hello, Wendy Howell | Log Out (/Account/LogOut)

- 1 - Search for property 2 - View selected property 3 - Select free reports & deeds 4 - CCRs 5 - Review Order

General Information

Parcel #: R5070001130
 Subdivision: KUNA TOWNSITE AMD
 Owner 1: SALEWSKI ROBERT G
 Owner 2: SALEWSKI BONNIE L
 Site Address: 333 W MAIN ST
 KUNA, ID 83634-0000
 Mailing Address: 9707 W COUNTRYMAN DR
 BOISE, ID 83709-0000
 Legal: LOTS 22-24 INC BLK 10 KUNA TOWNSITE #8832467
 Acres: 0.24
 # Bed/Bath: 0/0
 Zoning: CBD
 School Dist: KUNA SCHOOL DISTRICT
 Land Use:
 Primary Characteristic :
 TwN-Rng-Sec: 2N1W23
 Irrigation District: BOISE-KUNA IRRIGATION DISTRICT
 Fire District: Kuna Fire District
 Flood Zone: X
 Soils: SIL
 MLS Zone:

Ada County Assessor



Tax & Financial Information

<u>Year:</u>	<u>Assessed:</u>	<u>Est. Tax:</u>
**2015	\$280,900	\$4,647.01
2014	\$280,900	\$4,647.01
2013	\$280,900	\$5,176.59
2012	\$280,900	\$5,497.71
2011	\$240,300	\$3,840.73
2010	\$248,600	\$3,744.56
2009	\$254,000	\$3,311.65
2008	\$295,200	\$3,045.87
2007	\$281,100	\$2,807.22
2006	\$231,600	\$2,613.28

**=Estimated Taxes. Subject to change as current year assessed values and tax levies are provided.

<u>State Category:</u>	<u>Value:</u>
210: Commercial Lots Or Acreages	\$73,200.00
420: Improvements. Commercial in nature, located on 210	\$207,700.00



RECEIVED

SEP 21 2015



City of Kuna
AFFIDAVIT OF
LEGAL INTEREST

CITY OF KUNA
City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Robert Salcuzski, 9907 W. Countryman Dr
Name Address
Boise, ID 83704
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my #3
permission to Debbie Szymanski 333-Apple Kuna
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 15 day of September, 2015

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.



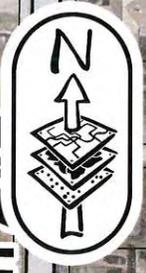
[Signature]
Notary Public for Idaho

Residing at: 763 W. Appleton, Kuna, ID

My commission expires: 4 NOV 2020



AERIAL MAP



N Locust Ave

N Marteeson Av

N Elm Ave

N Franklin Ave

W 4th St

W Main St

N Avenue B

N Avenue D

N Avenue C

W 2nd St

tabbles
EXHIBIT
A-2e

- PARCEL LINES
- RAILROAD
- ROADS
- SUBJECT SITE



VICINITY MAP



N Locust Ave

N Marteeson Ave

N Elm Ave

N Franklin Ave

N Linder Ave

W 4th St

N Avenue D

W Main St

N Avenue A

N Avenue C

N Avenue B

W 2nd St

N Avenue A

Indian Creek

EXHIBIT

A-2e

Legend

PARCEL LINES

RAILROAD

ROADS

WATER FEATURES

Shortline St

W1H



RECEIVED

SEP 21 2015

CITY OF KUNA

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

City of Kuna

Commitment of Property Posting

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Heidi Eggiman

Applicant/agent signature

8-5-15

Date





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

RECEIVED

SEP 22 2015

CITY OF KUNA

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: _____

Date and time of neighborhood meeting: 9-21-15 7:00 pm

Location of neighborhood meeting: 333 Ave C. Kuna, Id 83634

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: KUNA Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: 22-24 Block: 10

Site Address: 333 Ave C Suite 3 Tax Parcel Number(s): R507000113D

KUNA, IDAHO 83634

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Robert Salewski

Address: 9707 W COUNTRYMAN City: BOISE State: ID Zip: 83709

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Heather Eggeman Business (if applicable): KBC

Address: 998 E. Folgado St City: Kuna State: Id Zip: 83634



PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Special use permit

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: Lubbock Eggeman

Address: 333 Ave. C Suite 3

City: Kuna State: Id Zip: 83634

Telephone: 503-708-4893 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant) Lubbock Eggeman Date 9-21-15

SIGN IN SHEET

PROJECT NAME: Lasting Beauty

Date: 9-21-15

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Sheri Russell</u>	<u>452 main Kuna</u>	<u>83634</u>	<u>208-631-1119</u>
2	<u>RICH CARDOZA</u>	<u>1037 Kools Gold Dr</u>	<u>83634</u>	<u>208-631-8336</u>
3	<u>Robert howther</u>	<u>1341 W. wheat ct.</u>	<u>83634</u>	<u>11 922-5696</u>
4	<u>KIMIG WARR</u>	<u>576 Dawn ct</u>	<u>83634</u>	<u>208 002 8073</u>
5	<u>Bob SalowSKI</u>	<u>333-Apple Kuna</u>	<u>83634</u>	<u>208-343-9896</u>
6	<u>Casey Eggen</u>	<u>998 E. Folgate Kuna</u>	<u>83634</u>	<u>503-708 4893</u>
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RECEIVED

SEP 22 2015

CITY OF KUNA

9-22-15

My name is Debbie Eggiman with Lasting Beauty. I held a meeting at my shop at: 333 Ave. C in Kuna last night, 9-21-15 at 7:00 pm. I had a few people show up and I got very good feedback. Not many questions asked. I was told that my shop looked very nice and inviting! That is did not look like a "tattoo parlor". The only real comment I had was, would I consider changing my headline to say body "art" instead of tattooing. Other than that, all was very positive. All said they were happy to see me opening and I was welcomed to the neighborhood!!!

Thank you,

Debbie Eggiman

N Avenue D

W Main St

N Avenue C

N Avenue B

W 2nd St

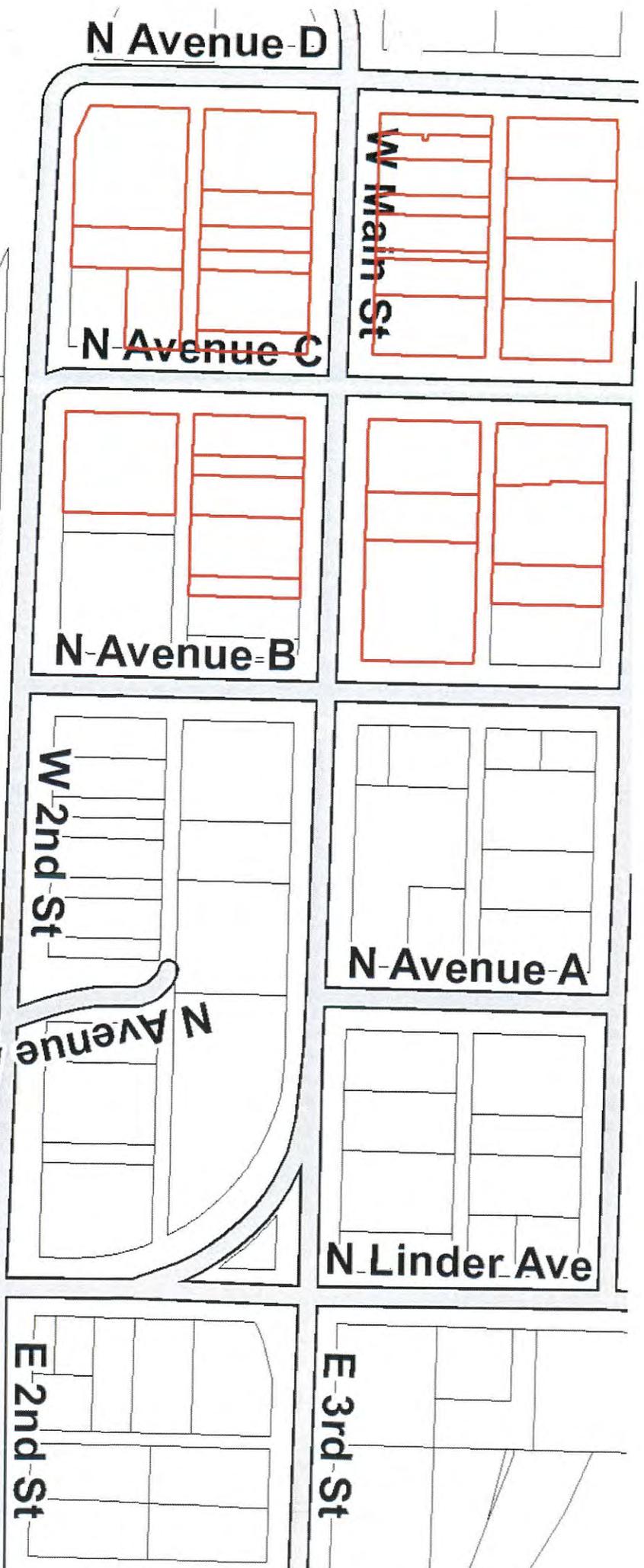
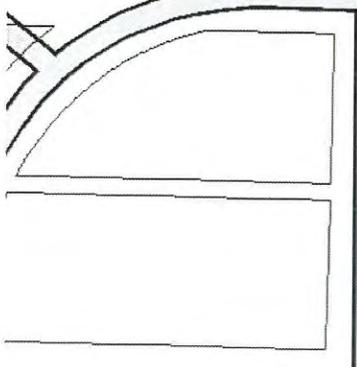
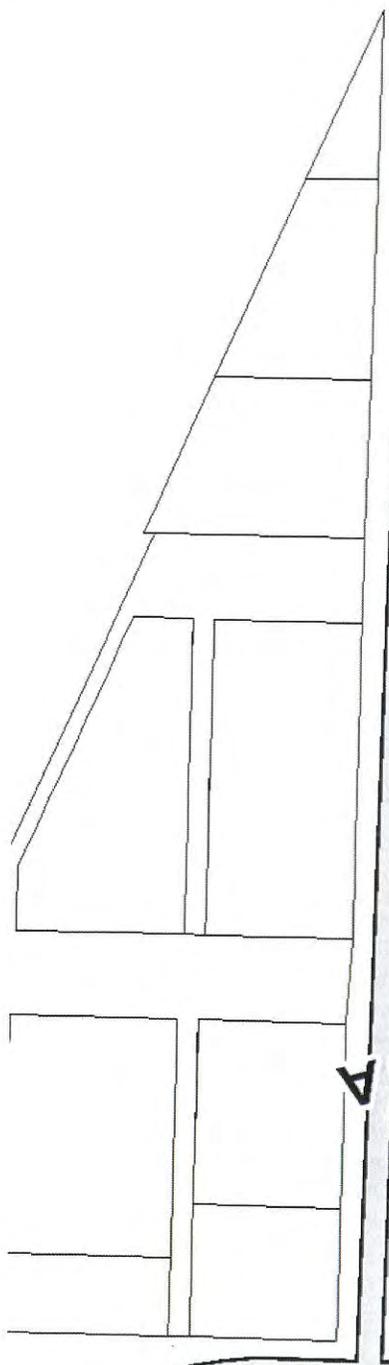
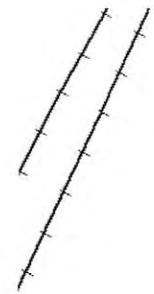
N Avenue A

N Avenue A

N Linder Ave

E 2nd St

E 3rd St



Narrative:

I would like to open a small business in the downtown area. My business would consist of permanent cosmetics and body tattooing. I have done this for the past 17 years. I am also an instructor. I did my schooling in Oregon. Oregon is a highly regulated state, so please know that I am licensed in Oregon and insured. Idaho does not require a license. I moved to Kuna from Sandy, Oregon two years ago and feel in love with it. I am so excited to open my own shop. I do fly back to Oregon every other month and work for a week. When I am in Oregon, I work at *Ain't Ms B Haven*. I use all disposable needles and after their use I dispense them in a sharpies container.



City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Debbie Eggiman (333 Ave C #3)
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted Oct 31st, 2015 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 3 day of November, 2015

RECEIVED
NOV 03 2015
CITY OF KUNA

Signature,

Debbie Eggiman
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 3 day of November, 2015, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

[Signature]
Notary Public
Residing at Canyon County, ID
Commission Expires 07/21/21



CITY OF KUNA PUBLIC
HEARING NOTICE

Before the Kuna Planning
Commission and Zoning
When: November 10, 2015

at Kuna City Hall
763 W. Avalon

SPECIAL USE PERMIT
APPLICATION

For Permanent Cosmetic
Tattooing and Body Art
Services

Zoning: CBD, 0.24 Acres
Lots 22-24, INC Block 10,
Kuna Townsite

Location: 333 Ave. C. Ste
#3 Kuna, Idaho 83634

APPLICATION BY:

Debbie Eggiman/ Lasting
Beauty 333 Ave. C. Ste #
Kuna, Idaho 83634



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: Kuna Planning and Zoning Commission

Case Number(s): 15-02-S (Subdivision) and 15-03-SUP (Special Use Permit):
Journey's End Subdivision

Location: East of Kay Avenue and west of Sailer Place, approximately 400-feet south of State Highway 69 (E. Kuna Road/E. Avalon St.) Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: November 24, 2015

Applicant: **Blacks Creek, LLP**
PO Box 690
Meridian, Idaho 83680
208.514.4909
lbootstfi@gmail.com

Representative: **A Team Land Consultants, Steve Arnold**
1785 Whisper Cove Avenue
Boise, Idaho 83709
208.321.0525
steve@ateamboise.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Recommendation By the Planning and Zoning Commission

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions and special use permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body for special use permits and City Council as the decision-making body for subdivisions. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

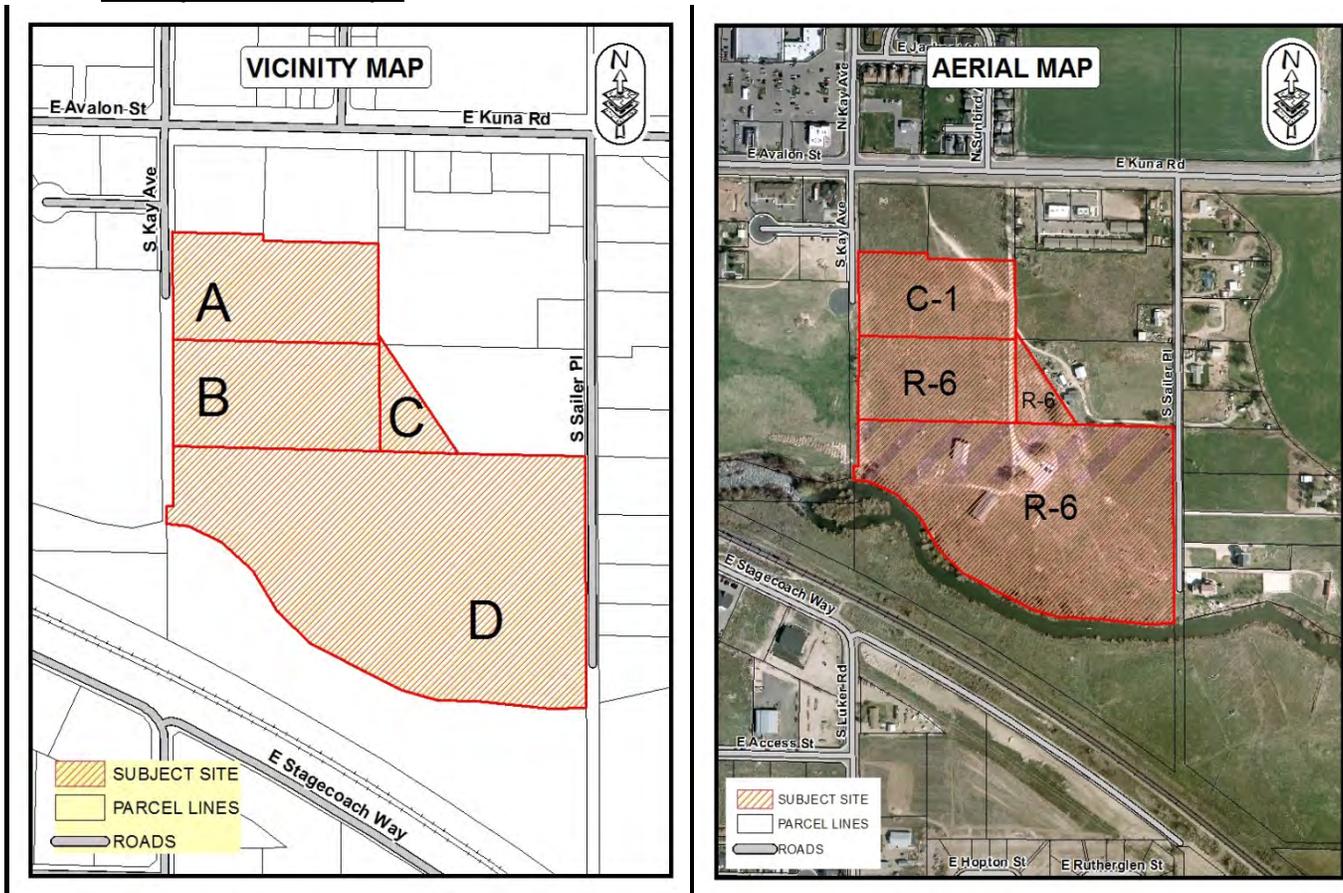
- i. Neighborhood Meeting March 9, 2015
- ii. Agencies July 13, 2015
- iii. 300' Property Owners July 27, 2015/August 18, 2015
- iv. Kuna, Melba Newspaper August 19, 2015
- v. Site Posted July 20, 2015/August 18, 2015

B. Applicant Request:

1. Request:

Applicant requests approval of a Preliminary Plat and Special Use Permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots. The common areas will make up approximately 26% of the entire site, or 7.54 acres. One common lot will be developed as an extension of the Kuna Greenbelt pathway along Indian Creek. An HOA will be established for the care and maintenance of the common areas. The applicant seeks Special Use Permit approval to construct townhomes and multi-family dwellings within portions of an R-6 (Medium Density Residential) zone. The applicant proposes seven (7) phases of development which will be driven by the consumer market.

C. Vicinity and Aerial Maps:



History: The subject parcels are already annexed into Kuna City limits. Both have historically been farmed. The *Indian Creek Canal* borders the southerly boundary of the development. This case was originally noticed for the regularly scheduled Planning and Zoning Commission meeting on September 8th, 2015. The case hearing was then tabled at the request of the applicant to the regularly scheduled meeting on September 22, 2015. At the September 22 meeting, the case was tabled to October 13th, 2015, because the applicant was not in attendance, but public testimony was entered into the record on that date and the public hearing was subsequently closed. The applicant attempted to address concerns noted in the public testimony given at the September 22 meeting; however, the Planning and Zoning Director requested that the Commission table the case to October 13, 2015 based upon a procedural issue.

The Planning and Zoning Commission meeting scheduled for October 27, 2015 was cancelled; therefore the hearing had to be publicly re-noticed. The November 10, 2015 hearing date was published in the Kuna-Melba newspaper on October 20th, 2015 and notices were mailed via USPS to property owners within 300 feet of the project that same day. The site posting was modified as well to reflect the November 10, 2015 hearing (reference attached Exhibit C-2).

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use City Center. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	C-1/R-6	Neighborhood Business District/Medium-Low Density Residential – Kuna City
South	RUT	Rural-Urban Transition–Ada County
East	R-4	Low Density Residential – Kuna City
West	RR and R-1	Rural-Urban Transition – Ada County AND Low Density Residential - Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approximately 28.79 total acres
- C-1 (Existing) – 4.72 Acres AND R-6 (Existing) – 24.07 Acres
- Parcel #'s showing (see vicinity map on page 2 of 8): A) R0615252032; B) R0615252200; C) R0615251800; D) R0615252800.

4. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is fallow with two agricultural related structures situated on the site. It is anticipated that use will continue until construction begins on the development. This site’s topography is generally flat.

6. **Water Rights:** Any existing water rights will stay with the land and are non-transferrable; except to the City of Kuna, which shall be annexed into the city's pressure irrigation system.
7. **Transportation / Connectivity:** The applicant proposes three vehicular access points; one (1) access on south Sailer Place and two access points (2) on south Kay Avenue. The traffic impact analysis submitted to ACHD by the applicant and stamped by Gary Funkhouser, P.E. states: "Journey's End is projected to generate a gross average daily traffic (ADT) of approximately 1600 vehicles per day (vpd) ...PM peak hour traffic of 158 vpd and the AM peak hour of 124 vpd. Approximately 61% of the daily traffic will use Kay Avenue for access and 39% of the daily traffic will use Sailer Street for access".

The proposed pedestrian pathways which traverse through the subdivision will connect to sidewalks and the applicant has included additional parking spaces along the east side of the clubhouse.

8. **Environmental Issues:** Staff is not aware of any environmental issues or health conflicts. It appears that portions of the most southerly parcel are situated within the 100 year flood plain, according to the Idaho Department of Water Resources mapping system and the submitted preliminary plat.
9. **Agency Responses:** The following agencies returned comments and are included as exhibits with this case file:
 - (Exhibit B-1) Kuna City Engineer (Gordon Law, P.E.);
 - (Exhibit B-5) Ada County Highway District (ACHD);
 - (Exhibit B-4) Idaho Transportation Department (ITD);
 - (Exhibit B-2) Boise Project Board of Control;
 - (Exhibit B-3) Idaho Department of Environmental Quality (DEQ)

E. Staff Analysis:

The subject site is located approximately 400 feet south of E. Avalon Street/E. Kuna Rd/SH69, between S. Kay Avenue and S. Sailer Place. The 28.79 acre site is currently annexed into the City with 24.07 acres designated as an R-6 (Residential) zone, and the remaining 4.72 acres designated as C-1 (Commercial) zone. The applicant intends to create 132 buildable lots in the subdivision proposing 7.54 acres (nearly 26 % of the project) of common space for the use of residents to be owned and maintained by an HOA. This project will include pathways through the development, landscape buffers, a tot-lot and a swimming pool and clubhouse. Applicant also proposes improvements to the Indian Creek pathway (Greenbelt) on the north side of Indian Creek on the southern border of the project.

Public services will be extended to the property. The site is too low to be serviced by gravity and capacity of the nearest lift station is almost fully committed, therefore, a lift station is required. This project is not connected to the city's pressure irrigation system, but pump stations in this area are adequate to serve this property.

The applicant is proposing to construct 36 foot wide internal streets with curb, gutter and five foot detached sidewalks buffered by seven foot parkway strips. ACHD staff has confirmed that the existing ROW (Right-of-Way) on S. Sailer Place is 42 feet total width, or 21 feet from centerline (reference Exhibit A-6.1 and A-6.2 showing ACHD ROW ownership and property lines). ACHD will require the applicant to construct Sailer Place as half of a 36-foot street section and locate a Cul-de-sac turn around at its terminus. The existing ROW on S. Kay Avenue is at least 40 feet total width or 20 feet from centerline. The applicant shall construct Kay Avenue as half of a 40-foot street section, with curb, gutter and attached sidewalk abutting the site. ACHD requested the applicant provide a stub street to connect to the Sailer Shores Meadows development to the east of this project. The applicant does not wish to provide the stub; therefore, the applicant has provided written documentation from ACHD that the Sailer Shores Meadows developer e has reconfigured their approved preliminary plat so as not to connect to the Journey's End site (reference Exhibit A-5).

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 15-02-Sub and 15-03-SUP, subject to the conditions of approval.

F. Applicable Standards:

1. Kuna Zoning Ordinance No. 230, 546 and 570; Title 5 Zoning Regulations,
2. Kuna Subdivision Ordinance No. 2012-18,
3. Kuna Comprehensive Plan and Future Land Use Map,
4. Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Comprehensive Plan Analysis:

The Kuna Planning and Zoning accepts the Comprehensive Plan components as described below:

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

-GOALS AND POLICY – *Property Rights*

Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's has established six criterions to determine the potential for property takings.

-GOALS AND POLCY - *Land Use*

Objective 1.1, Policy 1: Adopt a future land use plan and map that reflects the needs and values of the community and guides future growth in a manner consistent with the community's vision.

Objective 1.5: Ensure an adequate supply of housing for all income levels.

Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

Goal 4: Preserve key natural and open spaces, maintain and enhance existing park spaces, and promote the development of additional park spaces to meet growing demands.

Objective 4.1: Identify areas within the region that can be preserved and protected for future generations.

Policy 4.3: Create parks or preserves at key community open spaces such as the Hubbard reservoir, Indian Creek, Kuna Butte, and Initial Point.

Policy 1: Maintain an appropriate balance and interaction between natural systems and the built environment.

Policy 2: Adopt a future land use plan that includes natural and developed open space areas for preservation within and around the City.

-GOALS AND POLICY – Transportation

Goal 1: Promote and encourage bicycling and walking as transportation modes.

Goal 3: Balance land use planning with transportation needs.

Policy 2: Facilitate pedestrian connections both visually and physically, to enhance pedestrian movement.

Objective 3.1: Strive to achieve local and regional land use and transportation compatibilities.

Policy 3.1.1: Coordinate with COMPASS and ACHD on regional transportation planning matters.

Objective 3.2: Develop strategies to reduce travel demand.

Policy 3.4.2: Rely on the City's functionally classified road map to define levels of access and mobility. Require the development community to dedicate right of way according to the road's functionality as identified in the transportation plan.

GOALS AND POLICY - Recreation

Objective 1.2: Develop parks and recreational facilities that can be utilized all year around and that may be retrofitted to meet different needs as circumstances warrant.

Policy 1.2.1: Ensure that there is a system of parks, trails, and recreational activities that accommodate a host of outdoor activities.

Policy 1.3.2: Adopt a park system development strategy that provides a good balance between active and passive open space uses.

Goal 2: Integrate trails, bike lanes, and green systems into community life and development patterns.

Objective 2.1: Ensure that neighborhoods have easy access to open green space, trails and bike systems.

Policy 2.3: Coordinate with the irrigation district to establish trails and greenways along their waterways where appropriate.

Goal 3: Maintain nature parks and agricultural lands as part of the City's green system.

Goal 4: Encourage the development of community and neighborhood-centered recreational facilities and programs for residents.

Policy 6: Assure parks and open spaces connect with trails, walkways, bikeways, and horse paths.

GOALS AND POLICY – Housing

Goal 1: Provide a wide range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.

Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles

Policy 1.2: Encourage the development community to provide a variety of lot sizes, dwelling types, densities, and price points.

Policy 1.8: The City staff should discourage developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Goal 2: Encourage logical and orderly residential development.

Objective 2.1: Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost efficient manner.

Objective 3.1: Encourage the development of safe and aesthetically-pleasing neighborhoods.

Policy 3.7: Encourage the construction of trail and pathway connections between neighborhoods.

GOALS AND POLICY - Community Design

Goal 1: Strengthen the image of the City through good community and urban design principles.

Objective 1.1: Foster good community design concepts.

Objective 1.2: Ensure the development community applies sufficient landscaping to its developments for the purpose of reducing scale, creating a sense of place and mitigating incompatible uses.

Policy 1.3: Incorporate landscape features to serve as buffers between streets and pedestrian activity.

H. Findings of Fact:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision and special use permit application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public, taking into account the physical features of the site, public facilities and the existing adjacent uses.
7. The existing and proposed streets and utility services in proximity to the site are suitable and adequate for residential subdivision purposes.
8. The Kuna City Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 15-02-S (Subdivision) and 15-03-SUP (Special Use Permit), this proposal appears to comply with the Kuna Comprehensive Plan and the Future Land Use Map.
10. The Kuna Planning and Zoning Commission has the authority to approve or deny the SUP application and recommend approval or denial to the City Council for the subdivision application.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

I. Conclusions of Law:

1. Based on the evidence contained in Case No's **15-02-S** and **15-03-SUP**, the Kuna Planning and Zoning Commission finds Case No's **15-02-S** and **15-03-SUP**, comply with Kuna City Code.
2. Based on the evidence contained in Case No's **15-02-S** and **15-03-SUP**, the Kuna Planning and Zoning Commission finds Case No's **15-02-S** and **15-03-SUP** are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Recommendation by the Planning and Zoning Commission:

Based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, forwards a recommendation of **approval** of **Case No. 15-02-S** (Subdivision), and hereby **approves** Case No. **15-03-SUP** special use permit *with* the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All

submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- a. The City Engineer shall approve the sewer hook-ups. It is recommended that a sewer study is conducted with input from the developer and in consideration of this development's and the city's needs in order to determine the preferred sewer service option for this property. When connecting to the sewer system, the applicant shall abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department typically recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project Board of Control* shall approve any modifications to the existing irrigation system(s).
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to the issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
- 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City Code and ACHD standards and widths.
3. The applicant shall fully improve and dedicate (deed) the common lot(s) or portions of any common lots which are considered to be the Indian Creek Pathway (Greenbelt) extension along the southern boundary of the development, to the public. The applicant shall work with the Parks Director to ensure that the greenbelt pathway improvements conform to the standards set forth in Kuna City Code for public pathways.
 4. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, per Kuna city Code: 6-4-2-W.
 5. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 6. Street lighting shall be LED lights and meet the approval of the City.
 7. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 8. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise.
 9. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements.

Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

11. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through public hearing processes.
13. The applicant's proposed preliminary plat, SUP map and landscape plan shall be considered binding site plans, as modified and approved.
14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED this ____ day of _____, 2015

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner II
Kuna Planning and Zoning Department

RECEIVED

JUN 15 2015

CITY OF KUNA



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: Journey's End Subdivision **Applicant:** A Team Land Consultants

All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
X	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
X	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
X	Letter of Intent indicating reasons and details for preliminary plat.	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an <u>estimate of tax revenue generation</u> and an <u>estimate of the public service costs</u> to provide adequate service to the development.	✓
X	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
X	Phasing Plan (PRE-Plat)	✓
n/a	Include Large Scale Development Requirements. KCC 6-5-4	N/A
X	Landscape Plan—	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	8 1/2 x 11 proposed preliminary plat.	✓
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until Staff has received all required information. Once the application is deemed complete, Staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: Journey's End Subdivision	Applicant: A Team Land Consultants Steve Arnold
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All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
X	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
X	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
X	Landscape plan drawn to scale as the same size as the site development plan with the following details: <ul style="list-style-type: none"> ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed. 	✓
X	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting. 	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	15-02-S
Project name	TOURNEY'S END SUBDIVISION
Date Received	06/15/15
Date Accepted/Complete	7/8/15
Cross Reference Files	15-03-SUP
Commission Hearing Date	Aug 25 th , 2015
City Council Hearing Date	

Type of Review (check all that apply):

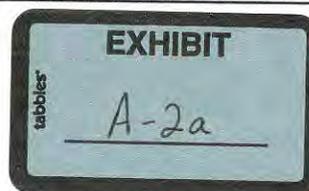
- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: <u>Blacks Creek LLP</u>	Phone Number: <u>514-4909</u>
Address: <u>PO Box 690</u>	E-Mail: <u>lbootstfi@gmail.com</u>
City, State, Zip: <u>Meridian, ID. 83680</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID. 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 S. Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, Id 83709</u>	Fax #: <u>208-401-0977</u>

Subject Property Information

Site Address: <u>S. Kay Ave & 987 E. Kuna Rd Kuna, Id 83634</u>	
Site Location (Cross Streets): <u>Sailor Place and Kay Avenue</u>	
Parcel Number (s): <u>R01615252032, R01615252200, R01615251800, R01615252800</u>	
Section, Township, Range: <u>Section 25, T.2N, R.1W</u>	
Property size : <u>28.79 acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>Single & Multi family</u>
Current zoning district: <u>C1, and R-6</u>	Proposed zoning district: <u>C1, and R-6</u>



Project Description

Project / subdivision name: Journey's End Subdivision

General description of proposed project / request: To develop a community of single family residential homes with a mix of Town homes and 4-plex units.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Clubhouse/pool, playground, pathways

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Barn and other out buildings

Any existing buildings to remain? Yes No

Number of residential units: 207 Number of building lots: 145

Number of common and/or other lots: 13

Type of dwellings proposed:

Single-Family 87

Townhouses 20

Duplexes _____

Multi-Family 25 lots = 100 Units

Other _____

Minimum Square footage of structure (s): 960 s.f for Multifamily, 1,200s.f for town, 1,400s.f Single

Gross density (DU/acre-total property): 7.19/AC Net density (DU/acre-excluding roads): 8.61/AC

Percentage of open space provided: 19% Acreage of open space: 5.65 AC

Type of open space provided (i.e. landscaping, public, common, etc.): Club house/pool, pathways, open

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

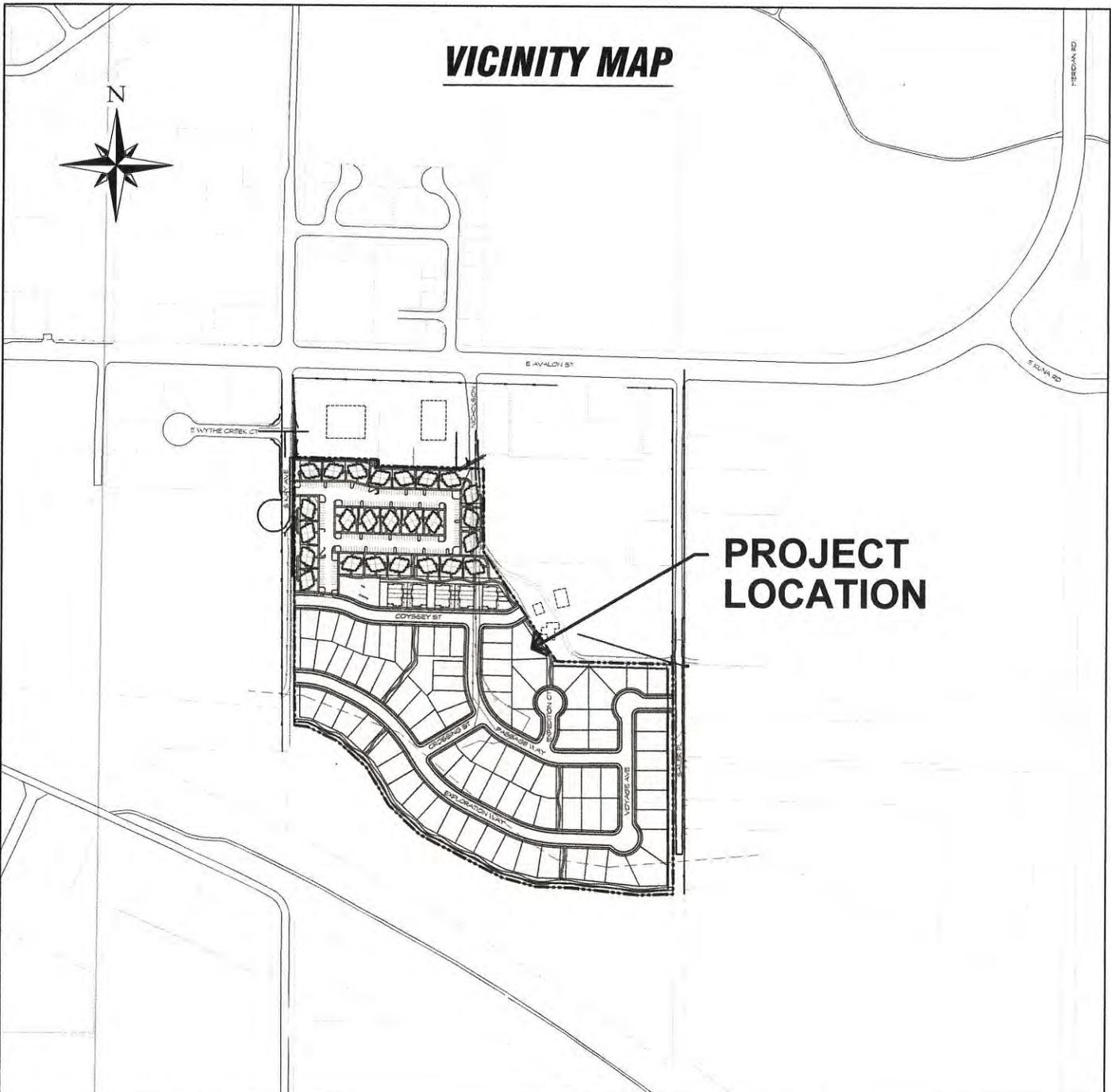
c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 6/13/15

VICINITY MAP



**PROJECT
LOCATION**

OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

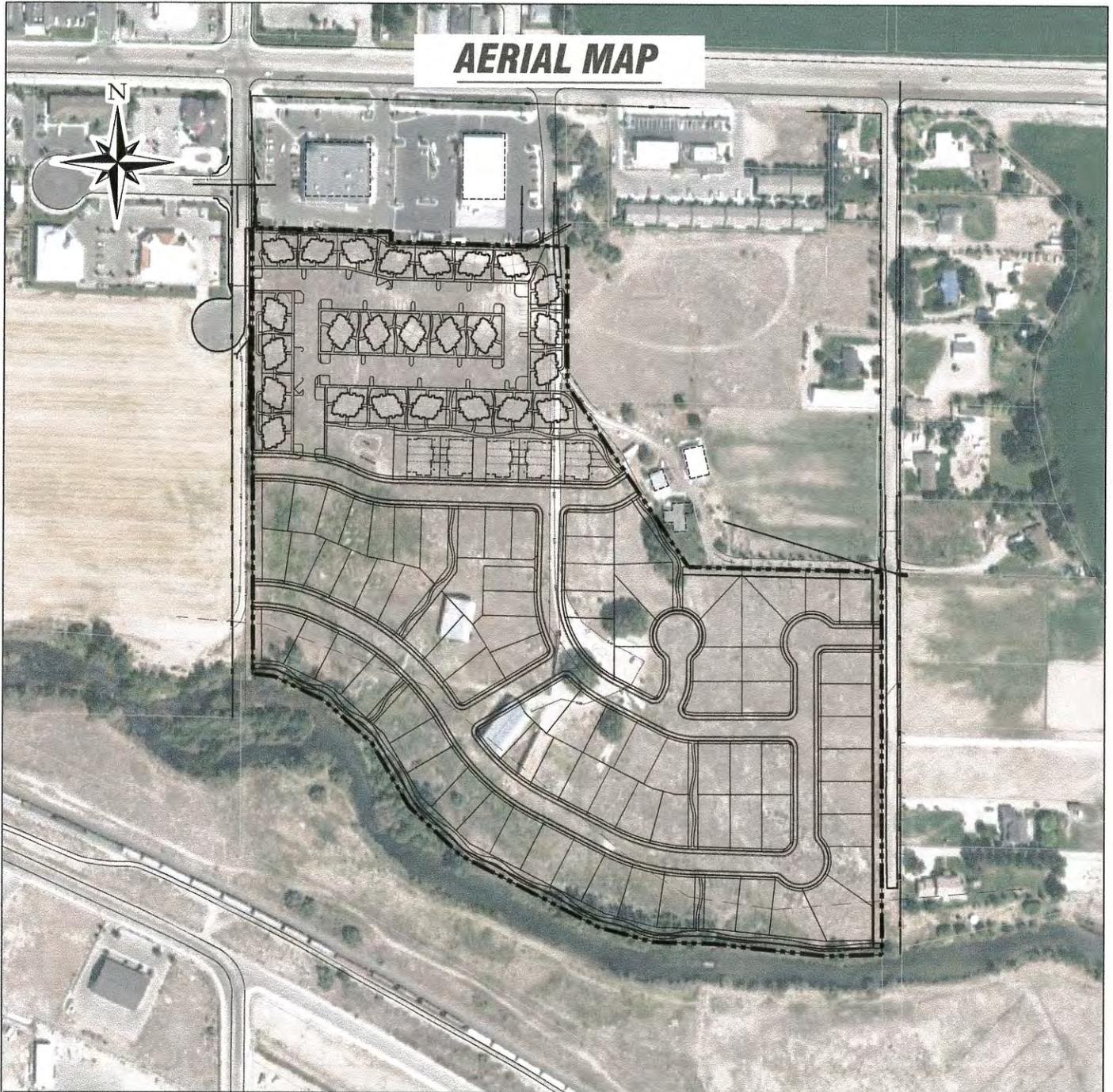
JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 500'



AERIAL MAP



OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 400'



A TEAM

Land Development & Real Estate
Services

**DESCRIPTION FOR
JOURNEYS END SUBDIVISION**

A parcel of land being a portion of the Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho located in the W1/2 of the NE 1/4 of Section 25, T.2 N., R.1W., B.M., Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 9 bears South 88°39'09" East, 2667.49 feet;

Thence along the North-South centerline of said Section 25 South 00°23'58" East, 332.27 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence leaving said North-South centerline South 88°41'31" East, 20.01 feet to a point on the East right-of-way line of S. Kay Avenue, said point being the **REAL POINT OF BEGINNING**;

Thence South 88°41'31" East, 283.97 feet;

Thence South 01°19'52" West, 21.41 feet;

Thence South 88°41'31" East, 358.78 feet;

Thence South 00°21'09" East, 280.19 feet;

Thence South 34°09'22" East, 443.79 feet;

Thence South 88°46'58" East, 394.55 feet to a point on the West right-of-way line of S. Sailor Place;

Thence along said West right-of-way line South 00°18'21" East, 775.48 feet;

Thence leaving said West right-of-way line South 88°21'35" West, 115.47 feet;

Thence North 84°04'34" West, 228.72 feet;

Thence North 88°22'11" West, 123.10 feet;

Thence North 75°17'03" West, 116.43 feet;

Thence North 62°59'17" West, 318.00 feet;

Thence North 46°47'46" West, 144.11 feet;



Thence North 30°48'03" West, 149.70 feet;

Thence North 48°13'53" West, 129.78 feet;

Thence North 64°47'21" West, 112.88 feet;

Thence North 83°58'43" West, 43.00 feet to a point on the East right-of-way line of S. Kay Avenue;

Thence along said East right-of-way line North 00°23'58" West, 903.28 feet to the **REAL POINT OF BEGINNING**. Containing 28.78 acres, more or less.



WARRANTY DEED

THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, Grantors, hereby convey, grant and warrant to BLACKS CREEK LIMITED PARTNERSHIP, Grantee, whose address is P.O. Box 690, Meridian, ID 83680, for the issuance of additional units in the Grantee partnership, and other good and valuable consideration, the following described real property, to-wit:

IN Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Section 25: SW 1.40 ac. In Lot 5 in NW4NE4, NW4NW4NE4, Lot 6 in NW4NE4, SW4NE4 North of Indian Creek SW4NE4 North of railroad and South of Indian Creek, NW4NW4NE4 (all in Avalon Orchard Tracts), S2S2NW4NE4

Section 25: 4.66 acres Northeast of railroad right-of-way in SE4NW4

Approximately 67.06 acres + or -.

Subject to taxes and assessments for the year 1996 and all subsequent years, together with all existing easements, rights-of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantee that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27th day of December, 1995.

Thomas T. Nicholson
Thomas T. Nicholson

Diana R. Nicholson
Diana R. Nicholson

State of Idaho)
) ss
County of Ada)

95094748
Tom Nicholson
ADA CO. RECORDER
J. DAVID NAVARRO
BOISE ID

On this 27th day of December, 1995, before me, Linda Boots, a Notary Public, personally appeared THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that they executed the same.

Linda Boots
Notary Public for Idaho FEE 3.00
Commission Expires 5/31/00
Residing in Meridian, ID
RECORDED AT THE REQUEST OF *[Signature]*

'95 DEC 27 PM 12:59





June 12, 2015

Mrs. Wendy Howell
Planning and Zoning Administrator
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Wendy:

Subject: Journey's End Subdivision

On behalf of Black Creek LLP, A Team Land Consultants presents to the City of Kuna, a Preliminary Plat and a Special Use application for the proposed Journey's End Subdivision. The subject property is located on the east side of Kay Avenue and the west side of Sailor Place, approximately 400-feet south of State Highway 69. The property contains 28.79 total acres. The property is identified as Ada County Assessor's Tax Parcel Number R01615252032, 2200, 1800, and 2800.

Project Summary

The applicant is proposing 25 multifamily lots, 20 town house lots, 87 single family lots and 13 common lots. The site is currently zoned C-1, and R-6. The multifamily is being proposed in the area designated as C-1 zone, which is allowed under City code. The single family is being proposed within the R-6 zone, which is also allowed use in that zone. The Special Use application is for that portion of the townhouse units located within the R-6 zoning. Each of the four plex buildings are being platted so that they may be sold or placed into separate entities.

Access Roads and Connectivity

Primary access to the proposed development will be an extension of Kay Avenue and Sailer Place. This will provide access north to State Highway 69 via Sailer Place and Kay Avenue, which is planned to be signalized in the future. Common drive isles within the multifamily will connect those units to the public roadway system. Drive isles within the townhouse units will also connect out to public roadways. The townhouse units will all be rear loaded, with common paseos in the front of each unit.

All the roadways and drive isles have been designed so that speeding and cut through traffic would not occur. Block length have been broken up and curves and bends have been placed to discourage excessive speeding. Connections



have been provided to out parcels for future development, and internally the multifamily and single family product have been interconnected. A stub street was not provided to the south because Indian Creek borders our southern boundary and a street connection at that location would be cost prohibited. There are numerous pathway connections to encourage pedestrian activity and discourage vehicular activity from the neighboring subdivision. All residents will have equal use to the provided amenities.

A traffic study was prepared for this site to determine the capacity of the existing roadways to handle the additional traffic generated by this development. The study also evaluated the need for a traffic signal at Kay Avenue and State Highway 69. Based on the findings of our traffic study, all adjacent roads have the capacity for the additional traffic generated by this site. And a traffic signal will not be warranted with this development. Both intersections with State Highway 69 with Kay Avenue and Sailer Place will operate at acceptable levels of service.

Proposed Multifamily Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote owner occupied buildings or a higher end rental unit. Each of the units are two stories with its own individual entrance on each side of the building. Each unit does not have a renter above it, which provides a quiet living quarters. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. This building type has been well received in many other communities.

As we have submitted in other projects, we varying the position of the building throughout the multifamily portion to break up the front and rear façade. This allows for larger landscape pocket and a nicer street scene. This makes for a very smooth transition between the uses.

Landscaping and Amenities

There is approximately 3.69 acres of open space being proposed in the multifamily area, and 1.96 acres being proposed in the single family area. A landscape plan has been prepared in accordance with the City standards. There is a proposed 20-foot buffer along Kay Avenue and Sailer Place. Along the south boundary we are providing a 10-foot pathway along the Indian Creek which

will eventually extend east and west of the site. That pathway will be located within a 30-40 foot common lot and extensively landscaped. Internal pathways will connect to that and to the proposed Club and Pool house. All of the landscaping will be maintained by a subdivision owners association.

The trash enclosures within the multifamily will be cinder block and landscape screening will be provided to reduce their visibility. There is a 15-30 foot landscape strip separating the multifamily from the commercial uses to the north. This strip will be heavily landscaped. Sidewalks are provided throughout the site internal to the drive isles and all along the public roadways. A large club house and swimming pool are provided central to this development. The club house will have a gathering area and workout facility. In addition there will be a common lot in the single family portion with play equipment on the lot. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's west and east property line. The developer is proposing to extend both sewer and water from the west into this site. Dry utilities will also be extended into this site to all building lots. Portions of the common areas will be utilized for storm drain, subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to accommodate the 100 year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. All the parking has been designed to City standards. Half of the parking will be covered. Bike racks are also being provided in addition Bike closets are provided for each unit. This will allow for alternatives to vehicular traffic.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on March 25, 2015. There were five adjacent land owners that showed up to that meeting. There were color versions of the buildings and architectural drawings that seemed to get a lot of good attention. One of the concerns that people had was traffic onto Sailer Place, we originally had a connection along the southern boundary of our site. To address the concern, we relocated that entrance as far north as our site would provide. This alleviated some of the concerns of traffic on Sailer Place. We also provided a traffic analysis to confirm that the streets could handle the additional traffic. For the most part the neighbors took the proposed development well.

Vision Statement

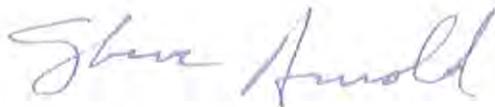
Our vision is to promote a residential development with a series of building products to increase a variety of housing choices within the City of Kuna. This site is centrally located in an area of the City that has been developed with

residential and commercial uses. There are entertainment and employment centers in very close proximity to the proposed development. The landscape entrance at the intersection off Kay Avenue and Sailer Place will create a very esthetic and nice entrance as you enter this site. Amenities are provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing three architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical rental unit, and the neighboring uses will have little impact from this development. Which in turn allows the developers to have higher fees associated with the units. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold". The signature is written in a cursive, flowing style.

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

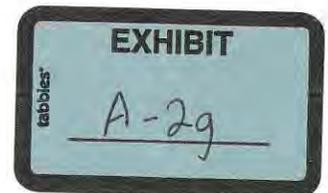
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Steve Arnold

6/8/15

Applicant/agent signature

Date



Steve Arnold

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Monday, March 23, 2015 1:29 PM
To: Steve Arnold
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: Journey's End Sub Name Reservation

March 23, 2015

Steve Arnold
A-Team Land Development

RE: Subdivision Name Reservation: "**Journey's End Subdivision**" NE 1/4 SECTION 25, T2N, R1W, BM.

Dear Steve,

At your request, I will reserve the name "**Journey's End Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax



ESTIMATE OF TAX REVENUE GENERATION
FOR
JOURNEY'S END SUBDIVISION

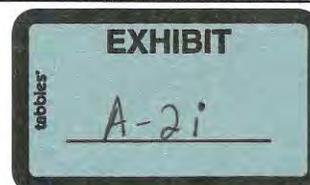
Meridian Rd & Kuna Rd
Kuna, ID 83642
Ada County, Idaho

1-Jun-2015

Property Details:
Section 25 T.2N R.1W



1785 Whisper Cove Avenue
Boise, Idaho 83709
208-321-0525





Project Journey's End Single family
 Residential Lot Count 107

ESTIMATE OF TAX REVENUE GENERATION

ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$462,882
Water Hook-up Fee	\$2,258	\$241,606
Irrigation Hook-up Fee	\$1,520	\$162,640
Mechanical Fee-w/o Gas Fireplace-%25	\$93	\$2,488
Mechanical Fee-with Gas Fireplace-%75	\$128	\$10,272
Building Permit-Zoning Fee	\$40	\$4,280
Building Permit-Application Fee	\$30	\$3,210
Building Permit-Energy Fee	\$25	\$2,675
Building Permit-Average SF Fee	\$1,000	\$107,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$271,887
TOTAL ONE-TIME FEES	\$11,961	\$1,268,940

ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$19,902
Annual Sewer Fee	\$210	\$22,470
Annual Highway User Tax	\$150	\$16,050
Total Annual Fees	\$546	\$58,422

<u>Annual Taxes</u>				
<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>	
Assessed Property Value	\$235,000			
Ada County	0.256%	\$602	\$64,380	
Pest Extermination	0.012%	\$29	\$3,058	
Emergency Medical	0.011%	\$27	\$2,855	
Ada County Highway Dist	0.095%	\$224	\$24,012	
School District No. 3	0.386%	\$907	\$97,049	
Kuna Library	0.051%	\$120	\$12,858	
Kuna Cemetery	0.010%	\$24	\$2,583	
Kuna Fire	0.104%	\$245	\$26,191	
Mosquito Abatement	0.003%	\$6	\$694	
Total Annual Taxes	0.929%	\$2,184	\$233,681	
TOTAL ANNUAL TAXES & FEES		\$2,730	\$292,103	



Project Journey's End Multifamily
 Commercial
 Lot Count 25

ESTIMATE OF TAX REVENUE GENERATION

ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$108,150
Water Hook-up Fee	\$2,258	\$56,450
Irrigation Hook-up Fee	\$900	\$22,500
HVAC (\$1,019/commercial lot)	\$1,019	\$25,475
Building Permit-Zoning Fee	\$40	\$1,000
Building Permit-Application Fee	\$30	\$750
Building Permit-Energy Fee	\$25	\$625
Building Permit-Average SF Fee	\$1,000	\$25,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$63,525
TOTAL ONE-TIME FEES	\$12,139	\$303,475

ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$4,650
Annual Sewer Fee	\$210	\$5,250
Annual Highway User Tax	\$150	\$3,750
Total Annual Fees	\$546	\$13,650

Annual Taxes

Assessed Property Value* \$425,000

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.256%	\$1,088	\$27,204
Pest Extermination	0.012%	\$52	\$1,292
Emergency Medical	0.011%	\$48	\$1,206
Ada County Highway Dist	0.095%	\$406	\$10,146
School District No. 3	0.386%	\$1,640	\$41,008
Kuna Library	0.051%	\$217	\$5,433
Kuna Cemetery	0.010%	\$44	\$1,092
Kuna Fire	0.104%	\$443	\$11,067
Mosquito Abatement	0.003%	\$12	\$293
Total Annual Taxes	0.929%	\$3,950	\$98,742
TOTAL ANNUAL TAXES & FEES		\$4,496	\$112,392

*Property Value is a weighted average based on Value/SF of comparable Multifamily properties in Kuna. Total square footage assumed is 4,000.



Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

RECEIVED

JUN 25 2015

CITY OF KUNA

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend.

Please fill out the supplied certification form and include it with your application so we have written record of your meeting. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary plat consisting of single
<input type="checkbox"/> Conditional Use	family, townhouse and multifamily units.
<input type="checkbox"/> Variance	
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: NE Section: 4 Township: 2N Range: 1E Total Acres: 29.55
 Subdivision Name: Avalon Orchard Tracts Lot(s): 7 & 8 Block(s): 1
 Site Address: 987 E. Kuna Road Tax Parcel Number(s): R0615252032
Kuna, ID 83634. R0615252200, R0615251800
R0615252800

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Blacks Creek LLP
 Address: P.O Box 690 City: Meridian State: ID Zip: 83690

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Steve Arnold Business (if applicable): A Team Land Consultants
 Address: 1785 Whisper Cove Ave. City: Boise State: ID Zip: 83709
 Fax: 401-0977 Phone: 321-0525 Cell: 871-7020

OFFICE USE ONLY			
File No.: <u>15-02-8</u>	Received By: <u>TKB</u>	Date: <u>6-26-15</u>	Stamped:





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Single family, multifamily and townhouse development

Date and time of neighborhood meeting: Mach 9, 2015

Location of neighborhood meeting: Kuna City Hall

SITE INFORMATION:

Location: Quarter: NE Section: 25 Township: 2N Range: 1W Total Acres: 28.79

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: Between Kay Avenue and Sailer Tax Parcel Number(s): R01615252032
Place, north of Indian Creek

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Black Creek LLP

Address: PO Box 690 City: Meridian State: ID Zip: 83680

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove Avenue City: Boise State: ID Zip: 83709

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

The applicant is proposing a mixed use development with multifamily, townhouse and single family lots
There will be a special use permit and a preliminary plat application submitted for this development

APPLICANT:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

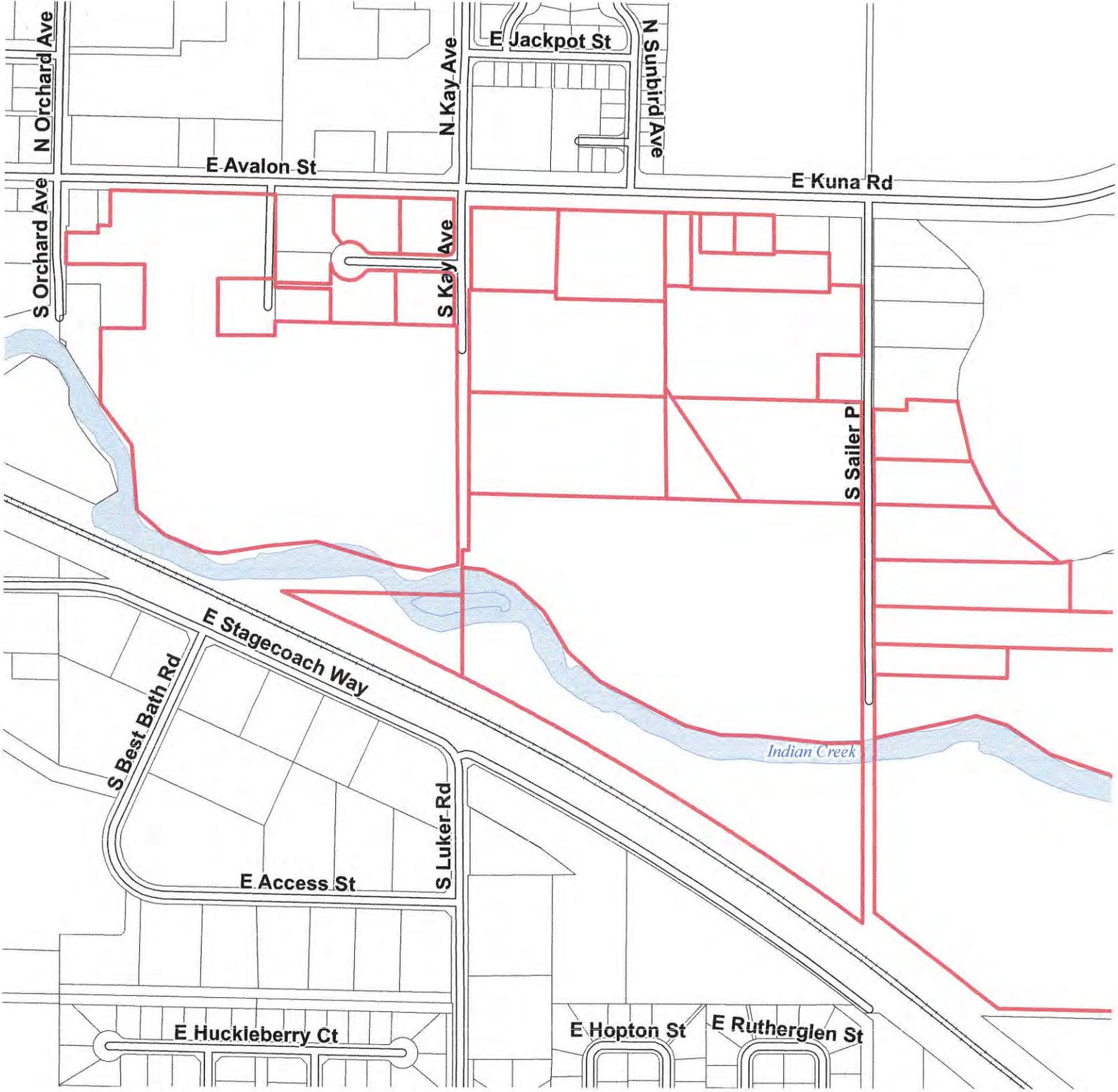
City: Boise State: ID Zip: 83709

Telephone: 321-0525 Fax: 401-0977

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)  Date 4/13/15

PRIMOWNER	ADDCONCAT	STATCONCAT
1009 E KUNA ROAD LLC	823 N NICKLAUS LN	EAGLE, ID 83616-0000
BKR INVESTMENTS LLC	4280 E AMITY AVE # 102	NAMPA, ID 83687-0000
BLACK CREEK LTD PARTNERSHIP	PO BOX 690	MERIDIAN, ID 83680-0690
DE YOUNG LARKIN	278 S SAILER PL	KUNA, ID 83634-0000
DON YOUNG LAND COMPANY INC	PO BOX 189	KUNA, ID 83634-0000
HOME BASED CAREERS INTERNATIONAL	3953 THE HILL RD	BONITA, CA 91902-0000
HUMPHREY WILLIAM C	226 S SAILER PL	KUNA, ID 83634-2430
KIDDER JAMES R	104 WILMOT RD MS #1435	DEERFIELD, IL 60015-0000
KINGSBURY PAUL R	P.O. BOX 57	KUNA, ID 83634-0000
KONZEK ROBERTA LOUISE	366 E AVALON ST	KUNA, ID 83634-0000
LIDLAW SCOTT L	245 S SAILER PL	KUNA, ID 83634-0000
MADSON MICHAEL L	460 S SAILER PL	KUNA, ID 83634-0000
MAIN JAMES L &	414 S SAILER PL	KUNA, ID 83634-2430
MEEK FAMILY TRUST	496 S SAILER PL	KUNA, ID 83634-0000
NEW HORIZON CONSTRUCTION COMPANY		
LLC	921 W RUSH RD	EAGLE, ID 83616-0000
RLG PROPERTIES LLC	894 S JUMP ROPE PL	KUNA, ID 83634-0000
SFP-D LIMITED PARTNERSHIP	PO BOX 5350	BEND, OR 97708-0000
STAFFORD MICHAEL D & MARIA A 2005		
REVOCABLE FAMILY TRUS	PO BOX 624	DONNELLY, ID 83615-0000



N Orchard Ave

S Orchard Ave

E Avalon St

N Kay Ave

E Jackpot St

N Sunbird Ave

E Kuna Rd

S Kay Ave

S Sailer P

E Stagecoach Way

S Best Bath Rd

S Luker Rd

E Access St

Indian Creek

E Huckleberry Ct

E Hopton St

E Rutherglen St

PROJECT NAME: Merlin Creek South

DATE: 03/09/2015

Also known as
Journeys End

Name	Address	E-Mail	Phone
1. <u>Mike + Ginger Madson</u>	<u>460 S. Sailer Pl</u>	<u>madsonhome@hotmail.com</u>	<u>870-5475</u>

Comments: would prefer entrance on Sailer to be more north than on concept

2. <u>Jmain</u>	<u>414 S. Sailer Pl</u>	<u>jmain@designwestid.com</u>	<u>880-3658</u>
-----------------	-------------------------	-------------------------------	-----------------

Comments: is this low income housing?

3. <u>Scott Laidlaw</u>	<u>245 So Sailer</u>	<u>scottycan2@gmail</u>	<u>724-8485</u>
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Comments: _____

4. _____

Comments: _____

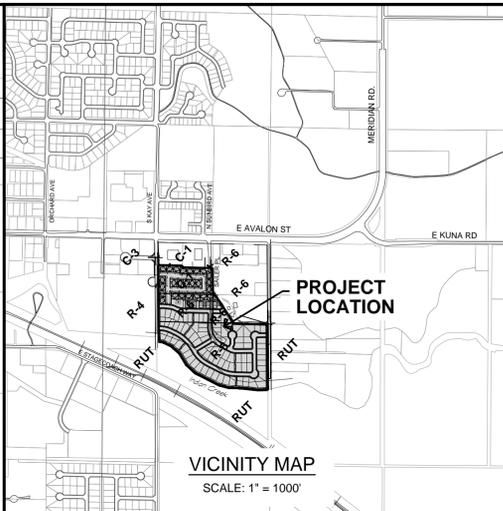
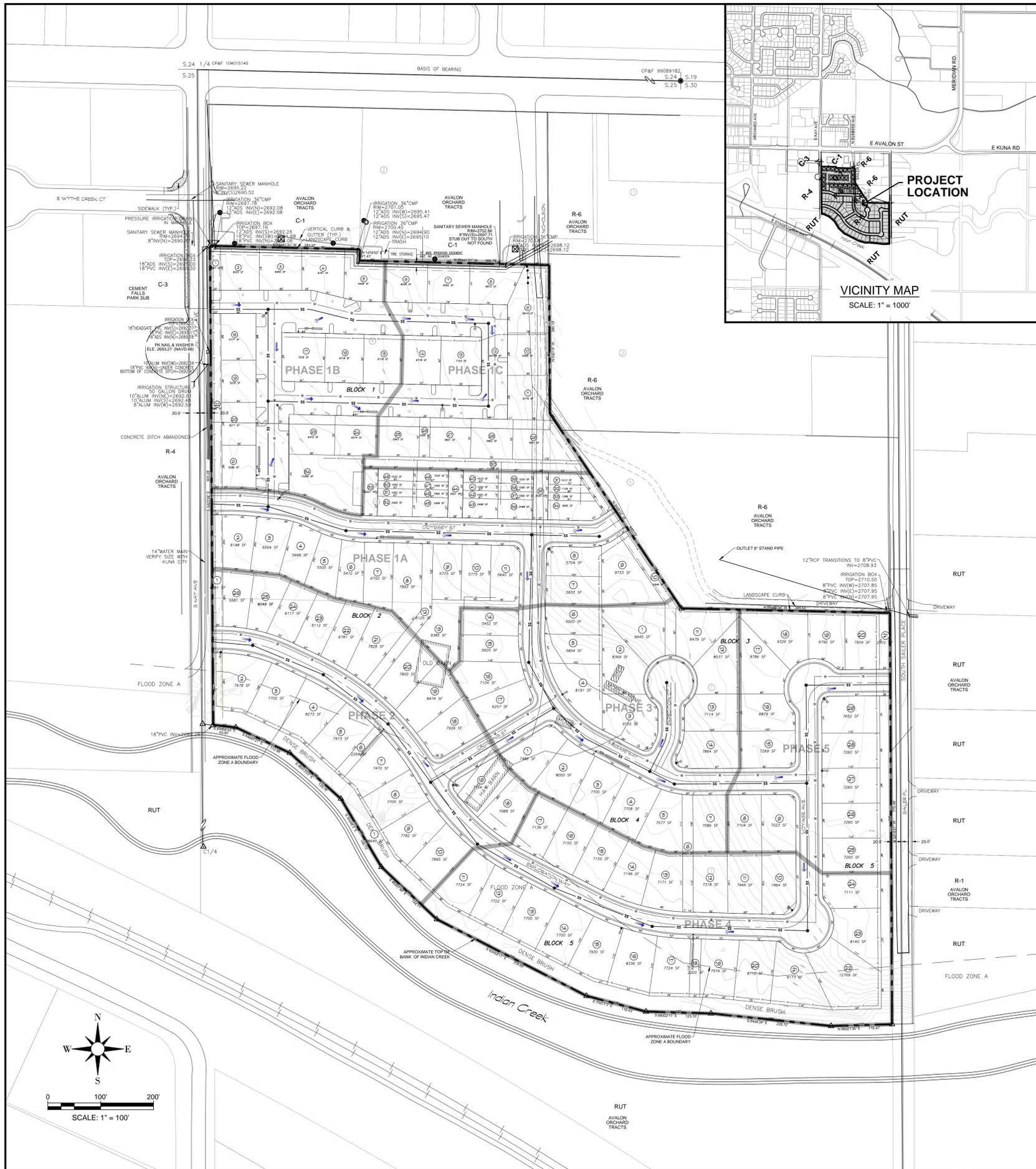
5. _____

Comments: _____

6. _____

Comments: _____

7. _____

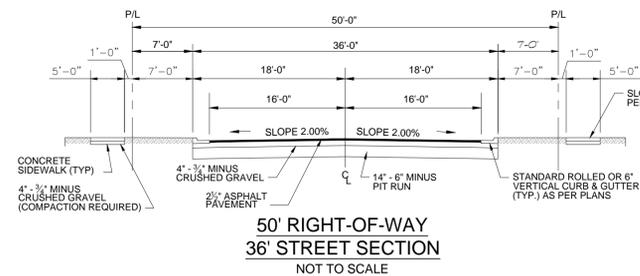


PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:	R01615252032 R01615252200 R01615251800 R01615252800	PARKING REQUIREMENTS:	REQUIRED: 200 PROVIDED: 217 ADA PARKING: 10 COVERED PARKING: 50%
ADDRESSES:	S KAY AVE & 987 E KUNA RD KUNA, ID 83634	SETBACKS:	FRONT: 20' REAR: 15' SIDE: 5'
ZONING	C-1 (EXISTING) 4.72 AC. R-6 (EXISTING) 24.07 AC.	SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
PROPERTY SIZE:	28.79 AC.		
BUILDABLE LOTS:	145		
TOTAL:	13		
COMMON LOTS:	87		
RESIDENTIAL:	20		
TOWNHOMES:	25		
DENSITY:	4.58 UNITS/ACRE		
SITE DETAILS:			
COMMON LANDSCAPE AREA	3.69 AC.		
4-PLEX/TOWNHOME:	3.85 AC.		
SINGLE FAMILY:	4.75 AC.		
PAVED PUBLIC STREET AREA:	1.89 AC.		
PRIVATE DRIVE ISLE AREA:	12.87 AC.		
RESIDENTIAL AREA:	41 AC.		
TOWNHOMES:	1.33 AC.		
4-PLEX UNITS:	3.822		
LINEAR STREET LENGTH:			

NOTES

- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT UNITS.
- A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN. REFERENCE FIRM PANEL 16001C400J, DATED OCT. 2, 2003.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END HOME OWNERS ASSOCIATION.



LEGEND

— — — — —	SITE BOUNDARY LINE	⊕	FOUND ALUMINUM CAP MONUMENT
— — — — —	LOT LINE	⊕	CALCULATED POINT
— — — — —	RIGHT-OF-WAY LINE	⊕	SURVEY CONTROL POINT
— — — — —	8" SANITARY SEWER LINE	⊕	SANITARY SEWER MANHOLE
— — — — —	WATER LINE	⊕	STORM DRAIN MANHOLE
— — — — —	PRESSURE IRRIGATION LINE	⊕	CATCH BASIN
— — — — —	STORM DRAINAGE RETENTION SYSTEM	⊕	SURFACE FLOW DIRECTION
— — — — —	ZONING BOUNDARY	⊕	FIRE HYDRANT
— — — — —	EXISTING PARCEL/LOT LINE	⊕	WATER VALVE
— — — — —	ACHD SLOPE EASEMENT LINE	⊕	WATER SERVICE
— — — — —	CENTERLINE	⊕	IRRIGATION VALVE
— — — — —	SECTION LINE	⊕	WATER METER
— — — — —	EXISTING FENCE LINE	⊕	EXISTING LOT NUMBER
— — — — —	TOP OF WATER LINE	⊕	NATURAL GAS LINE MARKER
— — — — —	EXISTING SANITARY SEWER LINE	⊕	TELEPHONE SERVICE RISER
— — — — —	EXISTING STORM DRAIN LINE	⊕	ELECTRIC TRANSFORMER BOX
— — — — —	EXISTING OVER HEAD POWER LINE	⊕	SIGNAL JUNCTION BOX
— — — — —	EXISTING WATER LINE	⊕	GUY WIRE ANCHOR
— — — — —	EXISTING IRRIGATION LINE	⊕	POWER/UTILITY POLE
— — — — —	EXISTING EDGE OF PAVEMENT	⊕	STREET SIGN
— — — — —	EXISTING EDGE OF GRAVEL	⊕	DECIDUOUS TREE
— — — — —	EXISTING CURB LINE	⊕	CONIFEROUS TREE
		⊕	MAILBOX
		⊕	STREET LIGHT

SURVEYOR
IDAHO SURVEY GROUP, P.C.
 1450 E. WATERTOWER ST.
 SUITE 130
 MERIDIAN, IDAHO 83642
 PH. (208) 846-8570

PLANNER / CONTACT
STEVE ARNOLD
 A-TEAM LAND CONSULTANTS
 1785 WHISPER COVE AVE.
 BOISE, ID 83709
 208-871-7020

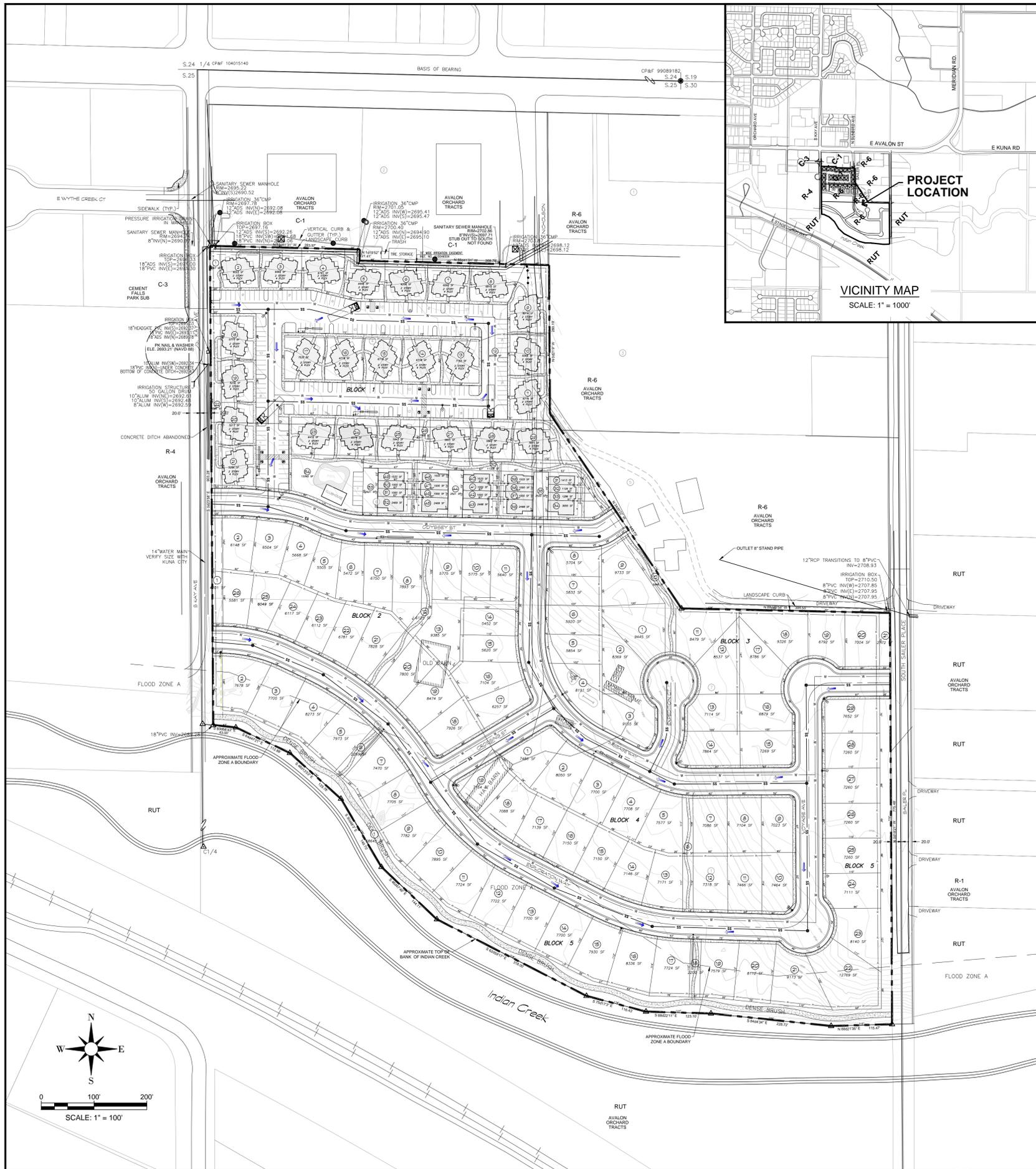
OWNER / DEVELOPER
BLACK CREEK LLC
 P.O. BOX 690
 MERIDIAN, ID 83680

PRELIMINARY PLAT MAP
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM
 Land Development & Real Estate Services

SHEET 1 OF 1
 DRAWN BY: JWR
 DATE: 6/12/15
 FILE: JOURNEY'S END.DWG



PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:	R01615252032 R01615252200 R01615251800 R01615252800	PARKING REQUIREMENTS:	REQUIRED: 200 PROVIDED: 217 ADA PARKING: 10 COVERED PARKING: 50%
ADDRESSES:	S KAY AVE & 987 E KUNA RD KUNA, ID 83634	SETBACKS:	FRONT: 20' REAR: 15' SIDE: 5'
ZONING	C-1 (EXISTING) 4.72 AC. R-6 (EXISTING) 24.07 AC.	SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
PROPERTY SIZE:	28.79 AC.		
BUILDABLE LOTS:	TOTAL: 145 COMMON LOTS: 13 RESIDENTIAL: 87 TOWNHOMES: 20 4-PLEXES: 25		
DENSITY:	4.58 UNITS/ACRE		
SITE DETAILS:	COMMON LANDSCAPE AREA 3.69 AC. 4-PLEX/TOWNHOME: 3.85 AC. SINGLE FAMILY: 4.75 AC. PAVED PUBLIC STREET AREA: 1.89 AC. PRIVATE DRIVE ISLE AREA: 12.87 AC. RESIDENTIAL AREA: 41 AC. TOWNHOMES: 1.33 AC. 4-PLEX UNITS: 3.82'		

NOTES

- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT UNITS.
- A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN. REFERENCE FIRM PANEL 16001C400J, DATED OCT. 2, 2003.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END HOME OWNERS ASSOCIATION.

LEGEND

— — — — —	SITE BOUNDARY LINE	⊕	FOUND ALUMINUM CAP MONUMENT
— — — — —	LOT LINE	⊕	CALCULATED POINT
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PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

OWNER / DEVELOPER
BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680

SUP MAP
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO



SHEET 1 OF 1
DRAWN BY: JWR
DATE: 6/12/15
FILE: JOURNEY'S END.DWG



Journey's End

Kuna, Idaho



From: [Steve Arnold](mailto:Steve.Arnold@ateamboise.com)
To: [Trevor Kesner](mailto:Trevor.Kesner@cityofkuna.com)
Subject: FW: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT
Date: Friday, October 23, 2015 1:21:45 PM

FYI: this is what I got from ACHD

Thanks,

Steve Arnold, Project Manager
(208) 871-7020
1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com

-----Original Message-----

From: Mindy Wallace [<mailto:Mwallace@achdidaho.org>]
Sent: Wednesday, October 21, 2015 10:01 AM
To: steve@ateamboise.com
Cc: TKesner@cityofkuna.com
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Steve,

This looks good. Make sure to provide this documentation when you submit the construction drawings for review.

Thanks,
Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

From: Steve Arnold [<mailto:steve@ateamboise.com>]
Sent: Tuesday, October 20, 2015 1:54 PM
To: David Rader; 'Trevor Kesner'
Cc: Mindy Wallace; 'Troy Behunin'; 'Wendy Howell'
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Dave,

If this looks good I will have our Client sign, let me know your thoughts.

Thanks,
[ESY_1311450_946606615_Page_1]
Steve Arnold, Project Manager
(208) 871-7020
1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com<<mailto:steve@ateamboise.com>>
[cid:image001.png@01CF0D27.770A40C0]

EXHIBIT A-5

From: David Rader [<mailto:Drader@achdidaho.org>]
Sent: Thursday, August 13, 2015 2:20 PM
To: 'Trevor Kesner' <TKesner@cityofkuna.com<<mailto:TKesner@cityofkuna.com>>>;
steve@ateamboise.com<<mailto:steve@ateamboise.com>>
Cc: Mindy Wallace <Mwallace@achdidaho.org<<mailto:Mwallace@achdidaho.org>>>;
Troy Behunin <TBehunin@cityofkuna.com<<mailto:TBehunin@cityofkuna.com>>>;
Wendy Howell <WHowell@cityofkuna.com<<mailto:WHowell@cityofkuna.com>>>
Subject: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Attached please find Ada County Highway District's final report for the Journey's End Subdivision/ 15-02-S. Thank you for your comments and please contact me if you have any questions.

Thank you,

Dave Rader
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6218
E-mail: drader@achdidaho.org<<mailto:drader@achdidaho.org>>

[cid:image004.png@01D10B3E.8053D2B0]

From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]
Sent: Monday, August 10, 2015 4:43 PM
To: David Rader
Cc: Mindy Wallace; Troy Behunin; Wendy Howell;
steve@ateamboise.com<<mailto:steve@ateamboise.com>>
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ ACHD DRAFT REPORT

Dave:

Based on historic relations between adjacent property owners/developers, Kuna Planning and Zoning staff are generally not in favor of the Journey's End connection stub to the Sailer Shores Meadows development; and supports the alternative recommendation to have the Sailer Shores Meadows developer consent to modify the approved preliminary plat to eliminate the stub street: Sailer Shores Way.

Thank you for the opportunity to offer comment.
Regards,

Trevor Kesner
Planner I
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
trevor@cityofkuna.com<<mailto:trevor@cityofkuna.com>>
[KUNA LOGO FINAL.jpg]
City of Kuna

763 W. Avalon
Kuna, ID 83634

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

From: David Rader [<mailto:Drader@achdidaho.org>]
Sent: Monday, August 10, 2015 9:46 AM
To: steve@ateamboise.com<<mailto:steve@ateamboise.com>>
Cc: Mindy Wallace; Trevor Kesner; Troy Behunin; 'lbootstfi@gmail.com'
Subject: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ ACHD DRAFT REPORT

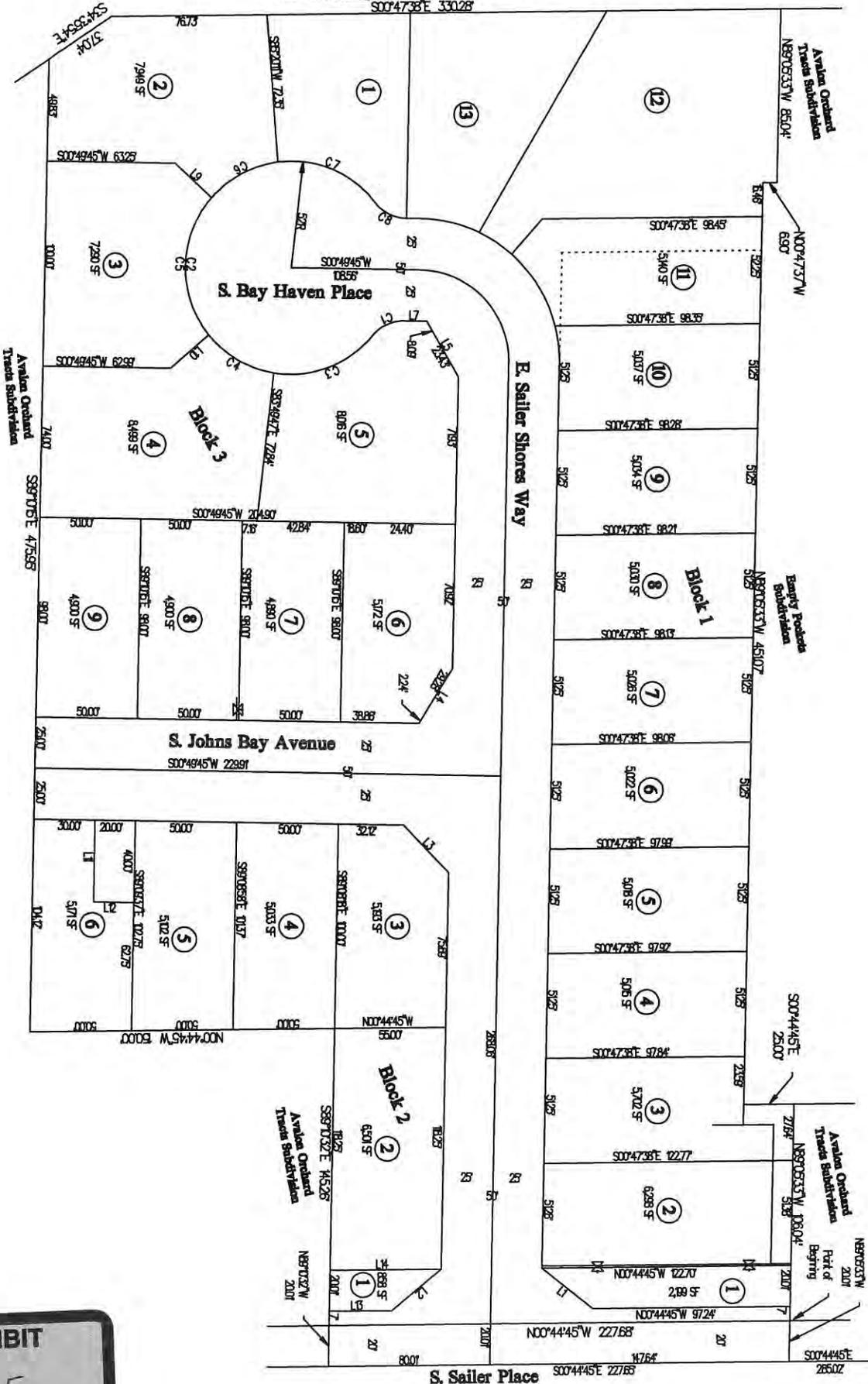
Attached please find Ada County Highway District's draft report for Journey's End Subdivision located at S Kay Avenue. Please submit questions or comments by Wednesday at 4:30PM.

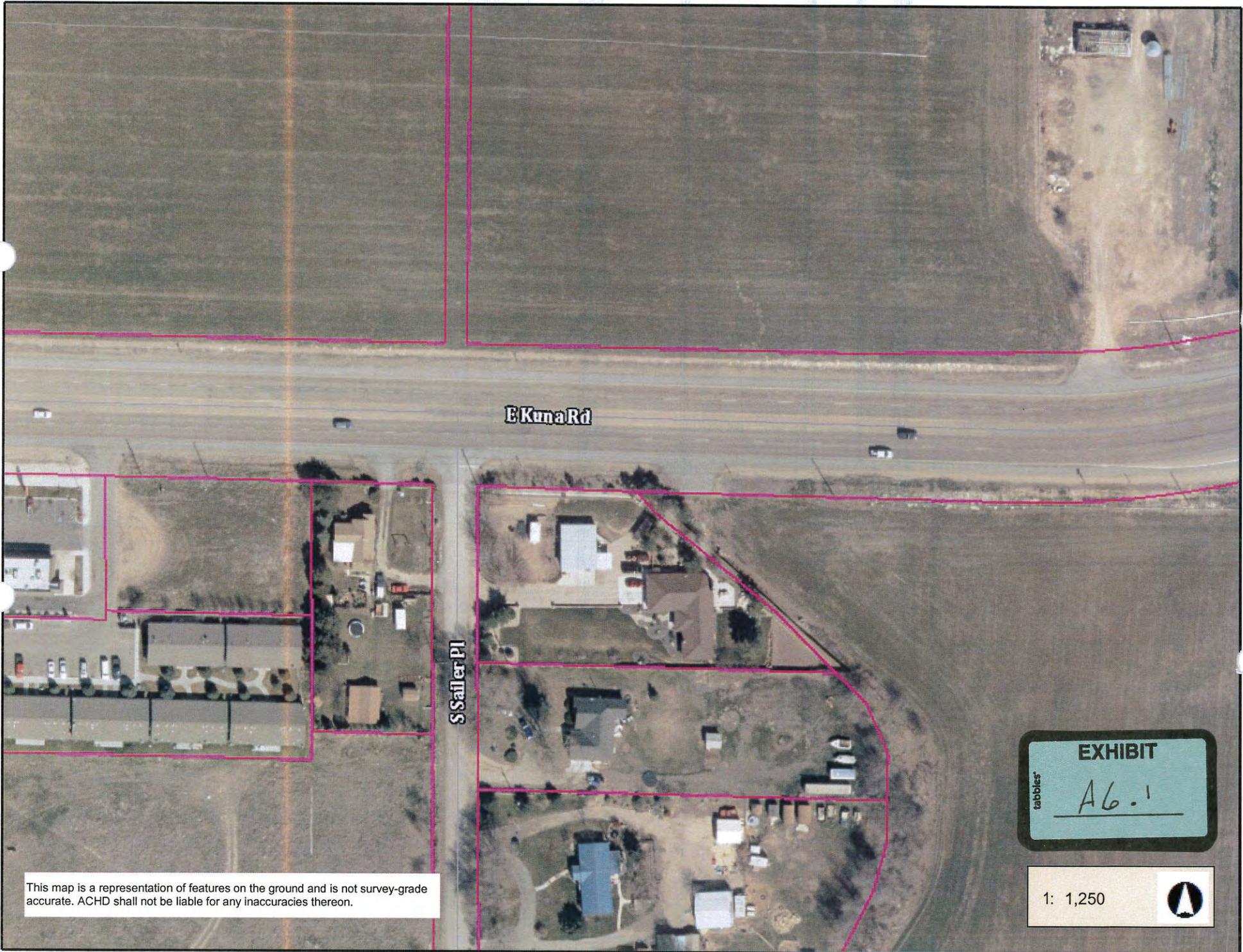
Thank you,

Dave Rader
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6218
E-mail: drader@achdidaho.org<<mailto:drader@achdidaho.org>>

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Avalon Orchard
Tracts Subdivision
S00°47'38"E 330.28'





E Kuma Rd

S Sailer Pl

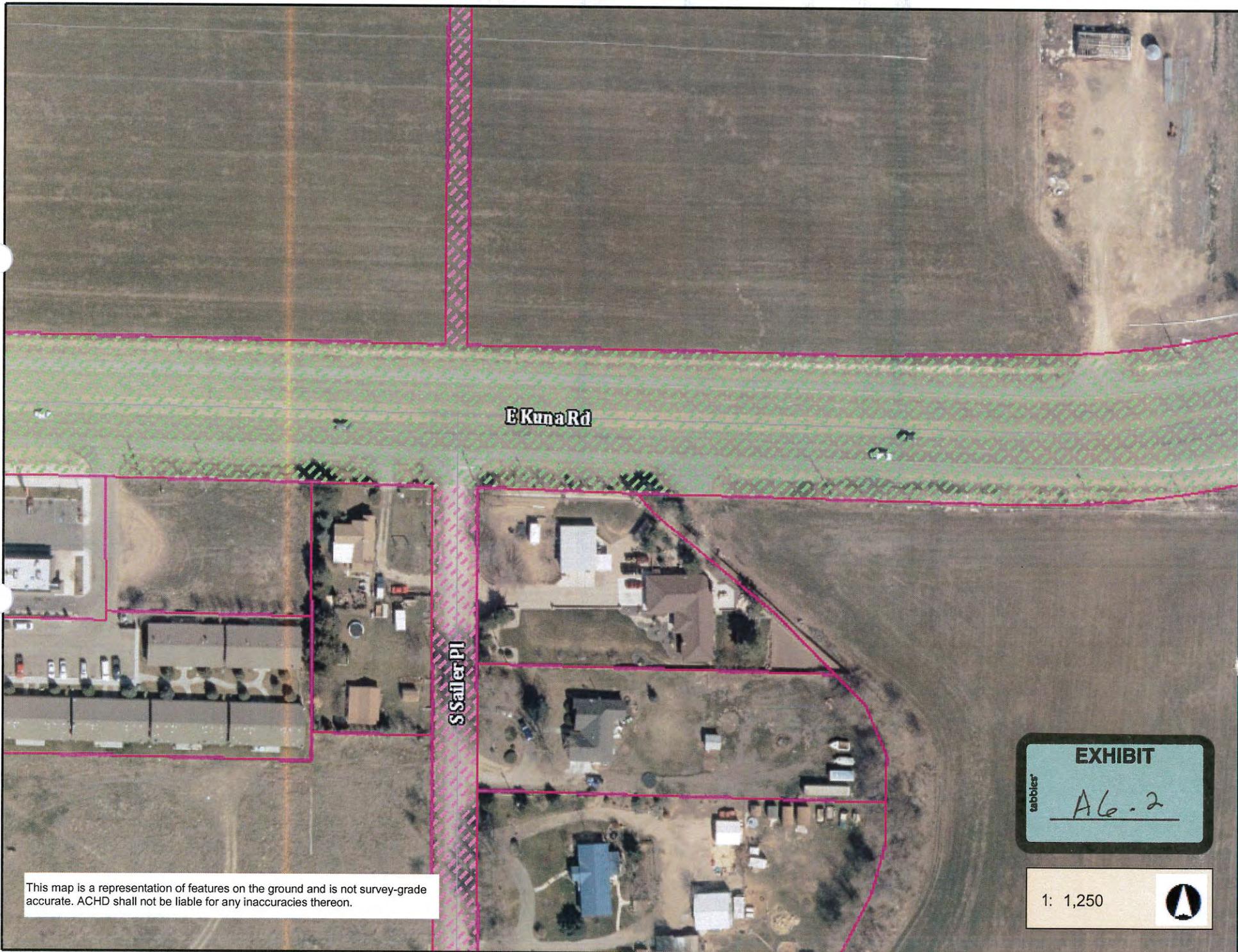
EXHIBIT

tabbles[®] A6.1

This map is a representation of features on the ground and is not survey-grade accurate. ACHD shall not be liable for any inaccuracies thereon.

1: 1,250





E Kuna Rd

S Sailer Pl

EXHIBIT

tabbles®

A6-2

This map is a representation of features on the ground and is not survey-grade accurate. ACHD shall not be liable for any inaccuracies thereon.

1: 1,250



MAP OF AVALON ORCHARD TRACTS

KUNA, IDAHO.

SEPT., 1909.

SCALE 800 FT. TO 1 INCH.

WOODBURY ABBEY, SURVEYOR.

NOTE: County Roads 50 wide
Other Roads 40 wide
Railroad Right of Way 200'

I, Woodbury Abbey, do hereby certify that the following is a correct description of the land included in the accompanying plat, to wit: - the North half of sec. 30, Twp. 2 N., Range 1 E.; the Northeast quarter, and the North half of the Northwest quarter of sec. 25; the South half and the Northeast quarter of the Southwest quarter, and the Southwest quarter of the Southwest quarter of sec. 24, Twp. 2 N., Range 1 W., Boise Meridian; and that this plat is made from actual survey and is correct.

Woodbury Abbey
Civil Engineer

Approved.
Avalon Orchard Tract Co. R. G. Walbank President

This is to certify that the Avalon Orchard Tract Company has caused the foregoing plat to be executed for the purpose of filing the same with the Recorder of Ada County, Idaho.

Avalon Orchard Tract Company
By E. S. Smith Secy.

State of Idaho, } ss.
County of Ada }

27226

I hereby certify that this instrument was filed for record at request of John Blake at 4 o'clock P.M., this 14th day of Dec., A. D. 1909, in my office, and duly recorded in Book 4 of Plat Books, at page 189.
JOS B. S. 50
R.

W. S. Cuddy
Ex Officio Recorder
Otto S. Peterson
Deputy

State of Idaho } ss.
County of Ada }

On this 1st day of November in the year 1909, before me H. Eugene Bradie, a Notary Public in and for said County, personally appeared E. S. Smith, known to me to be the secretary of the Corporation that executed the within instrument and acknowledged to me that such Corporation executed the same. In witness whereof I have hereunto set my hand and affixed my notarial seal the day and year first above written.

H. Eugene Bradie
Notary Public.

SEAL

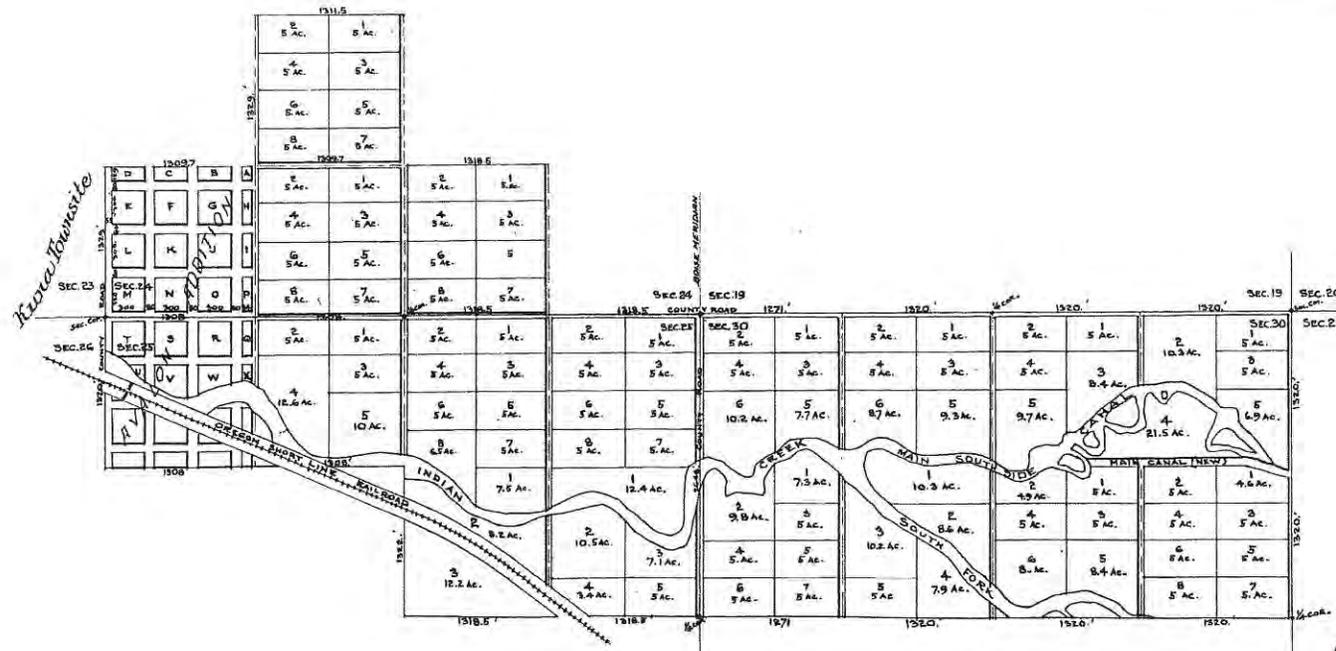


EXHIBIT
A-7



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Journey's End Project
Preliminary Plat
15-02-S, 15-03-SUP

DATE: July 16, 2015

RECEIVED
JUL 21 2015
CITY OF KUNA

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated July 8, 2015. It is noted that specific development plans are provided, which includes 132 firm buildable lots comprising 207 dwelling units and 13 common lots. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to a "re-conditioned Orchard Lift Station", which in turn, pumps to the Ten Mile Regional Lift Station. Preliminary investigations have concluded that all wastewater flows from this project would receive treatment at the South Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved treatment capacity. However, there are sufficient treatment connections available at standard rates to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- d) The elevation of this project site and adjacent properties is too low to be serviceable by gravity from the existing collection system and a lift station is required. Further, the capacity of the nearest lift station, Orchard, is almost fully committed. These two issues



together suggest the propriety of a regional solution to address both deficiencies. The City Engineer recommends the condition applied to Merlin Subdivision also be applied jointly to this development, to wit: **“It is recommended a sewer service study is conducted,** with input from the developer and in consideration of this development’s and the City’s needs, to determine the preferred sewer service option for this property”.

- e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan and the results of the “sewer service study” mentioned in 1.d, particularly to the providing of lift stations, sewer mains and trunk lines in the master plan and study.
- f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths. This applies to sewer main extended at 5 street stub locations and in the right-of-way for Kay Avenue and Sailor Place.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City’s Standard Table.
- b) The nearest available water main (12-inch) is located in the Kay Avenue right-of-way on the west boundary of the project.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- e) 8-inch water mains should be installed by developer in internal subdivision streets and the Sailor Place frontage.
- f) At least 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- i) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities.
- j) The City Engineer has evaluated the distribution of supply wells and available supply in the vicinity of the project and concludes there is not a need for a well site within the bounds of the project.

3. Pressure Irrigation

- a) The applicant’s property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Kay Avenue right-of-way on the north boundary of the project.
- b) The property’s irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations

and available supply in the vicinity of the project and concludes there is not a need for a pump station and reservoir within the bounds of the project.

- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a trunk line in the Kay Avenue frontage where it does not presently exist.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible for continued maintenance, and if necessary, replacement.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not

- only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Indian Creek is one of those facilities.
 - c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
 - d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
 - e) State the vertical datum used for elevations on all drawings.
 - f) Provide engineering certification on all final engineering drawings.
 - g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and irrigation related pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

The subject property does not front any section line or mid-mile arterials or collector streets.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - a. 10-foot minimum subdivision boundary easement;
 - b. 10-foot minimum street frontage easement;
 - c. 10-foot back lot line easement as required in code;
 - d. 5-foot side lot line easement subject to further discussion on the townhome lots;
 - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City Engineer.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.

- d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

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

9. Phasing of Development

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.

WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

29 July 2015

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

RE: A-Team Consultants **15-02-S**
987 East Kuna Rd.
Boise-Kuna Irrigation District **BK-1282**
Teed Lateral 65+10
N. Railroad Lateral 53+90
Sec. 25, T2N, R1W, BM.

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AUG 06 2015
CITY OF KUNA

Troy Behunin:

The United States' New York Canal (that portion that runs through the Indian Creek Channel) lies within the boundary of the above-mentioned location. The easement for this facility is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement 25 feet northerly of the uppermost shoulder of the channel. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the easement, to insure public safety and prevent encroachments.

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

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



same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

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

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

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

If the irrigation system will be incorporated into the City of Kuna's pressure system, Boise Project Board of Control will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

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

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

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

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CITY OF KUNA

DEQ Response to Request for Environmental Comment

Date: 08/03/2015
Agency Requesting Comments: City of Kuna
Date Request Received: 07/13/2015
Applicant/Description: 15-02-S & 15-03-SUP Preliminary Plat & SUP
Journey's End Subdivision

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieq/>.

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

1. Air Quality

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.



All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent*

excessive sediment and turbidity from entering surface water.

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 2074



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

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JUL 21 2015

CITY OF KUNA

(208) 334-8300
itd.idaho.gov

July 21, 2015

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-02-S AND 15-03-SUP JOURNEY'S END SUBDIVISION

The Idaho Transportation Department has reviewed the referenced subdivision and special use application for the Journey's End Subdivision between S. Kay Ave. and S Sailor Pl. south of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application.
2. The project does not generate any more trips than anticipated under the Comprehensive Plan
3. This site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads 'James K. Morrison'.

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov





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AUG 13 2015

CITY OF KUNA

Project/File: **Journey's End/ KPP15-0005/ 15-02-S**
 This is a preliminary plat and special use application for the proposed Journey's End subdivision consisting of 25 multifamily lots, 20 townhomes, and 13 common lots on 28.79 acres. The site is located east of Kay Avenue and west of Sailor Place, approximately 400-feet south SH-69 in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: S Kay Avenue

Staff Approval: August, 2015

Applicant: Steve Arnold
 A Team Land Consultants
 1785 S Whisper Cove Avenue
 Boise, ID 83709

Representative: Same as above

Staff Contact: David Rader
 Phone: 387-6218
 E-mail: drader@achdidaho.org



A. Findings of Fact

- Description of Application:** This is a preliminary plat and special use application for the proposed Journey's End subdivision consisting of 25 multifamily lots, 20 townhomes, and 13 common lots on 28.79 acres, located east of Kay Avenue and west of Sailor Place, approximately 400-feet south SH-69

The proposed zoning for the single family and townhome lots is consistent with the City of Kuna's Comprehensive plan however the northern most parcel comprised in the development is zoned C-1 (neighborhood business district) and not consistent with the proposed multi-family residential units.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Business District	C-1
South	Rural Urban Transition	RUT
East	Residential and Rural Urban Transition	R-4/ RUT
West	Rural Urban Transition/ Residential	R-1/ RUT



3. **Adjacent Development:** Sailor Shores Subdivision

- *Sailors Shores Subdivision, a preliminary plat consisting of 26-residential lots and 2 common lots, the site abuts the northern most parcel of the Journey's End Subdivision to the east, on April 18, 2007. The City of Kuna has indicated that this is still an active application.*
- *Cement Falls Park Subdivision, a preliminary plat consisting of 5 commercial lots, the site abuts the northern most parcel of the Journey's End Subdivision to the north, on July 9, 2003.*

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** .76

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

7. **Capital Improvements Plan/ Integrated Five Year Work Plan:**

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

B. Traffic Findings for Consideration

1. **Trip Generation :** This development is estimated to generate 1,600 additional vehicle trips per day; 158 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

Trip Generation and Signal Warrant Analysis

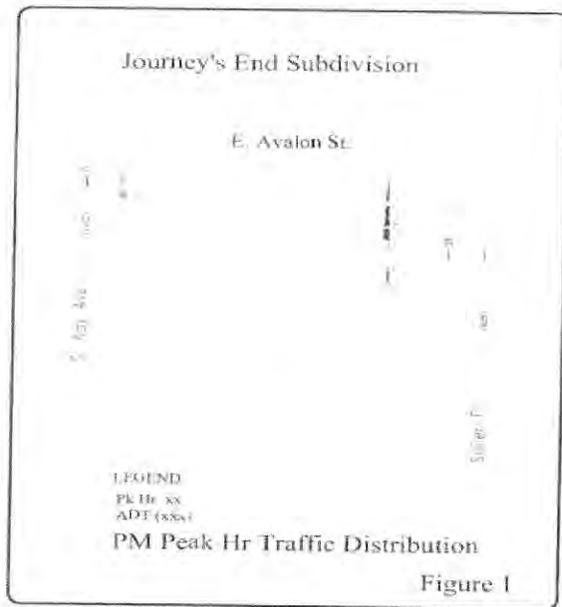
Gary Funkhouser, P.E., prepared a traffic impact study for the proposed *Development*. Below is an executive summary of the findings **as presented by Black Creek LP**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Site Traffic generation is normally estimated by procedures recommended in the latest edition of the Trip Generation Manual (9th Ed.), published by the Institute of Transportation Engineers (ITE) in the absence of site specific data. Trip rates estimated in the manual are based on the actual driveway traffic measurements performed on different land uses nationwide, particularly in metropolitan area.

The site traffic generation was obtained by applying the trip generation rates (from the Trip Generation Manual) for the proposed land uses. Trips were estimated using the following land uses: 86 single family residences, 100 apartment units and 20 townhouse units. A summary of the site trip generation Journey's End is projected to generate gross average daily traffic (ADT) of approximately 1,600 vehicles per day (vpd) and PM peak hour traffic of 158 vph and the AM peak hour of 124 vph. The existing trips on Sailer Place was estimated using the ITE TGEN Manual. The existing ADT is 112 VPD with the AM peak of 9 vph and the PM peak is 12 VPD.

A signal Warrant analysis was estimated for the Avalon Street and Kay Avenue intersection and found that a signal is not warranted. The analysis assumed that both the Journey's end and Merlin subdivisions were built out.

Figure 2 - 2017 PM Peak Hour Site Traffic (vph)



Staff Comments/Recommendations: ACHD staff has completed a review of the traffic impact study and has found it to be in compliance with ACHD policies.

Consistent with the Traffic Impact Study, ACHD staff has found that a signal is not warranted at the intersection of Avalon Street and Kay Avenue

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
E Avalon Street	N/A	Principal Arterial	642	Better than "E"	N/A
E Kuna Road	N/A	Principal Arterial	550	Better than "E"	N/A
S Kay Avenue	904-feet	Local	88	N/A	201
S Sailer Place	784-feet	Local	N/A	N/A	45

* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH)

3. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Avalon Street east of Orchard Avenue of 10,702 on 2/5/2014.

C. Findings for Consideration

1. S Kay Avenue and Sailer Place

- Existing Conditions:** Sailer Place is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 42-feet of right-of-way for Sailer Place (21-feet from

centerline). Sailer Place terminates 1,641-feet south of Kuna Road (measured from centerline) and approximately 140-feet north of Indian Creek. A turn around does not exist at the terminus of Sailer Place.

Kay Avenue is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 40-feet of right-of-way for Kay Avenue (20-feet from centerline). The paved portion of Kay Avenue terminates 466-feet to the south of Avalon Street (measured from centerline of Avalon Street) into a temporary cul-de-sac. A portion of the temporary turnaround is located within the parcel to the west of Kay Avenue. Kay Avenue continues south of the temporary turn around as a 20-foot wide gravel road approximately 624-feet to its point of termination.

b. Policy:

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

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

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

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

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

parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Kay Avenue or Sailer Place abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy and should not be approved, as proposed. , The applicant should be required to construct Sailer Place as one half of a 36-foot street section, with curb, gutter and 5-foot attached concrete sidewalks, within 50-feet of right-of-way (25-feet from centerline) abutting the site. The applicant should dedicate 25-feet of right-of-way measured from the centerline of Sailer Place abutting the site. The applicant should construct half of a cul-de-sac with a minimum 45-foot turning radius at the southerly terminus of Sailer Place approximately 1,641-feet south of Kuna Road. Locate the turnaround wholly within the right-of-way.

As part of Cement Falls Park Subdivision Kay Avenue was constructed as half of a 40-foot street section. Consistent with that action the applicant should construct Kay Avenue as half of 40-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site. The applicant should be required to construct an additional 12-feet of pavement plus 3-foot wide gravel shoulders beyond the centerline of Kay Avenue abutting the site. The applicant should dedicate approximately 56-feet of right-of-way (28-feet from centerline). The applicant should terminate Kay Avenue at its intersection with Exploration Way.

2. **Internal Local Streets (Passage Way, Exploration Way, Crossing Street, Voyage Avenue, Odyssey Street)**

- a. **Existing Conditions:** No streets exist internally to the site.
- b. **Policy:**

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets as 36-foot street sections, with curb, gutter and 5-foot detached concrete sidewalks buffered by 7-foot parkway strips.

The applicant is proposing 2 knuckles at the intersection Exploration Way and Voyage Avenue, Voyage Avenue and Voyage Avenue.

The proposed Expedition Court terminates into a cul-de-sac approximately 175-feet to the north of the proposed Passage Way.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy with the exception of the width of the landscape buffer strip. The applicant should be required to construct an 8-foot parkway strip.

The applicant should construct the cul-de-sac at the terminus of Expedition Court with a minimum turn radius of 45-feet.

3. Roadway Offsets

- a. **Existing Conditions:** There are no existing roadway offsets.

- b. **Policy:**

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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

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

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

- c. **Applicant Proposal:** The applicant is proposing to offset Odyssey Street intersecting Kay Avenue approximately 563-feet south of Wythe Creek Court (measured from centerline to centerline).

The applicant is proposing to offset Exploration Way intersecting Kay Avenue approximately 819-feet south of Wythe Creek Court and 256-feet south of the proposed Odyssey Street.

The applicant is proposing to offset Voyage Avenue intersecting Sailer Place approximately 1119-feet south of Kuna Road.

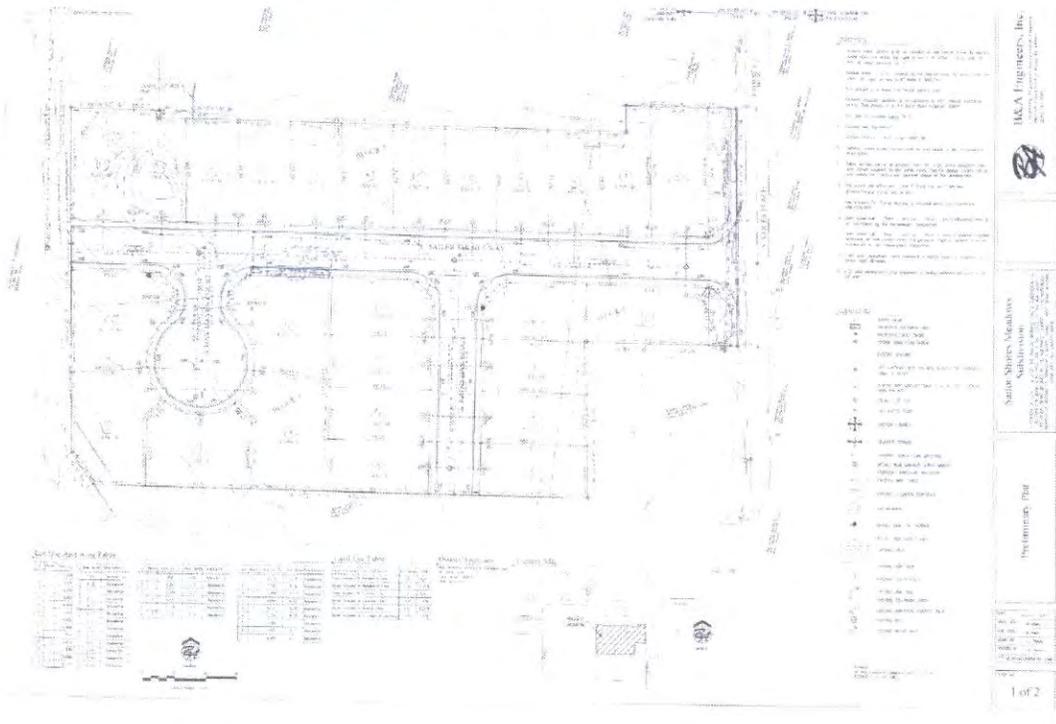
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed.

4. Stub Streets

- a. **Existing Conditions:** The paved portion Kay Avenue terminates 466-feet to the south of Avalon Street (measured from centerline) into a temporary cul-de-sac. A portion of the temporary turnaround is located within the parcel to the west of Kay Avenue. Kay Avenue continues south of the turnaround as a 16-foot wide gravel road terminating 889-feet south of E Wythe Creek Court and approximately 156-feet north of Indian Creek.

Sailer Place terminates 1641-feet south of Kuna Road and approximately 140-feet north of Indian Creek. A Temporary turn around does not exist at the terminus of Sailer Place.

The preliminary plat for Sailor Shores Meadow Subdivision was approved April 18, 2007. The Sailor Shores site abuts the northern most parcel of the Journeys End Subdivision to the east. The plat shows the road Sailer Shores Way running east and west intersecting Sailer Place and stubbing to the northern most parcel in the proposed Journey's End subdivision. The preliminary plat for Jounrey's End Subdivision does not provide a connection for Sailer Shores Way.



b. Policy:

Stub Street Policy: District policy 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7207.2.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is not proposing improvements to Kay Avenue or Sailer Place.

The proposed Odyssey Street stubs eastward to the abutting undeveloped parcel approximately 500-feet south of north property line (measured property line to center line).

The applicant is proposing to terminate Expedition Court into a cul-de-sac approximately 175-feet to the north of Passage Way (measured from centerline of Passage Way).

- d. **Staff Comments/Recommendations:** The applicant should construct half of a cul-de-sac with a minimum radius of 45-feet at the southerly terminus of Sailer Place approximately 1,641-feet south of Kuna Road.

The applicant should terminate Kay Avenue at the intersection of proposed Exploration Way.

The applicant should provide a stub street to the Sailer Shores Meadow Subdivision providing a connection to the previously approved Sailor Shores Way.

Alternatively, the applicant should consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. The applicant should provide written documentation of the plat modification from the developer of Sailer Shores Meadow Subdivision and the City of Kuna prior to signature of the first final plat.

The City of Kuna Planning and Zoning staff are in favor of modifying the approved preliminary plat for Sailer Shores Meadows to eliminate the Sailer Shores Way stub street: See Exhibit A.

5. Driveways

5.1 Local Streets

- a. **Existing Conditions:** There are no existing driveways located on the site.

- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

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

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

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

- c. **Applicant Proposal:** The applicant is proposing two driveways providing access to the multi-family units located within block 1 located approximately 188-feet south of Wythe Creek Court and 125-feet east of Kay Avenue.
- d. **Staff Comments/ Recommendations:** The applicant should construct a stub street (36-foot Street Section, curb, gutter and 5-foot attached concrete sidewalks within 50-feet of right-of-way) providing a connection to Sailer Shores Way, in lieu of the driveways providing access to the multi-family units located within block 1, located 188-feet south of Wythe Creek Court and 125-feet east of Kay Avenue.

Alternatively, the applicant should consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. With the elimination of the Sailer Shores Way Stub Street the driveways should be approved as proposed.

Landscaping

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

D. Site Specific Conditions of Approval

1. Construct Kay Avenue as half of a 40-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site plus 12-feet of pavement and 3-foot wide gravel shoulders on the west side of Kay Avenue within 56-feet of right-of way. Terminate Kay Avenue at the intersection of Exploration Way.
2. Dedicate 28-feet of right-of-way from the centerline of Kay Avenue abutting the site.
3. Construct Sailer Avenue as half of a 36-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site within 50-feet of right-of-way (25-feet from centerline).
4. Dedicate 25-feet of right-of-way from the centerline of Sailer Place abutting the site.
5. Construct a half street cul-de-sac at the southerly terminus of Sailer Place, approximately 1,641-feet south of Kuna Road with a minimum turning radius of 45-feet. Locate the turnaround wholly within the right-of-way.
6. Construct the internal local streets as 36-foot street sections with curb, gutter and 5-foot attached concrete sidewalk buffered by an 8-foot parkway strip on both sides within 50-feet of right-of-way.. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way.
7. Construct a stub street intersecting Kay Avenue stubbing east ward to the Sailer Shores Way, providing a connection to the previously approved Sailer Shores Way. Construct the street as a 36-foot street section with curb, gutter and 5-foot attached concrete sidewalks within 50-feet of right of way. Install a sign at the easterly terminus of the Sailor Shores Way stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

8. Alternatively, consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. The applicant should provide written documentation of the plat modification from the developer of Sailer Shores Meadow Subdivision and the City of Kuna prior to signature of the first final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. Exhibit A
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP

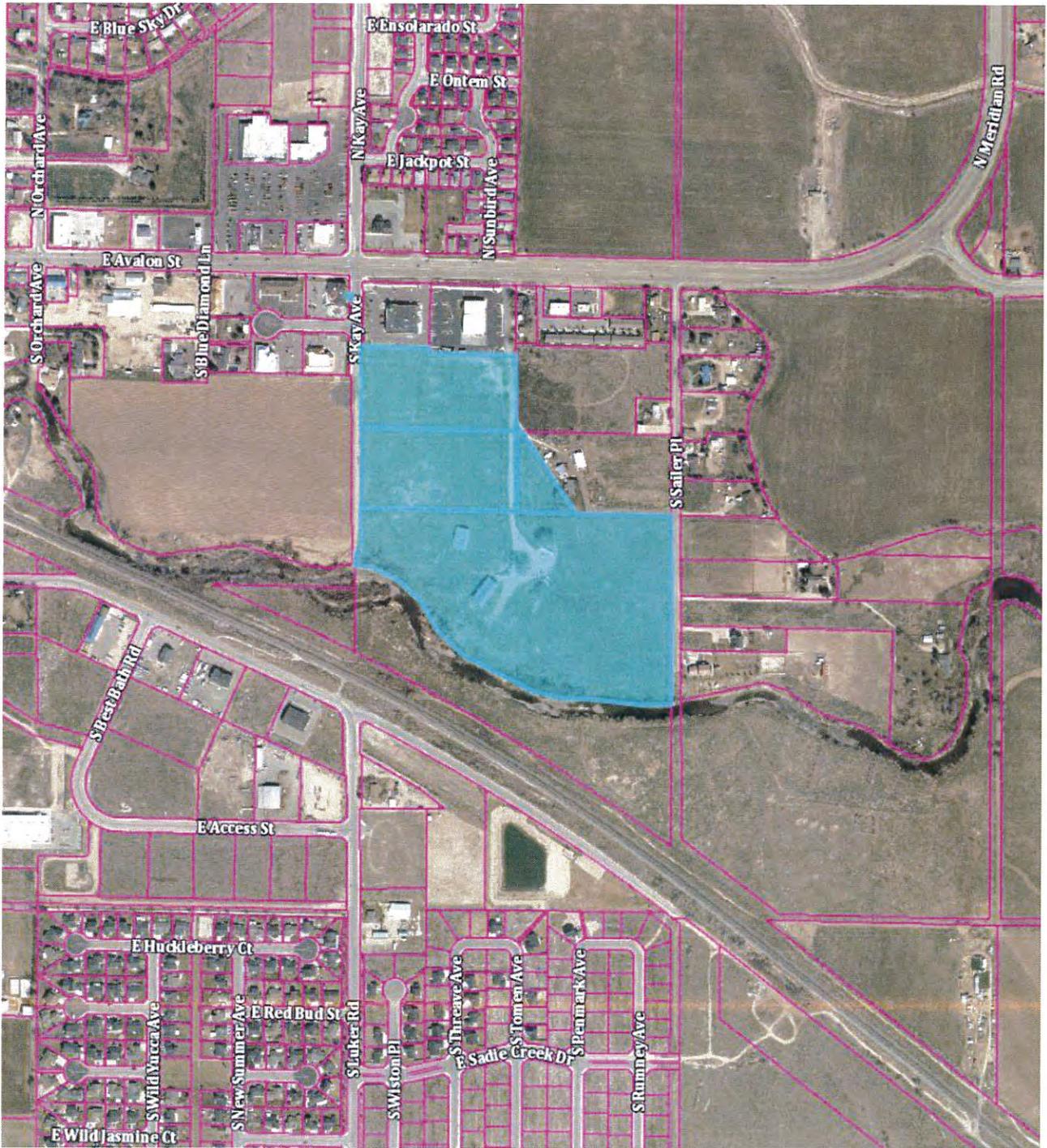
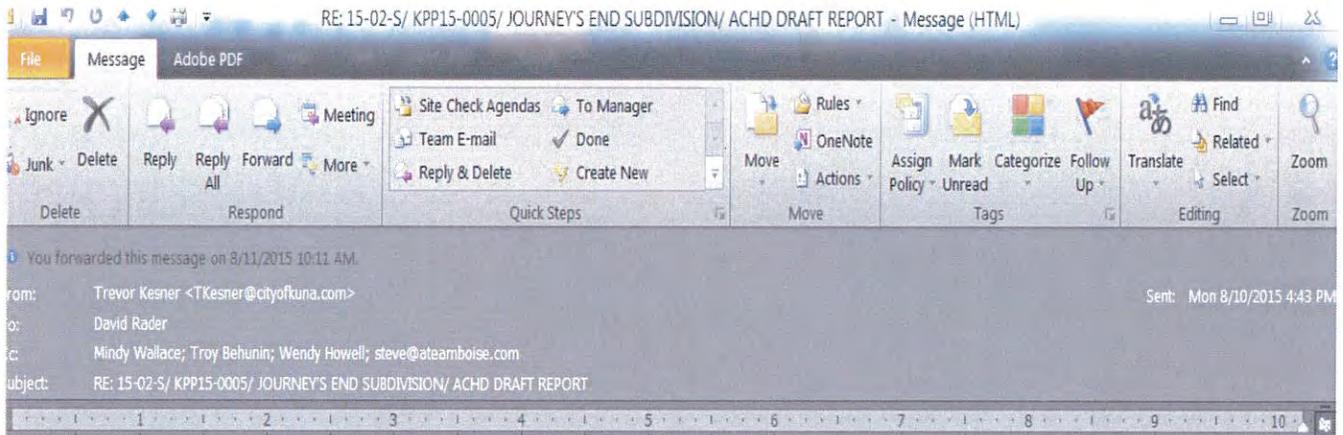


Exhibit A



Dave:

Based on historic relations between adjacent property owners/developers, Kuna Planning and Zoning staff are generally not in favor of the Journey's End connection stub to the Sailer Shores Meadows development; and supports the alternative recommendation to have the Sailer Shores Meadows developer consent to modify the approved preliminary plat to eliminate the stub street: Sailer Shores Way.

Thank you for the opportunity to offer comment.
Regards,

Trevor Kesner

Planner I
KUNA PLANNING & ZONING DEPT
(208) 387-7731
trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

UNRECORDED NOTICE

This is a public notice of the City of Kuna, Idaho, regarding the proposed development of the Journey's End Subdivision, ACHD Draft Report. The City of Kuna is currently reviewing the proposed development and has received comments from the public. The City of Kuna is currently reviewing the proposed development and has received comments from the public. The City of Kuna is currently reviewing the proposed development and has received comments from the public.

From: David Rader (mailto:Drader@pchdidaho.org)

See more about: Trevor Kesner.



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity

shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
 - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
 - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
 - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
 - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
 - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
 - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 15-02-S

Journey's End Sub

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. _____

Reviewed By: [Signature]

Date: 9/4/15

RECEIVED
SEP 10 2015
CITY OF KUNA

EXHIBIT
B-6



City of Kuna
Planning and Zoning Commission
Findings of Fact

PO Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

To: Kuna Planning and Zoning Commission

File Number: Area of City Impact Map

Planner: Wendy I. Howell, Planning & Zoning Director

Hearing date: November 18, 2015
Findings date: December 8, 2015

Applicant: Kuna Planning & Zoning Department
763 W. Avalon Road
Kuna, Idaho 83634

A. Course of Proceedings:

An Area of City Impact Map is a public hearing with Planning and Zoning Commission as the recommending body and City Council as the decision-making body. After which an application for negotiation of the area of City Impact will be filed with Ada County. This land use was given proper public notice and followed the requirements set forth in Kuna City Code (KCC), Title 5 and Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------|-------------------|
| i. Agencies | November 4, 2015 |
| ii. Kuna, Melba Newspaper | November 4, 2015 |
| iii. Kuna, Melba Newspaper | November 11, 2015 |

B. Request:

This request is to define the boundaries of Kuna's Area of City Impact. Amending the Area of City Impact boundary in no way affects the current use or zoning of any individual properties and is solely for the purpose of planning.

C. History:

The current area of city impact was approved in 1999 by Ada County, however it encompasses only a fraction of the City's area due to the tremendous amount of growth and annexation that has occurred since that time. Thus, the existing area of city impact boundary serves no functional purpose.

D. General Project Facts:

The City has been working in conjunction with developers that have proposed an industrial park generally located between South Cole Road and South Pleasant Valley Road and want to annex into the City of Kuna. The developer has worked with property owners and has created an annexation path for an industrial park. An Urban Renewal District is being considered for expansion of the needed services.

E. Plan Adoption Process:

The City's adoption process is as detailed below:

1. Public notice which includes a summary, date, time and place of the public hearing must be noticed in the official paper of the City. The publication shall be published 15 days prior to the Commission's public hearing. *Completed*
2. Notice of the amendment is sent to affected agencies that provide services within the planning jurisdiction, including the school district 15 days prior to the public hearing. *Completed*
3. After the Commission has concluded their public hearing process, they will make a recommendation to the City Council.
4. The Council's notification process is the same as the Commission's except, the legal notification includes the Commission's recommendation.
5. If the council makes a material change to the Commission's recommendation or to the amendment, further notice and hearing is required.
6. The amendment is not effective until the Council approves a resolution adopting it. A copy of the amended map shall accompany the resolution and be kept on file with the City Clerk.

F. Staff Analysis:

Kuna's Area of City Impact is being proposed to expand the City's Area of City Impact Map that includes land currently within the City's municipal boundary and lands outside the municipality contemplated for future annexation.

According to Idaho State Code in defining an area of city impact, the following factors shall be considered: 1) trade area; 2) geographic factors; and 3) areas that can reasonably be expected to be annexed to the city in the future.

- 1) Trade Area: A trade area can be defined as the region from which a City can expect the primary demand for specific product or service.

Kuna is rapidly becoming a full-service community whose range of commercial services continues to draw individuals from greater distances to accommodate their consumer and cultural needs. It is the goal of the City to create a self-sustaining and stronger community identity.

- 2) Geographic Factors: geographic factors are both natural and manmade. Natural Features can provide logical boundaries for an Area of City Impact such as bodies of water, landform and elevation changes. Manmade can be infrastructure that has been placed on the land such as structures including roads, bridges, canals, and buildings.

The proposed Kuna Area of City Impact boundary follows natural, political, and geographic boundaries. In most cases the Kuna Area of City Impact boundary follows roadways, survey section lines, and the boundary lines of other communities.

3) Areas that can be reasonably expected to be annexed into the City in the future:

Kuna has experienced tremendous growth in the past decade, and expects to experience similar growth rates into the near future. Kuna's municipal boundaries have expanded from 2.7 square miles in 2004 to 16.6 square miles in 2015.

The annexation effort has left the City's boundary line rather irregular. The proposed Kuna ACI boundary attempts to square up and smooth out the City's edge and create a future municipal boundary that maximizes service delivery efficiency.

The City of Kuna has worked diligently with Compass and Ada County Highway Department to align our Street Circulation Plan and to include the proposed impact boundary area. The Street Circulation Plan was a part of the Council's approval of the Comprehensive Plan on August 18, 2015.

Kuna also has Facility Planning Studies for water, wastewater and pressurized irrigation will be updated when the areas of city impact boundaries have been approved through Ada County. Storm drainage facilities are handled by Ada County Highway District through seepage beds. Kuna handles on-site drainage the same way.

Kuna Fire District owns the Station No. 2 building at Five Mile and Kuna Road and has future plans to have this facility staffed as the need arises. Kuna Police is contracted through Ada County. As the city limits expand Kuna will need to add staff to the police services to support future growth and the safety requirements.

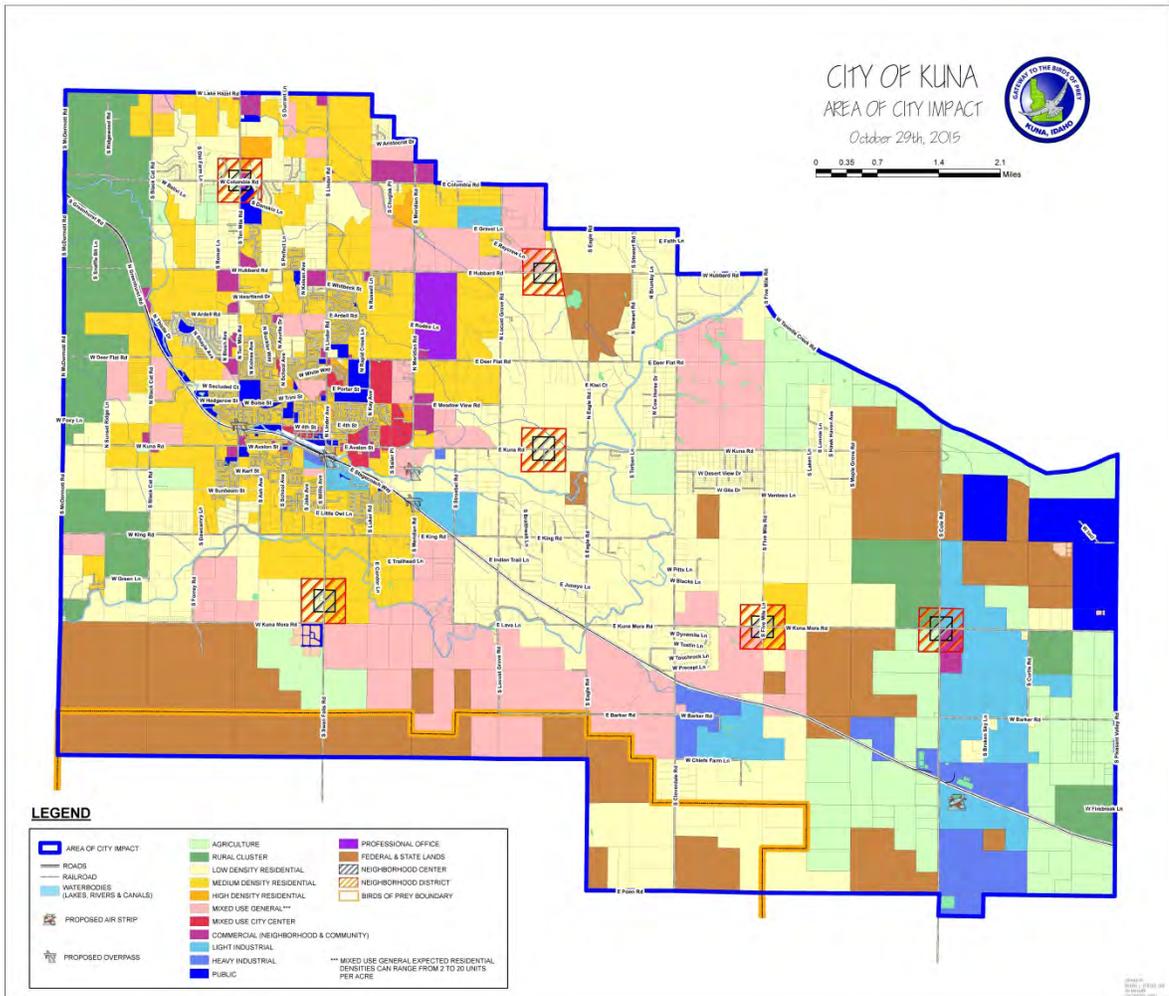
The City has discussed doing a new comprehensive plan that utilizes public input to define the goals, objectives, and policies for the community. The anticipated start date is in 2016. Additionally, the City is in the beginning stages of planning a Park Master Plan, which will then be incorporated in the future into the Comprehensive Plan.

The purpose of the expansion of the impact boundary is to include most of the existing city limits within the impact area. The City intends for the area of city impact map to be a guide to future development within the City.

It is important to note, the proposed Kuna Area of City Impact boundary does not overlap any other area of city impact boundaries, nor are we aware of any concerns raised by other municipalities about our proposed boundary.

The Comprehensive Plan and Area of City Impact Map will be submitted to Ada County Commissioners for approval upon approval by Kuna City Council.

2. The Proposed Area of City Impact Boundaries:



3. Legal Description For Kuna’s Proposed Area of City Impact Boundaries:

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Road and S McDermott Road,
 Thence south 7.5 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;
 Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;
 Thence south 1.5 miles to a point in the center of the E Poen Road;
 Thence east 4 miles along the E Poen Road alignment;
 Thence south ¼ mile along S Cole Road;
 Thence east ½ mile to the alignment of S Broken Sky Lane;
 Thence north along said alignment ¼ mile to the alignment of E Poen Road;
 Thence east 1 ½ miles to the alignment of S Pleasant Valley Road;
 Thence north along said S Pleasant Valley Road 5.0 miles more or less to the intersection of W Tenmile Creek Road;
 Thence in a northwesterly direction for 4.94 miles more or less to the intersection of W Hubbard Road;

Thence west 1 mile along W Hubbard Road to the intersection of S Cloverdale Road;
Thence north 0.5 miles along S Cloverdale Road;
Thence west 1.5 miles to the center of Section 8, Township 2 North Range 1 East;
Thence north 0.5 miles to a point in the center of E Columbia Road;
Thence west 1 ¼ miles along E Columbia Road to the intersection of S Bryker Lane;
Thence north ¼ of a mile;
Thence west ¼ of a mile to the centerline of S Meridian Road;
Thence north along said centerline of S Meridian Road ¼ of a mile;
Thence west ¼ of a mile;
Thence north ¼ of a mile;
Thence west ¼ of a mile;
Thence north ¼ of a mile to a point in center of W Lake Hazel Road;
Thence west 3.5 miles along W Lake Hazel Road to the Point of Beginning;
Said area contains 79.70 square miles more or less.

H. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

I. Comprehensive Plan Analysis:

5.0 Economic Development

Policy: Recruit industrial businesses for a business park south of Kuna Mora Road and east of Cloverdale Road.

6.0 Land Use

Policy: Adopt a future land use plan and map that reflects the needs an adopt a comprehensive land use plan, area of city impact map, and planning area map that reflect the needs and values of the community and guides future growth in a manner consistent with the community's vision. The following strategies should be employed as part of this policy effort.

- Community-based residential development,
- Revitalization and strengthening of downtown,
- Development of designated commercial areas and employment centers,
- Utilization of self-sustaining neighborhood-focused development patterns,
 - Preservation of open space and small-scale agriculture operations as an interim land use.
 - Proactive planning for new residential, commercial, and industrial growth and overall City expansion.

Objective 5.3: Improve Kuna's opportunity to secure jobs by promotion of the Union Pacific Railroad Line and other transportation systems.

Policy: Site lands for industrial purpose along the Union Pacific Railroad Line such as Kuna Mora Road, South Cole Road and Highway 69 to facilitate manufacturer's transportation access to the marketplace.

8.0 Public Services, Facilities, and Utilities

Objective 1.1: Plan for future growth in advance of demand for public services.

9.0 Transportation

Policy: Increase Kuna's employment opportunities as a means to reduce commuter trips.

Policy: Annex contiguous properties requesting City services.

Objective 2.2: Prepare to accommodate service demands without unnecessary delay by coordinating the design and delivery of services with rate and type of growth. Obtain the tools necessary to fund needed increases in operations and capital.

Policy: Support the Kuna Rural Fire Protection District in the location and construction of new facilities necessary to retain or improve emergency response time.

Policy: Plan for additional police staffing to support future growth and safety requirements.

Policy: Increase Kuna's employment opportunities as a means of reducing commuter trips.

J. Findings of Fact:

1. Kuna Planning and Zoning Commission accepts the facts outlined in the staff report, public testimony and the supporting exhibits.
2. Public notices were published in the Kuna Melba News on November 4, 2015 and November 11, 2015 in anticipation of the Planning and Zoning Commission meeting. The notices providing a summary of the request, date, time, and the place of the public hearing.
3. Affected agencies were notified November 4, 2015.
4. All procedural items have been completed in accordance with Idaho Code and Kuna City Code.
5. The map matches the City of Meridian's impact area boundary.
6. The Area of City Impact Boundaries Map for the City of Kuna was last approved by Ada County in 1999.
7. The Area of City Impact Map identifies projected land uses.
8. The extension of this boundary in no way affects the current use or zoning of any individual properties and is solely for the purpose of planning.

K. Conclusions of Law:

1. The Planning Area Map has been prepared indicating projected land uses.
2. This extension amendment appears not detrimental to the health, safety and general welfare of the public.
3. The map amendment is consistent with the Comprehensive Plan.
4. The planning area extension amendment will advance the public interest and be a benefit to the City of Kuna.

L. Order of Decision:

Based on the facts outlined in staff's report and public testimony, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval, to the City Council, Case No. 2015-ACIM, the area of city impact map boundaries as described herewith: Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Road and S McDermott Road; Thence south 7.5 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West; Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East; Thence south 1.5 miles to a point in the center of the E Poen Road; Thence east 4 miles along the E Poen Road alignment; Thence south ¼ mile along S Cole Road; Thence east ½ mile to the alignment of S Broken Sky Lane; Thence north along said alignment ¼ mile to the alignment of E Poen Road; Thence east 1 ½ miles to the alignment of S Pleasant Valley Road; Thence north along said S Pleasant Valley Road 5.0 miles more or less to the intersection of W Tenmile Creek Road; Thence in a northwesterly direction

for 4.94 miles more or less to the intersection of W Hubbard Road; Thence west 1 mile along W Hubbard Road to the intersection of S Cloverdale Road; Thence north 0.5 miles along S Cloverdale Road; Thence west 1.5 miles to the center of Section 8, Township 2 North Range 1 East; Thence north 0.5 miles to a point in the center of E Columbia Road; Thence west 1 ¼ miles along E Columbia Road to the intersection of S Bryker Lane; Thence north ¼ of a mile; Thence west ¼ of a mile to the centerline of S Meridian Road; Thence north along said centerline of S Meridian Road ¼ of a mile; Thence west ¼ of a mile; Thence north ¼ of a mile; Thence west ¼ of a mile; Thence north ¼ of a miles to a point in center of W Lake Hazel Road; Thence west 3.5 miles along W Lake Hazel Road to the Point of Beginning; Said area contains approximately 79.70 square miles more or less.

DATED: This 7th day of December, 2015.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Trevor Kesner, Planner II
Kuna Planning and Zoning Department