



KUNA PLANNING AND ZONING COMMISSION

Agenda for April 28, 2016

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. PUBLIC HEARING

16-01-AN (Annexation) and **16-01-CPM** (Comprehensive Plan Map) ; Scott Stanfield requests annexation of approximately 4.70 +/- acre into the City limits and to amend the Comprehensive Plan Map designation from Med. Density Residential to High Density Residential. Applicant requests a R-12 zone (High Density Residential), in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue

3. ADJOURNMENT



City of Kuna

Staff Report – Planning and Zoning Commission

P.O. Box 13
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www.Kunacity.id.gov

To: **Planning and Zoning Commission**

File Numbers: **16-01-AN** (Annexation)
16-01-CPM (Comp Plan Map amendment)

Location: SWC of Ardell Road & School Avenue
Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: April 28, 2016 (*Special Meeting*)

Applicant: **Scott Stanfield**
2964 Stewart Rd.
Kuna, ID, 83634
208.870.8907
sstanfield@mseng.us

Owner: **Margie L. King**
4321 Blaine
New Plymouth, ID 83655

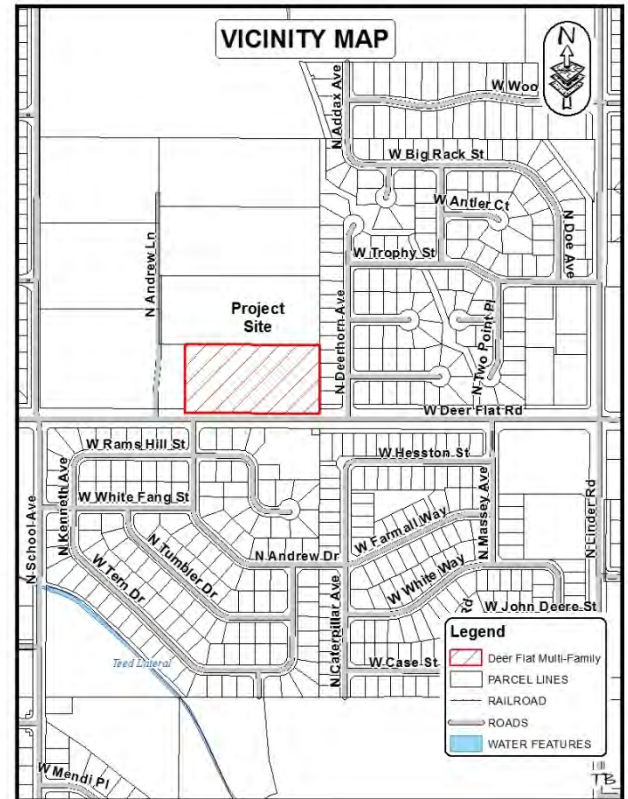


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Annexations and Comprehensive Plan Map Modifications are designated as a public hearing, with the Commission as a recommending body and the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | October 14, 2015 (seven persons attended) |
| ii. Agency Comment Request | January 28, 2016 |
| iii. 300' Property Owners | April 14, 2016 |
| iv. Kuna, Melba Newspaper | April 13, 2016 |
| v. Site Posted | April 16, 2016 |

B. Applicants Request:

1. Request:

The applicant, Scott Stanfield requests to annex the subject property (4.70 +/- acre) into the City limits and amend the Comprehensive Plan Map (Comp Plan Map) *designation* from Medium Density Residential to High Density Residential. The applicant requests to change the zone from RUT (Rural Urban Transition) in the County to R-12 (High Density Residential) in the City, in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

C. Aerial Map:



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D. Site History:

This site is a County parcel and used for small agricultural purposes and has been a rental property for many years. The site is surrounded by both City and County platted subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation, it is not actual zoning. The Comp Plan Map identifies this site as Medium Density Residential.

2. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	RUT	Rural Urban Transition – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 4.70 acres (approximately)
- Zoning: Rural Residential – Ada County (RUT).
- Parcel #: S1314438920

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's office)
Sanitation Services – J&M Sanitation

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

There are several structures on site, including a home, large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) page 20, ACHD (Dawn Battles) page 24, Boise-Kuna Irrigation Dist. (Lauren Boehlke) page 29, Boise Project Board of Control (Bob Carter) page 31, Central Dist. Health Dept. CDHD) page 32, Idaho Transportation Department (ITD) page 33. The responding agency comments are included with this case file and are included with this report.

F. **Staff Analysis:**

This annexation and Comp Plan Map amendment application involves a County parcel that is surrounded by Kuna City limits and platted City and County subdivisions. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks annexation and a Comp Plan Map amendment for this parcel in order to permit development of the property for multi-family housing.

The applicant has expressed that some of the neighbors may be concerned about the project, and the applicant has responded with a written commitment to mitigate adjacent property impact associated with this request. The applicant will enhance landscaping, add berms, and place dwelling units at a maximum distance from neighboring subs, following the setback and other site design requirements.

Staff is aware this request differs from the Comp Plan Map designation. If approved, this map amendment request (from Medium Density (*up to 8 units/acre*) to High density (*12 units/acre*)), would result in an overall difference in the number of units allowed per acre, by four (4) units.

In accordance with the requirements of the Fair Housing Act, staff has reviewed the comprehensive plan. Kuna's comprehensive plan calls for and encourages a variety of housing types and income levels numerous

times. The sections of the comprehensive plan that address multi-family are included below, in Section K (comp plan analysis) of this report. The City attempts to balance all of the housing types in the City. The City believes dense development brings vitality and life to specific areas which benefit the community as a whole.

The dominant housing type for Kuna and the Treasure Valley, is single-family housing. In Kuna, single-family homes comprise more than 97% of all housing types. From 2008 until April 15, 2016 there have been zero new multi-family building permits issued, while the city has grown from roughly 13,750 residents to a recent estimate at 18,430 (from COMPASS). This indicates that while single family home sales have increased dramatically, the multi-family market has fallen considerably behind and goals of the Comp Plan are not being met.

Most multi-family projects are typically more-dense than single-family projects and do not require the same acreage in terms of overall land used. Often times, multi-family units are placed in remnant lands, or left-over lands, which is typical for in-fill style development. This helps explain why there are typically pockets of multi-family units scattered throughout the City rather than placing all of them in one or two locations with the same land mass that most single-family projects occupy. As this site is surrounded by platted subdivisions or otherwise developed land, this application should be considered a candidate for infill development.

While it is not the standard or an absolute, however, multi-family units are known for being closer to daily service providers and/or schools. When staff evaluates the number of existing multi-family units in Kuna, and this sites proximity to daily service providers and schools coupled with the Comprehensive Plan goals, staff supports this project and notes that it complies with a number of goals and policies listed in the Comprehensive Plan.

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 16-01-AN and 16-01-CPM subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Proposed Procedural Background:

On April 28, 2016, Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Commissions Consideration:

1. **16-01-AN and 16-01-CPM:** Based on the record contained in Case No's 16-01-AN and 16-01-CPM, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 16-01-AN and 16-01-CPM, Annexation and Comp Plan Map Amendment.
2. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a special public hearing on the subject applications on April 28, 2016, to hear from the City staff and the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

4. The Kuna Commission has the authority to recommend approval or denial for these applications.

Comment: *On April 28, 2016, Kuna Commission will vote to recommend approval or denial of applications 16-01-AN and 16-01-CPM.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, notice requirements were met to hold a special public hearing on April 28, 2016.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes annexation for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The proposed zone change for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and 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.

Comment: Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.

Land Use Goals and Objectives - Section 6 - Summary:

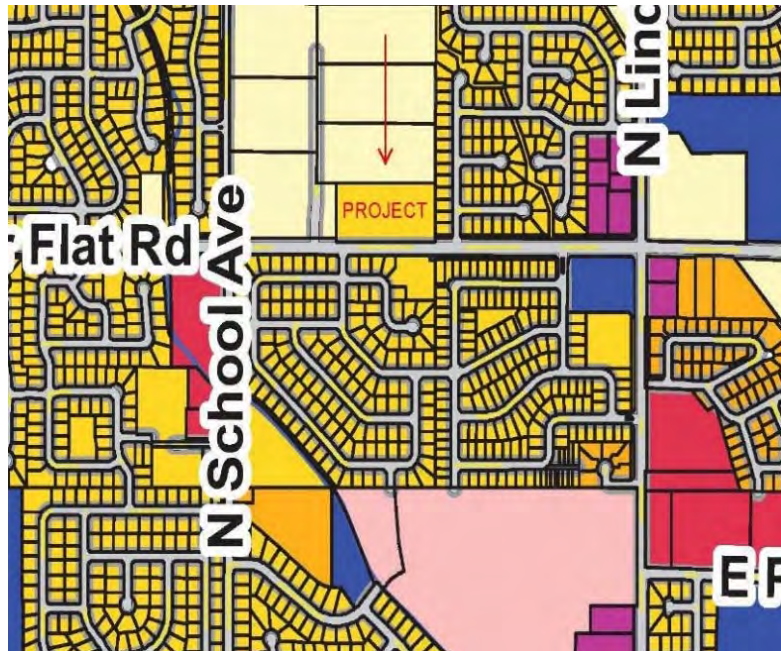
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).



AGRICULTURAL	PROFESSIONAL OFFICE
RURAL CLUSTER	FEDERAL LAND
LOW DENSITY	NEIGHBORHOOD CENTER
MEDIUM DENSITY	NEIGHBORHOOD DISTRICT
HIGH DENSITY	WWTF
MIXED USE GENERAL***	CITY INTEREST
MIXED USE CITY CENTER	MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
LIGHT INDUSTRIAL	GREEN WAY WATERWAYS
HEAVY INDUSTRIAL	GREENBELT OVERLAY
PUBLIC	
COMMERCIAL	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

Legend

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing.

Comment: *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development.

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development.

Comment: *This application promotes sound community and urban design principles.*

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC*

2. The site is physically suitable for a subdivision.

Comment: *The 4.7 acre (approximate) project includes a request for an R-12 zone. The site appears to be compatible with the proposal.*

3. The rezone and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Annexation and Comp Plan Map amendment applications are not likely to cause adverse public health problems.

Comment: *The annexation and Comp Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. 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 existing adjacent uses.

Comment: *The annexation and Comprehensive Plan Map amendment did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small farms and residential uses and an minor arterial road.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

M. Conclusions of Law:

1. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, Commission finds Case No's 16-01-AN and 16-01-CPM generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, Commission finds Case No's 16-01-AN and 16-01-CPM are generally 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.

N. Recommended Conditions of Approval:

16-01-AN and 16-01-CPM; *Note: This proposed motion is to approve, conditionally approve, or deny these requests. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On April 28, 2016, the Planning and Zoning Commission voted to recommend *approval/denial* for Case No's 16-01-AN and 16-01-CPM, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval/denial for Case No's 16-01-AN and 16-01-CPM, an Annexation and Comp Plan Map amendment request from Scott Stanfield, with the following conditions of approval to Council:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include 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.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". 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-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
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 commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. 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.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
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 and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
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. 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 City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this ____, day of _____, 2016

VICINITY MAP



N Andrew Ln

Project Site

N Addax Ave

W Wood

W Big Rack St

W Antler Ct

W Trophy St

N Doe Ave

N Deerhorn Ave

N Two Point Pl

W Deer Flat Rd

W Rams Hill St

W White Fang St

W Hesston St

N Andrew Dr

W Farm all Way

N Massey Ave

N Linder Rd

W Tern Dr

N Tumbler Dr

W White Way

W John Deere St

Teed Lateral

N Caterpillar Ave

W Case St

N School Ave

N Kenneth Ave

W Mendi Pl

Legend

-  Deer Flat Multi-Family
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

AERIAL MAP



N Andrew Ln

N Deerhorn Pl

W Mule Ct

N Deerhorn Ave

Project Site

W Deer Flat Rd

W Rams Hill St

N Misty Springs Ave

N Andrew Ave

N Andrew Dr

Legend

-  Deer Flat Multi-Family
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB



Subject Site

N-Tumbler-Dr

W-Chippmunk-Dr

N-Andrew-Ave

N-Caterpillar-Ave

W-Deer-Flat-Rd

W-Hesston-St

W-Farmall-Way

N-Massey-Ave

N-Black-Wolf-Ave

W-Terr-Dr

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Google earth

550 W. DEER FLAT
NARRATIVE

We hereby request a comprehensive plan amendment and annexation/rezone of approximately 4.72 acres into the city of Kuna.

The request is to allow a multi-family project consisting of 52 residential units. The comprehensive plan map currently identifies the land as medium density residential. A change to high density residential is requested. The land is currently zoned RUT in Ada County and an annexation request with an R-12 zone is also requested. The subject property is eligible for annexation since it adjoins city limits along the east boundary and south boundary.

The latest comprehensive plan is dated 2009. Since that time, the demand for multi-family units has grown throughout the Treasure Valley. Public demand for multi-family units in Kuna is steadily increasing. The supply within Kuna is low and our City will benefit from the added non-single-family residential types. This project will mitigate the low availability of multi-family dwellings. It will provide housing alternatives to residences wishing to stay in or relocate to Kuna.

In 2013, only 1.2% of Kuna's residential units were multi-family, while other Idaho communities averaged 10-15%. According to the US Census, 209 residential building permits were applied for in Kuna in 2015. 193 were single-family, and 16 were for 5-plex or greater. Duplex to Four plex units were non-existent. Freddie Mac's recent report on multi-family concludes the demand for multi-family units will remain strong.

The location is appropriate for tri and four plexes. Unlike many traditional residential projects, the project will not route traffic through existing residential neighborhoods. Direct access to Deer Flat will be provided. Tenants will have easy access to both major roadways serving the city, Ten Mile Road and Meridian Road. Access to Linder is also available. ACHD is currently planning upgrades to the intersection of Linder and Deer Flat. Schools and retail facilities are within walking distance as well. The newly constructed Kuna Caves Self Storage facility is nearby and will benefit from this project.

The project is akin to an infill project. All land surrounding the parcel has been platted. The project fits the following Comprehensive Plan statement:

"Residential placement is intended to increase social interactions at various times of the day. Multi-family residential uses should be located closer to the neighborhood cores and be interspersed with mixed uses. Residential infill should be encouraged to enhance density and maximize development. Infill promotes the preservation of natural open space by reducing sprawl."

All units will be two-story, with entries at ground-level. The units will be rotated to avoid a continuous, linear look.

The layout has been carefully planned with the neighbors in mind and will provide an enjoyable setting for tenants. The parking fields are isolated internally with buildings located between the paved areas and the boundary wherever possible. This will minimize vehicle noise and lights trespassing onto adjacent parcels. The parking fields are arranged around a central island, thus

Neighborhood Meeting Minutes highlighted in Yellow below.

avoiding a “cookie cutter” sea of asphalt. The three distinct parking fields will be assigned to a specific group of units, while the center circle area will be available to all. This will ensure maintenance responsibilities will be equally distributed.

The units are positioned as far as possible from the perimeter, maximizing the distance to neighboring parcels. A tree lined berm will be installed along most of the northerly boundary. Trees will also be installed along the west boundary.

A neighborhood meeting was held and over 60 residences were invited. Seven attended the meeting, including two couples. All but one reside in the county subdivision adjoining the north and west boundary. Primary concerns included parking, lighting, gathering areas, and traffic. The current layout has additional parking areas. Lighting will be limited to wall-mounted fixtures. Typical 25' tall pole mounted lights are not proposed. The original layout included a basketball court and a BBQ area. However, given the placement of the buildings, these amenities were placed behind the buildings. The neighbors were concerned that noise and light would be a nuisance. Therefore, these features were removed.

Other options for the land were considered. A project that complies with the comprehensive plan map can certainly be designed. Without a comprehensive plan amendment, it would have a greater probability of gaining city approval. However, after numerous layouts were generated, we determined that such a project would have a detrimental impact on the surrounding properties. Nine to eleven lots would back-up to the north boundary and a tree lined berm would not be provided. Five to six lots would adjoin the west and east boundaries. We do not believe this would better serve the neighbors nor the community. Single-family housing and single-family lots are readily available throughout town.

We have lived in the area for over 14 years and have developed a high regard for the community. Our daughters attended Kuna schools, and our son currently does as well. We shop at Paul's Market and have enjoyed Arctic Circle many nights (perhaps that's why we have yet to visit the new fast-food chain in town). We frequent Papa Murphy's and Dominos and Pizza Hut. We have met many nice people in Kuna. It is our intention to provide a nice place to live so that others can experience what Kuna has to offer.

RECEIVED
1/19/16



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

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)	16-01-AN 16-01-CPM
Project name	
Date Received	1.19.2016
Date Accepted/ Complete	1.26.2016
Cross Reference Files	
Commission Hearing Date	April 28, 2016
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Margie L. King</u>	Phone Number: _____
Address: <u>4321 BLAINE</u>	E-Mail: _____
City, State, Zip: <u>NEW ALBANY, IN 46055</u>	Fax #: _____
Applicant (Developer): <u>Scott Stanfield</u>	Phone Number: <u>724-3236 870.8907</u>
Address: <u>2964 Stewart rd</u>	E-Mail: <u>sstanfield@mseng.us</u>
City, State, Zip: <u>KUNA, ID 83634</u>	Fax #: _____
Engineer/Representative: <u>same as applicant</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>550 W DEER FLAT RD</u>	
Site Location (Cross Streets): <u>adjacent to north side of Deer Flat, west of Linder</u>	
Parcel Number (s): <u>S1314438920</u>	
Section, Township, Range: <u>SEC 14 2N 1W</u>	
Property size: <u>4.72 acres (5.08 acres)</u>	
Current land use: <u>res/pasture</u>	Proposed land use: <u>multi-family</u>
Current zoning district: <u>Ada County, RUT</u>	Proposed zoning district: <u>R-12</u>

Exhibit
A2a

Project Description

Project / subdivision name:	
General description of proposed project / request:	construct 13 multi-family buildings (13 4-plex or 12 4-plex and 1 tri-plex), existing residential building to remain
Type of use proposed (check all that apply):	
☒ Residential	(1) single-family, (13) multi-family
☐ Commercial	
☐ Office	
☐ Industrial	
☐ Other	
Amenities provided with this development (if applicable):	approx. 50% open space, parking stall count exceeds code, berm/trees along portion of north boundary, trees along west boundary, internal screened trash enclosures,

Residential Project Summary (if applicable)

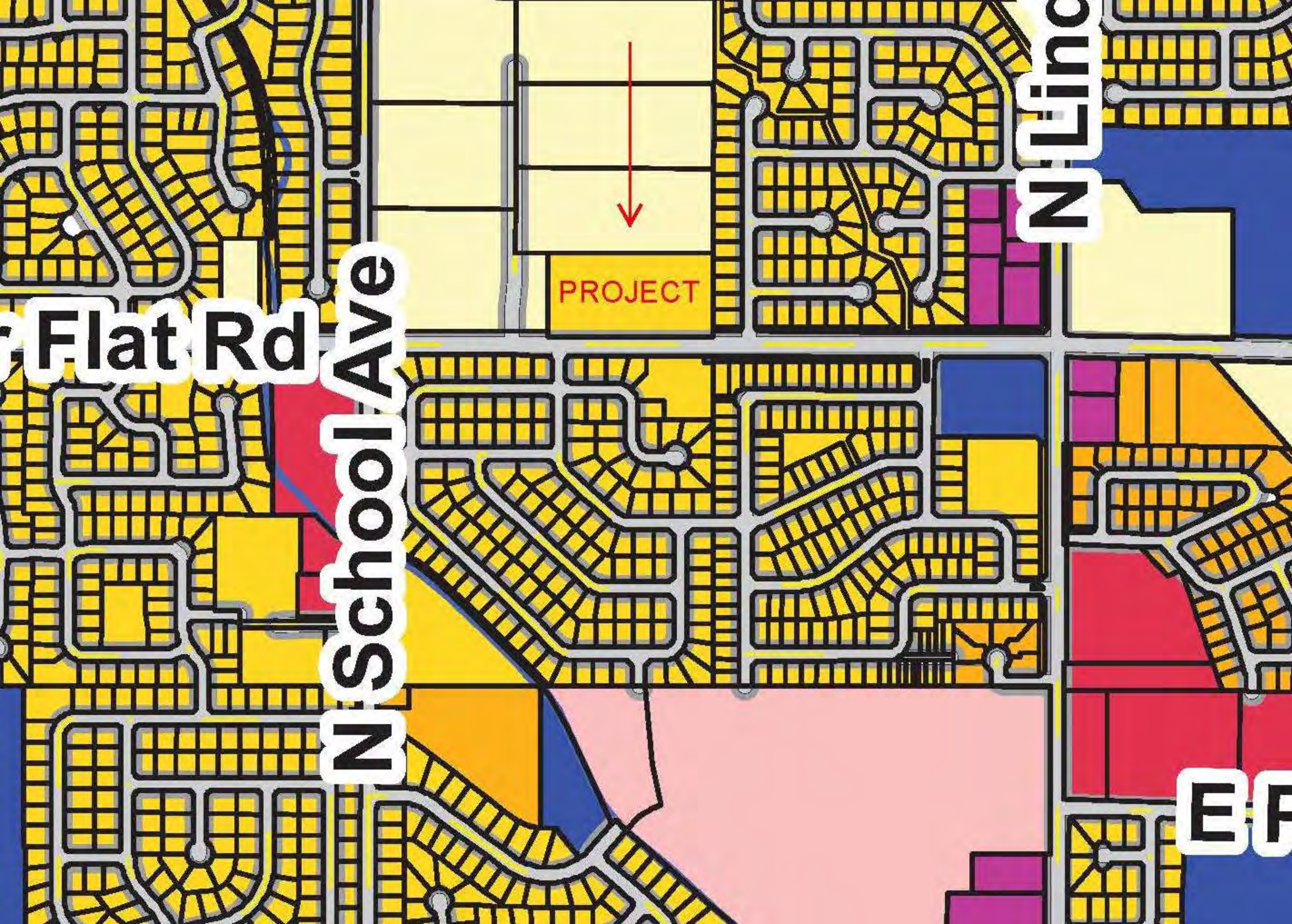
Are there existing buildings?	☒ Yes ☐ No
Please describe the existing buildings:	residential building (to remain and out-buildings to be removed)
Any existing buildings to remain?	☒ Yes ☐ No
Number of residential units:	52
Number of building lots:	future condominium
Number of common and/or other lots:	n/a
Type of dwellings proposed:	
☒ Single-Family	one existing to remain
☐ Townhouses	
☐ Duplexes	
☒ Multi-Family	tri-plex and four-plex
☐ Other	
Minimum Square footage of structure (s):	3,500
Gross density (DU/acre-total property):	11
Net density (DU/acre-excluding roads):	12
Percentage of open space provided:	+/- 50% landscape
Acreage of open space:	+/- 2.2 acres (turf) 1 acre (parking)
Type of open space provided (i.e. landscaping, public, common, etc.):	common landscape and parking, walks

Non-Residential Project Summary (if applicable)

n/a

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: 1/15/16



Flat Rd

N School Ave

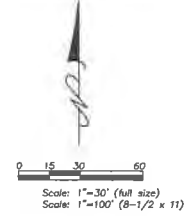
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PROJECT

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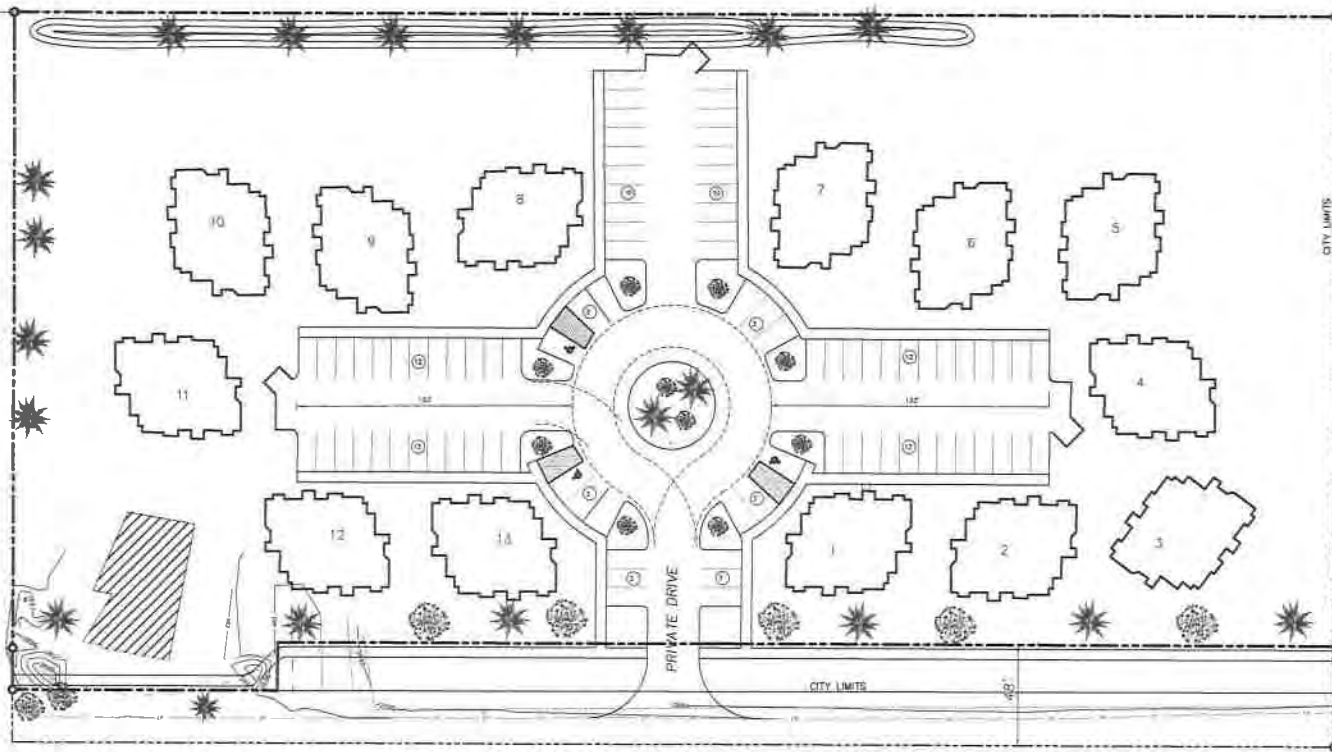
EXISTING
HOUSE

TEN MILE ROAD
N. ANDREW LN
SCHOOL AVE
DEER HORN AVE
LINDER ROAD
PROJECT



LOT 6 BLK 1
SARATOGA SUB
1752 N ANDREW LANE

LOT 6 BLK 1
SARATOGA SUB
1752 N ANDREW LANE



CITY LIMITS

1585 N DEERHORN AVE

1581 N DEERHORN AVE

1569 N DEERHORN AVE

1547 N DEERHORN AVE

DEERHORN SUB NO 01

1529 N DEERHORN AVE

1513 N DEERHORN AVE

PROJECT DATA

ADDRESS: 550 W. DEER FLAT ROAD
ZONE: RUT, ADA COUNTY
AREA: 4.72± ACRES (4.45 acres, net)
ZONE REQUEST: CITY, R-12 WITH COMP PLAN CHANGE
BUILDING DESCRIPTION: 4 PLEX, TWO STORY,
GROUND FLOOR ENTRIES
NO. OF UNITS: 52
NO. OF BUILDINGS: 13
PARKING REQUIRED/PROVIDED: 78 / 86
FIRE TRUCK ACCESS: 28' & 48' AS SHOWN
EXTERIOR LIGHTING LIMITED TO WALL-MOUNT RESIDENTIAL
FIXTURES AND RESIDENTIAL STYLE YARD LIGHTS WITHIN
PARKING AREA
BUILDINGS TO BE CONDOMINIUMS WITH PARKING,
DRIVE ISLES, AND ALL LAND TO BE OWNED IN COMMON

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CLIENT: Scott Stanfield
2964 Stewart Rd
Kuna, Idaho
208-724-1238

JOB NO. 111111
DATE: 11/11/11
SCALE: 1"=30'
FIELD BOOK NO. 111111

DRAWING TITLE: 550 W. DEER FLAT
CONCEPTUAL PLAN
SHEET NO. 1 OF 1 SHEETS

N. ANDREW DR

±260' TO CENTER OF N. ANDREW LN

±450' TO CENTER OF N. DEERHORN

W. DEER FLAT

N. DEERHORN



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: Deer Flat MultiFamily-Scott Stanfield
Annexation
16-01-CPM, 16-01-AN

DATE: January 29, 2016

The City Engineer has reviewed the annexation request of the above applicant dated January 29, 2016. It is noted that specific development plans are provided but these comments are restricted to a request for Comp Plan Amendment and annexation.. It is understood, however, the applicant intends to develop portions of this property under terms of future land-use actions. The applicant desires City services for these future developments.

The recommendation of the City Engineer is to proceed with this annexation and address any issues raised below in connection with the future land-use actions. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant's property to be annexed is presently used for a single family dwelling and presently is not connected to City services. As developed property, it will require municipal sewer service. The City Engineer recommends ultimate connection to City facilities.
- b) Wastewater from the applicant's property would be treated in the North Treatment Plant which has sufficient capacity to serve this site.
- c) The nearest point of connection for the property is an 8-inch sewer main in W. Deer Flat Road 120 feet east of the property. 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.
- d) The existing homestead appears to be served by its own septic tank and drain field. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application, the City Engineer recommends connection to City facilities.

- e) 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 applicant's property to be annexed is presently used for a single family dwelling and presently is not connected to City services. As developed property, it will require municipal water service for potable and fire protection needs.
- b) The nearest point of connection for the property is an 8-inch water main in W. Deer Flat Road along the property frontage. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The existing homestead appear to be served by its own well. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application, the City Engineer recommends connection to City facilities.
- e) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and surface water rights held in trust by the Boise-Kuna Irrigation District.
- b) The nearest point of connection for the property is a 6-inch pressure irrigation main along the east boundary of the property in easements in Deerhorn Subdivision. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Upon development, the City Engineer recommends connection to the City Pressure Irrigation system including pooling of water rights and conformance with the Pressure Irrigation System Master Plan.
- d) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.

- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

The following is not required for annexation but will be required in connection with future land use applications:

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water (and perhaps 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 (ie development) any conveyable water rights by deed and “Change of Ownership” form from IDWR that are presently associated with the property. 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.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** 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 inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City’s approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on its south side on existing section line street (W. Deer Flat Road). The following conditions are related to this classified street and applies at the time of development:

- a) Sufficient half right-of-way on the section line for the existing and future classified street should be provided pursuant to City and ACHD standards.
- b) It is recommended approaches onto the classified street complies with ACHD approach policies.
- c) 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 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. **If no public facilities are constructed (such as with a stand-alone annexation) , no as-built drawings are required but may be required in connection with future development.**

9. Property Description

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



Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

March 7, 2016

(Via email)

To: Scott Stanfield
2964 Stewart Road
Kuna, ID 83634

Subject: KUNA16-0003/ 16-01-CPM/16-01-AN
550 W. Deer Flat Road
Comprehensive Plan Amendment & Annexation

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. This application is for annexation and rezone only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time; however, the findings below should be considered.

A. Findings of Fact

1. Right-of-Way

- a. Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

- b. Staff Comments: The segment of Deer Flat abutting the site is listed in the Master Street Map (MSM) as a 5-lane minor arterial roadway. The standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way (48-feet from centerline).

The right-of-way dedication will not be required until the development of the site. The segment of Deer Flat abutting the site is not listed in the adopted Capital Improvements Plan. Compensation will not be provided for the right-of-way.

2. Improvements

- a. Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the side-walk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide. 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.

- b. Staff Comments: The sidewalk improvements will be required with the development of the site.

3. Driveways

- a. Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.
- b. Staff Comments: The preferred access location for this site should align with N. Andrew Avenue.

B. Traffic Information

Trip Generation

The figures below are based on possible uses this development may provide. These numbers are provided by the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Potential Uses	Average Daily	P.M. Peak Hour
Townhouse (unit)	5.81	0.52
Apartment (unit)	6.65	0.62
Single Family Detached (unit)	9.52	1.00

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
W. Deer Flat	635-feet	Minor Arterial	495	Better than "D"

* Acceptable level of service for a three-lane minor arterial is "D" (720 VPH)

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for W. Deer Flat Road west of Linder was 8,480 on 4-30-2014.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,



Dawn Battles
Planner I
Development Services

cc: City of Kuna, via email
Margie L. King, owner

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, 7203.6, 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.

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.

Troy Behunin

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Monday, February 01, 2016 12:11 PM
To: Troy Behunin
Subject: Re: Stanfield CPM & Annex - Multi-Family Proj.

No that was it.

Thanks,
Lauren

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Monday, 1 February 2016, 11:05, Troy Behunin <TBehunin@cityofkuna.com> wrote:

Lauren,
Are you planning to provide additional comments or is this email the extent of your comments? ;-)
Have to ask.... ☺
Thanks,
Troy

From: Lauren Boehlke [mailto:laurenboehlke@yahoo.com]
Sent: Thursday, January 28, 2016 1:36 PM
To: Troy Behunin <TBehunin@cityofkuna.com>
Subject: Re: Stanfield CPM & Annex - Multi-Family Proj.

Good to know. Thank you!
Lauren

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Thursday, 28 January 2016, 13:33, Troy Behunin <TBehunin@cityofkuna.com> wrote:

Lauren,

The water right would annex into the KMID (Kuna Dist.) upon platting/development. The applicant still needs to decide if they are going to plat it, or just development the entire parcel at once. Either at development or platting, we will require the water right transfer.

Troy

From: Lauren Boehlke [<mailto:laurenboehlke@yahoo.com>]
Sent: Thursday, January 28, 2016 12:44 PM
To: Troy Behunin <TBehunin@cityofkuna.com>
Subject: Re: Stanfield CPM & Annex - Multi-Family Proj.

Good Afternoon Troy,
This property does have a valid water right through Boise-Kuna. Are your plans to annex the water right at the same time?
Lauren

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Thursday, 28 January 2016, 11:39, Troy Behunin <TBehunin@cityofkuna.com> wrote:

Good morning everyone,
Please review the PDF attached with this email for a proposed Comprehensive Plan Map change and annexation into Kuna city. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council.

If your agency needs additional time for review or to return comments, please notify our office.

If you have questions, please let us know.

Thank you,
Have a great day.
Troy

Troy Behunin
Senior Planner
City of Kuna
763 W. Avalon
Kuna, ID 83634
208.387.7729 (Dir)
208.922.5274
TBehunin@cityofkuna.com

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.

RON PLATT
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
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
City of Kuna

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

16 February 2016

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

RE: Scott Stanfield **16-01-CPM and 16-01-AN**
Intersection of Deer Flat Rd. & School Ave.
Boise-Kuna Irrigation District BK-279A
Teed Lateral 182+00 Rot.
Sec. 14, T2N, R1W, BM.

Troy Behunin:

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

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/drainage 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 the assessment of the newly formed lots associated with the development of this property.

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

RECEIVED

FEB 19 2016

CITY OF KUNA



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # (SCOTT STANFIELD MULTI-FAM. PROJECT)

Conditional Use # 16-01-CPM 16-01-AN

Preliminary / Final / Short Plat _____

City of Kuna

- ☒ 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: Row Bailey

RECEIVED

FEB 09 2016

CITY OF KUNA

Date: 2/3/16



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

February 3, 2016

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

VIA EMAIL

RE: 16-01-CPM AND 16-01-AN DEER FLAT MULTI-FAMILY

The Idaho Transportation Department has reviewed the referenced comprehensive plan map change and annexation application for the Deer Flat Multi-Family located north of W. Deer Flat Rd. between N. School Ave. and Linder Rd. west of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application and does not require any mitigation.
2. This property does not abut 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



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: Annex/comp-plan amend. to R-12 & 550 W Deer Flat
Date and time of neighborhood meeting: 10/14/15 7:00 pm to 8:00 pm
Location of neighborhood meeting: Neighborhood Park, across the street

SITE INFORMATION:

Location: Quarter: SE Section: 14 Township: 2N Range: 1W Total Acres: 5.08 annex 4.72 parcel
Subdivision Name: N/A Lot: _____ Block: _____
Site Address: 550 W. DEER FLAT RD Tax Parcel Number(s): 5131438915

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

CURRENT PROPERTY OWNER:

Name: MARGIE KING
Address: 4321 BLAINE City: New Plymouth State: ID Zip: 83655

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

Name: SCOTT STANFIELD Business (if applicable): SE
Address: 2964 S. STEWART 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

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion or Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Brief DescriptionAmex R-12~~Medium Density~~ → High Density**APPLICANT:**Name: SCOTT STANFIELDAddress: 2964 STEWART RDCity: KUNAState: IDZip: 83634Telephone: 724-3236

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)

[Signature]

Date

1/14/16

SIGN UP LIST

10/14/15

NAME

ADDRESS

CAR GUY
2082215221

Jeff Foote Leave message

Julia & Joe Ziegler

Don & Leslie Beets

Tracy Osborn

1752 Andrew

1703 N. Andrew Lane

1850 N. Andrew Lane

454 W. Hesston St.

Wanda D.

Tracy Pryor

SIGN IN SHEET

PROJECT NAME: 550 W DEER FLAT

Date: 10/14/15

	Name	Address	Zip	Phone
1	Jeff Fouts	1752 Andrew, KUNA	93634	208-221-5221
2	Jutta & Joe Ziegler	1703 " "	"	
3	Dan & Leslie Beets	1850 " "	"	
4	Tracy Osborn	454 W. Hesperia	"	
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**ANNEXATION DESCRIPTION
FOR
550 W. DEER FLAT ROAD**

Purpose Statement: This metes and bounds description represents the land to be annexed into the city of Kuna. The city limits are currently along the centerline of W. Deer Flat Road, adjacent to the subject parcel's southerly boundary. This description is not intended for property conveyance.

Annexation Metes and Bounds Description:

A tract of land situated in the southwest corner of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a point being the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14, said point also being a point on the centerline of W. Deer Flat Road;

Thence leaving said point, continuing along the southerly line of said Section 14 and centerline of W. Deer Flat Road, S $89^{\circ}50'22''$ E, a distance of 685.47' to a point, said point being the Point of Beginning;

Thence leaving said southerly line of said Section 14, N $00^{\circ}04'46''$ E, a distance of 348.00' to a point;

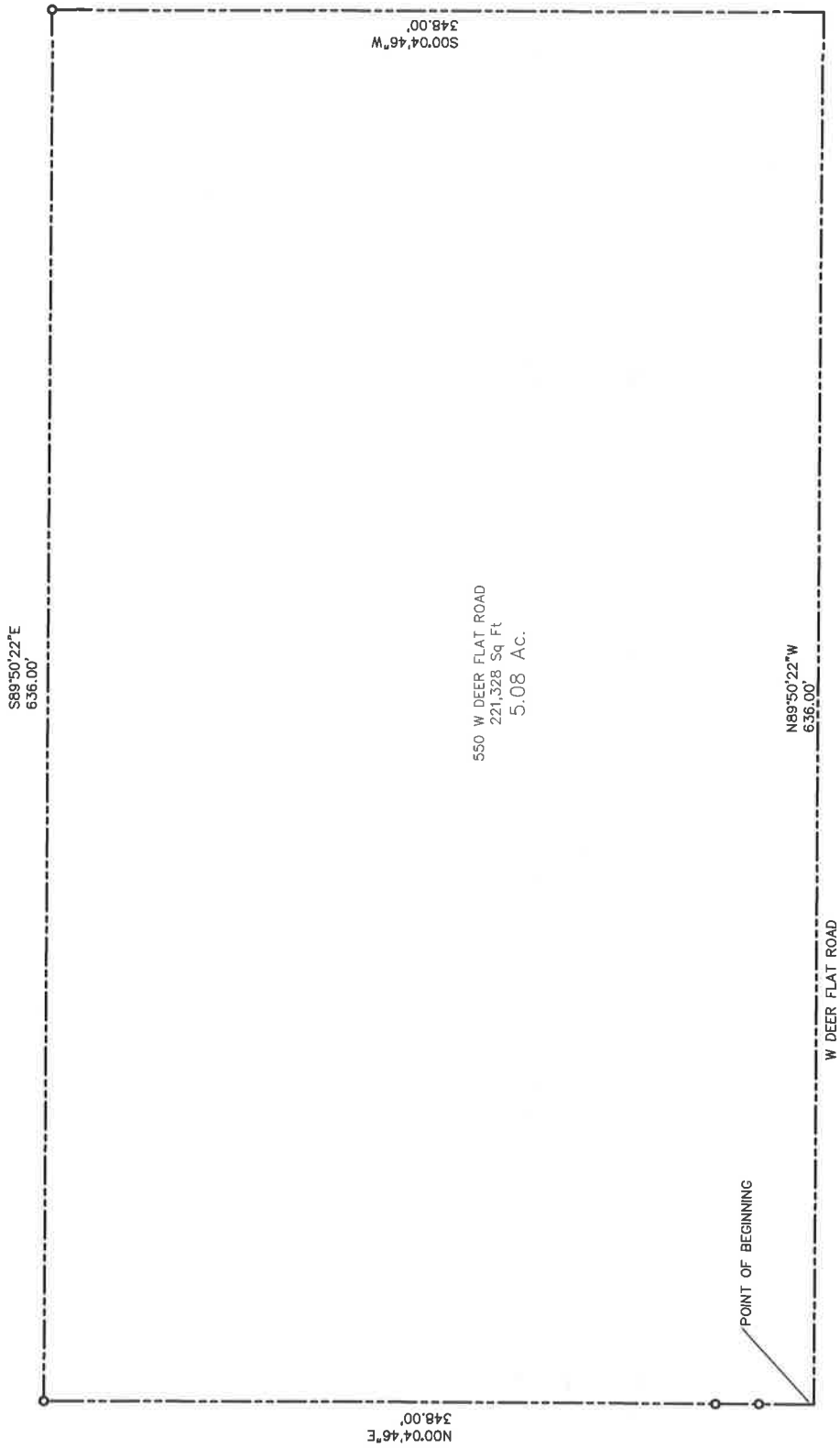
Thence, S $89^{\circ}50'22''$ E, a distance of 636.00' to a point;

Thence, S $00^{\circ}04'46''$ W, a distance of 348.00' to a point on the southerly line of said Section 14 and said centerline of W. Deer Flat Road;

Thence, N $89^{\circ}50'22''$ W, a distance of 636.00' to the Point of Beginning.

The above-described tract consists of 5.08 acres





April 19, 2016

Dear Kuna Planning & Zoning Commissioners,

Thank you for the opportunity to provide comment.

I am writing you in opposition to application number 15-01-AN/ 16-01-CPM, an application for a comprehensive plan map amendment, annexation, and rezone for 4.7 acres to allow for the development of a multi-family project.

While the applicant is requesting an annexation and rezone the City is required to find the proposal is consistent with the Kuna Comprehensive Plan. In this case, the city is unable to do so and thus the applicant is requesting that the City amend a community developed plan. Amending the City's comprehensive plan should not be an easy or swift process. The City's comprehensive plan is our shared vision and contract for how we, citizens and city, want our community to grow and mature. The comprehensive plan is the document that we as land owners use to ensure our property investment is safe, that our neighbors and us share a similar value and anticipated outcome. The applicant is proposing the change that vision. The City and applicants should be more direct when these changes are proposed. Comprehensive plans are adopted after multitudes of hours, meetings, and discussions and proposals to change our share vision should not be taken lightly.

Spot Zoning:

The current comprehensive plan and the existing zoning adjacent to this site, and within the City of Kuna, is single family/medium density residential. For nearly a mile on both the north and south side of Deer Flat Road the comprehensive plan, zoning, and approved development is medium density single family residential. The proposed density of 12 units per acre and multi-family is not consistent with the adjacent uses/zoning and will result in a 4.7 acre multifamily complex in a single family neighborhood.



If this parcel is allowed to increase its intensity what is the likelihood of the other RUT parcels along Andrew Lane wanting a change? If there is a true need to develop additional multi-family housing in Kuna the City should be evaluating the overall city not just a 4.7-acre parcel within and existing single family residential area. This proposal is not good planning it is piecemeal development.

Location:

The proposed change will place 56 units along Deer Flat Road but is this the best location? Walkability and affordability should be seen as partners. A walkable distance is ¼ mile. This site is located over ¼ mile from Kuna High School and Reed Elementary School. This development would require students, close to 100 from the proposed project, to walk nearly ½ mile to school along (Deer Flat Road) and crossing (Linder Road) major arterials. There is no existing of planned future transit in this area. The proposed development will nearly double the trips generated from the site.

Consistent Planning:

According to the Kuna Comprehensive Plan and Comprehensive Plan Amendment application the applicant is to demonstrate:

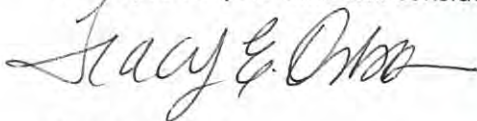
- The condition or situation which warrants a change being made in the plan.
- The **public need** for and benefit from such a change in the plan.
- **Documentation that no other solutions to the problem**, by the current policy of the plan, are possible or reasonable.
- Address how the proposed amendment **provides an improved guide** to future growth and development of the city.

In my opinion the applicant has not demonstrated the need, benefit, or improvement to the plan that is accomplished by approving this request. High density uses should be located in the Downtown area, in areas with existing or planned future transit service, and in areas where the uses are mutually beneficial. Again, if there is a true demand for multifamily housing the City of Kuna should initiate a city wide-planning process to identify the most viable and appropriate lands not rely on a developer who is trying to maximize profit without mid to the existing neighborhood fabric and design.

I ask that you deny this application and support the existing City Comprehensive Plan.

I love this little town, and while I know that growth is inevitable - smart growth is a necessity. Please do not let a developer impose this blight of high density zoning in the midst of medium density in the name of turning a profit. It's not our job to line his pockets, it's our job to do what is best for the community as a whole.

Thank you for your time and consideration.



Tracy E. Osborn,
454 W. Hesson St.
Kuna, ID 83616
City of Kuna resident for 22 years