



**KUNA PLANNING AND ZONING COMMISSION**  
**Agenda for August 9, 2016**

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**Kuna City Hall ■ Council Chambers ■ 763 W. Avalon ■ Kuna, Idaho**

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**1. CALL TO ORDER AND ROLL CALL**

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

**2. CONSENT AGENDA**

- a. Planning and Zoning Commission meeting minutes for August 9, 2016

**3. PUBLIC HEARING**

- a. 16-03-SUP- CSHQA representing Albertsons LLC; Applicant is requesting Special Use Permit approval to install a drive thru window for the pharmacy.
- b. A Team Land Consultants, representing Don Young Land Company, LLC; **16-02-S** (Subdivision), **16-02-ZC** (Rezone) and **16-02-SUP** (Special Use Permit): Applicant requests approval to subdivide the 22.88 acre site and rezone approximately 8.76 acres from the existing R-4 (Low Density Residential) to a C-1 (Neighborhood Commercial) zoning designation, and zone the remaining approximately 14.04 acres from its existing R-4 (Low Density Residential) to an R-6 (Medium-Low Density Residential) zoning designation, to create a 102 lot mixed use subdivision (Airenel Park)

**4. ADJOURNMENT**

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

**MEETING MINUTES  
Tuesday, August 9, 2016**

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	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X	Nancy Stauffer, Planning Technician	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**

2. Approval of the Planning and Zoning Commission meeting minutes for **July 12, 2016**.
3. Approval of the Planning and Zoning Commission meeting minutes for **July 26, 2016**.
4. Approval of the Finding of Fact and Conclusions of Law for 16-01-ZC (Rezone) and 16-02-CPM (Comprehensive Plan Map Amendment) and 16-01-S (Subdivision).

*Commissioner Gealy motions to approve the consent agenda at **6:07 pm**; Commissioner Hennis Seconds, all aye and motion carried 5-0.*

**5. NEW BUSINESS:**

- a. **16-03-ZOA** (Zoning Ordinance Amendment; An Ordinance of the City of Kuna, Idaho, amending Title 5, Chapter 1, Section 6-2 entitled “Meanings of Terms or Words” to make changes to the definitions; Amending Title 5, Chapter 3, Section 2, entitled “Land Use Table” to make changes to Land Uses related to the requirements for either a permitted or Special Use Permit; and providing an effective date.

***–This item was tabled from the July 26, 2016 Planning and Zoning Commission meeting***

Wendy Howell: Wendy Howell for the record po box 13 Kuna ID 83634. Two agencies have responded to this request, one was from Idaho Transportation Department and the other was from Central District Health. Neither had any comments or objections. Staff added and amended the definition portion of the zoning ordinance, if you’ll look in your ordinance under section one, it has the definition for lot and then underneath it has an ABC and then additional letter will be added under E, lot line front. The property line dividing a lot from a public or private street and from which the required front set back has been measured. Additionally there was some changes to the land use table as well as some added and other amended definitions. Changes appeared to be generally consistent with the comprehensive plan. City attorney has reviewed it and given it his nod, and I’ll stand for questions.

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

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**MEETING MINUTES  
Tuesday, August 9, 2016**

Chairman Young: The question I had was under the table for farm animals domestic. I couldn't find a definition anywhere for what a domestic farm animal is. What is a domestic farm animal?

Wendy Howell: If you have your laptops, it is on the existing ordinance.

Commissioner Gealy: I'm not finding it here.

Wendy Howell: Chairman Young, can we take a recess please?

Chairman Young: Motion to take a five minute recess.

Commissioner Herther: Second.

Chairman Young: Call back to order at 6:12. And that's all the questions I had.

Wendy Howell: Ok, just to elaborate for the record, under the footnote 2, underneath the table it did have the, a brief description of what a domestic farm animal is.

Commissioner Hennis: Yes, thank you.

Chairman Young: Are there any other questions for staff?

All: No

Chairman Young: Then I will go ahead and open the public hearing at 6: 13, and seeing that nobody is signed up, we will go ahead and close it at 6:14 and that brings up our discussion. For me it all seems pretty straight forward.

Commissioner Hennis: I don't have anything.

Commissioner Gealy: I don't have anything.

Commissioner Herther: I don't have anything.

Chairman Young: I'll stand for a motion.

*Commissioner Hennis motions to approve 16-03-ZOA, zoning ordinance amendment; Commissioner Hennis Seconds, all aye and motion carried 5-0.*

**6. ADJOURNMENT:**

*Commissioner Herther motions to adjourn at 6:17pm; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

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

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**MEETING MINUTES  
Tuesday, August 9, 2016**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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

P& Z Staff Report [Kunacity.id.gov](http://Kunacity.id.gov)

**To:** Planning and Zoning Commission

**Case Number(s):** 16-03-SUP (Special Use Permit)  
*Albertson's Pharmacy Drive Thru*

**Location:** 700 E Avalon Street

**Planner:** Nancy Stauffer, Planner Tech.

**Hearing Date:** August 23, 2016

**Owner/Applicant:** Albertson's, LLC  
250 Parkcenter Blvd  
Boise, ID 83702

**Representative:** CSHQA, Lee Young  
200 Broad Street  
Boise, Idaho 83702  
208.343-1858  
[lee.young@csbqa.com](mailto:lee.young@csbqa.com)



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- D. Staff Analysis
- E. Proposed Findings of Fact
- F. Proposed Conclusions of Law
- G. City Code Analysis
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- I. Recommendation by the Planning and Zoning Commission

**A. Course of Proceedings**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions, zone changes 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 zone changes and subdivisions. This land use action 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 July 11, 2016
- ii. Site posted July 18, 2016
- iii. Agencies July 29, 2016
- iv. Kuna, Melba Newspaper July 29, 2016
- v. 300' Hearing Notification August 11, 2016

**B. Applicants Request:**

**1. Request:**

A request from CSHQA (representing Albertsons, LLC) for a Special Use Permit to install and operate an Albertsons Drive Thru located at 700 E Avalon, Kuna, ID 83634.

**C. History:** The 1.12 acre subject parcel is situated entirely within Kuna City limits with an C-2 Commercial zoning designation. The site is currently being used as a commercial grocery store operation.

**Surrounding Land Uses:**

<b>North</b>	C-2	Area Business District – City of Kuna
<b>South</b>	C-2	Area Business District – City of Kuna
<b>East</b>	C-2	Area Business District – City of Kuna
<b>West</b>	C-2	Area Business District – City of Kuna

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

- Approx. 1.123 total acres
- C-2 (Commercial)
- Parcel # - R9835310050

**2. 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

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

Currently there are several commercial structures at this site which feature complete, mature landscaping.

**4. Agency Responses:**

Agencies were notified and no comments were received.

**D. Staff Analysis:**

This site is located on East Avalon Street and North Kay Street. The applicant intends to construct a drive thru window to be located on the east side of the building for the pharmacy. There will be no other changes to the existing structure.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case 16-03-SUP, to the Commission with recommended conditions of approval.

**E. Proposed Findings of Fact for Commission Consideration:**

P&Z Commission hereby recommends *approval/denial* of the *proposed* Findings of Fact and Conclusions of Law, and conditions of approval/denial for Case 16 -03-SUP to the City Council of Kuna.

1. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**F. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case 16-03-SUP, the Kuna Planning and Zoning Commission finds Case 16-03-SUP comply with Kuna City Code.
2. Based on the evidence contained in Case 16-03-SUP., the Kuna Planning and Zoning Commission finds Case 16-03-SUP, is 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.

**G. Kuna City Code Analysis:**

This request appears to be consistent and in compliance with all Kuna City Code (KCC) 5-6-7.

- A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:
  - 1.Minimizing adverse impact on other development;
  - 2.Controlling the sequence and timing of developments;
  - 3.Controlling the duration of the development;
  - 4.Assuring that development is maintained properly;
  - 5.Designating the exact location and nature of the development;
  - 6.Requiring the provision for on-site or off-site public facilities or services;
  - 7.Requiring more restrictive standards than those generally required in an ordinance.
- B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.
- C. Prior to granting or denying an application, the commission shall specify:
  - 1.The ordinance and standards used in evaluating the application;
  - 2.The reasons for approval or denial; and
  - 3.The actions, if any, that the applicant could take to obtain a permit.

*Comment: The proposed project meets the land use and area standards and applicable requirements of Title 6 of the (KCC).*

**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.

**Comment:** This application meets the Idaho Attorney General’s criterion for property takings analysis.

**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 2.2:**

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.

**Comment:** This application meets the goals and policies outlined in the comprehensive plan as specified.

**I. Proposed Decision by the Commission:**

*Note: This proposed motion is to approve, conditionally approve, or deny this request. If the Commission wishes to conditionally approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

1. Applicant shall construct a drive thru window as proposed in the submitted site plan dated July 19, 2016.
2. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
3. Applicant shall comply with all local, state and federal laws.

**DATED:** This \_\_\_\_ day of \_\_\_\_\_, 2016,



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

For Office Use Only	
File Number (s)	16-03-SUP
Project name	Albertson's Pharmacy Drive-thru
Date Received	RECEIVED 7-19-16
Date Accepted/ Complete	
Cross Reference Files	N/A
Commission Hearing Date	
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: Albertsons LLC. (Contact: Todd Isom)	Phone Number: (208) 395-4620
Address: 250 Parkcenter Blvd.	E-Mail: todd.isom@albertsons.com
City, State, Zip: Boise, Idaho 83706	Fax #: _____
Applicant (Developer): CSHQA (Lee Young)	Number: (208) 343-4635
Address: 200 BROAD ST.	E-Mail: lee.young@cshqa.com
City, State, Zip: Boise, Idaho 83702	Fax #: (208) 343-1858
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: 700 E. Avalon ST.	
Site Location (Cross Streets): E. Avalon ST. & N. Kay SY.	
Parcel Number (s): R9835310050	
Section, Township, Range: 2N1W24	
Property size : 1.123 Acres	
Current land use: Retail Grocery Store	Proposed land use: Retail Grocery Store
Current zoning district: C2	Proposed zoning district: C2





July 19, 2016

Mr. Troy Behunin  
City of Kuna  
763 West Avalon Street  
Kuna, ID 83634

Re: Albertsons No. 3337  
700 East Avalon Street  
Kuna, Idaho  
Project No. 16161.000  
Letter of Intent

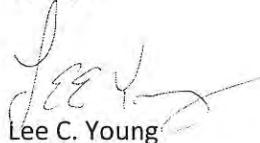
Dear Troy:

CSHQA is submitting this letter along with packet information for a Special Use application to install a drive-up window for the above-referenced project. The property is currently zoned C2. The Special Use calls for installation of a drive-Up window on the west wall of the store to accommodate the relocated Pharmacy inside. The proposed project will be an added convenience for the citizens of Kuna as we prepare to remodel the interior of the store.

If you have questions or would like to discuss, please let us know.

Sincerely,

CSHQA



Lee C. Young  
Project Manager

LY:tc

Enclosures

Exhibit

A-26

## Exhibit "A"

### Legal Description

Lots 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1 in Zatica Subdivision No. 2, according to the plat thereof, filed in Book 104 at Pages 14013 and 14014, records of Ada County, Idaho.

And

Lot 5 Block 1 in Zatica Subdivision No. 1, according to the plat thereof, filed in Book 76 of Plats at Pages 7872 and 7873, records of Ada County, Idaho.

And

A portion of Parcel 2 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho, recorder and a portion of Lot 2, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof recorded in Book 76, Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Lot 2, which is also the southeast corner of Zatica Subdivision No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho, recorder

which is also the Point of Beginning;

Thence the following courses and distances along the boundary of said Lot 2:

S89°57'45"E, 203.51 feet;

S00°02'15"W, 157.33 feet;

N89°57'45"W, 155.33 feet;

S00°02'15"W, 201.33 feet;

S89°57'45"E, 257.33 feet;

Thence N00°02'15"E, 5.33 feet to the southwest corner of Parcel 6 of said Record of Survey No. 5123;

Thence the following courses and distances along the boundary of said Parcel 6:

S89°57'45"E, 93.42;

N54°57'53"E, 88.23 feet;

N00°02'15"E, 108.63 feet;

N89°57'45"W, 45.63 feet to the boundary of said Lot 2;

Thence N00°02'15"E, 194.00 feet along the boundary of said Lot 2 to the northerly boundary of said Zatica No. 1 Subdivision;

Thence S89°57'45"E, 127.00 feet along the northerly boundary of said Lot 2, to the northeast corner of said Lot 2 and the westerly right-of-way of North Kay Avenue;

Thence continuing along the boundary of said Lot 2 through the following courses and distances:

S00°02'15"W, 592.23 feet and along the westerly right of way of North Kay Avenue;

N89°57'42"W, 211.00 feet;

S00°46'00"W, 133.33 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 40.00 feet along the northerly right-of-way of East Avalon Street;

N00°46'00"E, 132.82 feet;

N89°57'42"W, 194.00 feet;

S00°46'00"W, 130.35 feet to the northerly right-of-way of East Avalon Street;

N89°14'00"W, 105.85 feet along the northerly right-of-way of East Avalon Street;

Thence N00°02'15"E, 160.01 feet to the boundary of said Lot 2;

Thence along the boundary of said Lot 2, N00°02'15"E, 561.21 feet to the Point of Beginning.

And

Parcel 4 of Record of Survey No. 5123 as recorded in the office of the Ada County, Idaho, recorder. Being a portion of Lots 2 & 4, Block 1 of Zatica No. 1 Subdivision as shown on the official plat thereof recorded in Book 76 at Pages 7872 and 7873, in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner said Parcel 4, which is the Point of Beginning;

Thence S89°14'00"E, 223.24 feet along the northerly boundary of said Parcel 4;

Thence S00°02'15"W, 160.01 feet along the easterly boundary of said Parcel 4,

to the northerly right-of-way of East Avalon Street;

Thence N89°14'00"W, 224.09 feet along the southerly boundary of said Parcel 4 and the northerly right-of-way of East Avalon Street, to the southwest corner of said Parcel 4;

Thence N00°20'25"E, 160.00 feet along the westerly boundary of said Parcel 4 to the Point of Beginning.

And

A portion of Parcel 6 as shown on Record of Survey No. 5123 as shown in the office of the Ada County, Idaho, recorder. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of Parcel 6 as shown on Record of Survey No. 5123 in the office of the Ada County, Idaho recorder, which is also the southwest corner of Lot 11, Block 1, of Zatica Subdivision

No. 2, as shown on the official plat thereof recorded in Book 104, Pages 14013 and 14014, in the office of the Ada County, Idaho recorder, which is also the Point of Beginning;

Thence S89°57'45"E, 23.33 feet along the northerly boundary of said Parcel 6 and along the southerly boundary of said Lot 11;

Thence S00°02'15"W, 36.67 feet along the westerly boundary of said Lot 11;

Thence S89°57'45"E, 198.67 feet along said southerly boundary of said Lot 11 to the southeast corner of said Lot 11 and to the easterly boundary of said Parcel 6;

Thence along the boundary of said Parcel 6 through the following courses and distances:

S00°02'15"W, 120.33 feet;

S89°57'45"E, 45.63 feet;

S00°02'15"W, 108.63 feet;

S54°57'53"W, 88.23 feet;

N89°57'45"W, 93.42 feet;

N00°02'15"E, 159.33 feet;

N89°57'45"W, 78.67 feet;

N00°02'15"E, 36.67 feet;

N89°57'45"W, 23.33 feet;

N00°02'15"E, 120.33 feet to the Point of Beginning.



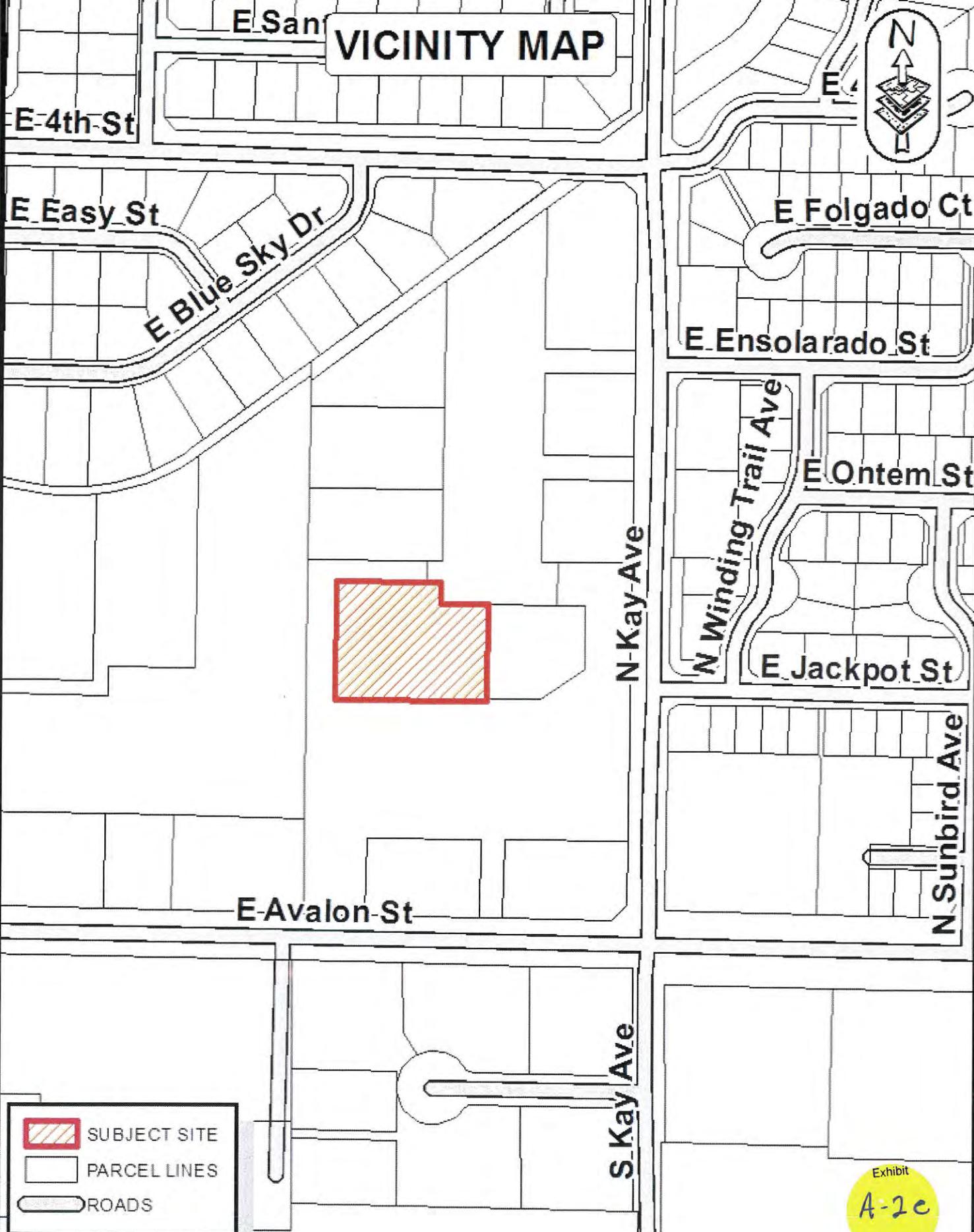
# AERIAL MAP



	SUBJECT SITE
	PARCEL LINES
	ROADS

Exhibit  
A-2e

# VICINITY MAP



	SUBJECT SITE
	PARCEL LINES
	ROADS

Exhibit  
A-2c



**1 SITE PLAN**  
SCALE NTS

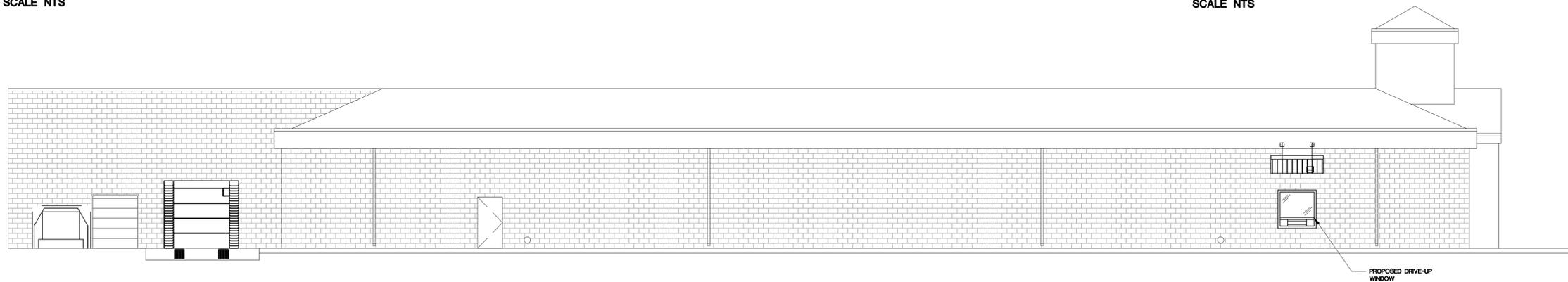
**PROJECT NOTES**

PROJECT SCOPE= INSTALL NEW DRIVE-UP WINDOW  
 TENANT= ALBERTSONS  
 SITE ADDRESS= 700 E. AVALON ST. KUNA ID. 83634  
 EXITING= PATH OF EXITING TRAVEL IS LESS THAN 75 FEET  
 PARKING= 142 SPACES + 4 ACCESSIBLE IN FRONT OF STORE  
 LEGAL DESCRIPTION= ZATICA SUB NO 01 LOT 05 BLK 01  
 ADA COUNTY ASSESSORS PARCEL NUMBER= R9835310050  
 ZONED= COMMERCIAL (C-2)  
 OCCUPANCY TYPE= M



**PROJECT SITE**

**VICINITY MAP**  
SCALE NTS



**1 LEFT ELEVATION**  
SCALE 1/8" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

200 BROAD STREET  
BOISE IDAHO  
PHONE: 208-343-4635 FAX: 208-343-1858

**KUNA, IDAHO**  
200 BROAD STREET  
BOISE, ID 83702  
(208) 343-4635 • FAX (208) 343-1858  
www.cshqa.com

**ALBERTSONS 3337  
700 E. AVALON ST.**



PROJECT 16161.000	DATE 07-19-16
DRAWN	CHECKED

REVISED

SHEET TITLE  
**PARTIAL SITE  
PLAN AND  
ELEVATION**

SHEET  
**G0.1**  
ORIGINAL SHEET SIZE  
24" x 36"

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF CSHQA AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS TO ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF CSHQA IS STRICTLY PROHIBITED. CSHQA ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

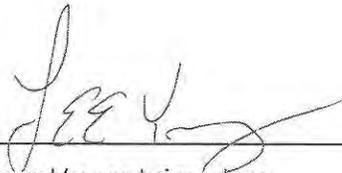
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website:  
www.cityofkuna.com

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

  
\_\_\_\_\_  
Applicant/agent signature

07-18-16  
\_\_\_\_\_  
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

## 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: INSTALL NEW DRIVE-UP WINDOW

Date and time of neighborhood meeting: 07-11-16 - 6:00-8:00 P.M.

Location of neighborhood meeting: KUNA FIRE STATION

## SITE INFORMATION: 2N1W24

Location: Quarter:        Section:        Township:        Range:        Total Acres: 1.123

Subdivision Name: ZATICA SUB NO 1 Lot: 05 Block: 01

Site Address: 700 E. AVALON ST. Tax Parcel Number(s): R9835310050

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

## CURRENT PROPERTY OWNER:

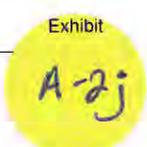
Name: Albertsons LLC.

Address: 250 E. Parkcenter Blvd. City: Boise State: Idaho Zip: 83706

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

Name: Lee Young Business (if applicable): CSHQA Architects

Address: 200 Broad Street City: Boise State: Idaho Zip: 83702



**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

New Pharmacy Drive-up Window

**APPLICANT:**

Name: Lee Young CSHQA Architects

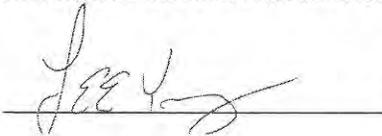
Address: 200 Broad Street

City: Boise State: Idaho Zip: 83702

Telephone: (208) 343-4635 Fax: (208) 343-1858

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 07-19-16



200 Broad St • Boise, ID 83702

O: (208) 343-4635

F: (208) 343-1858

## Neighborhood Meeting Notice

June 30, 2016

Dear Resident and Neighbor:

City of Kuna Code requires that an opportunity for a meeting between the applicant of a development proposal and residents of the neighborhood within 300 feet of the project be provided notice prior to formal special use submittal to the City of Kuna. This letter is such notice of an opportunity to review and discuss the modifications. This is not a public hearing; public officials will not be present. If you have any questions regarding this neighborhood-meeting requirement, please contact the City of Kuna Planning Department at (208) 922-5274.

### PURPOSE/PROJECT DESCRIPTION

To review and provide comments regarding the proposed addition of a pharmacy drive-up window at the Albertsons located at 700 East Avalon Street.

### WHEN

Date: Monday, July 11, 2016

Time: 6:00-8:00 p.m. - Come any time at your convenience

### WHERE

Place: Kuna Fire Station

Address: 150 West Boise Street, Kuna, Idaho 83634

Directions: (intersection of Boise Street and Linder)

If you have any questions about the meeting or proposed project, please contact the representative listed below:

**Lee Young**

**CSHQA**

**200 Broad Street**

**Boise, Idaho 83702**

**(208) 343-4635, Fax (208) 343-1858**

**E-Mail: [lee.young@cshqa.com](mailto:lee.young@cshqa.com)**

people who listen - design that speaks

[www.cshqa.com](http://www.cshqa.com)  
EEO/AA/M/Vets/Disabled

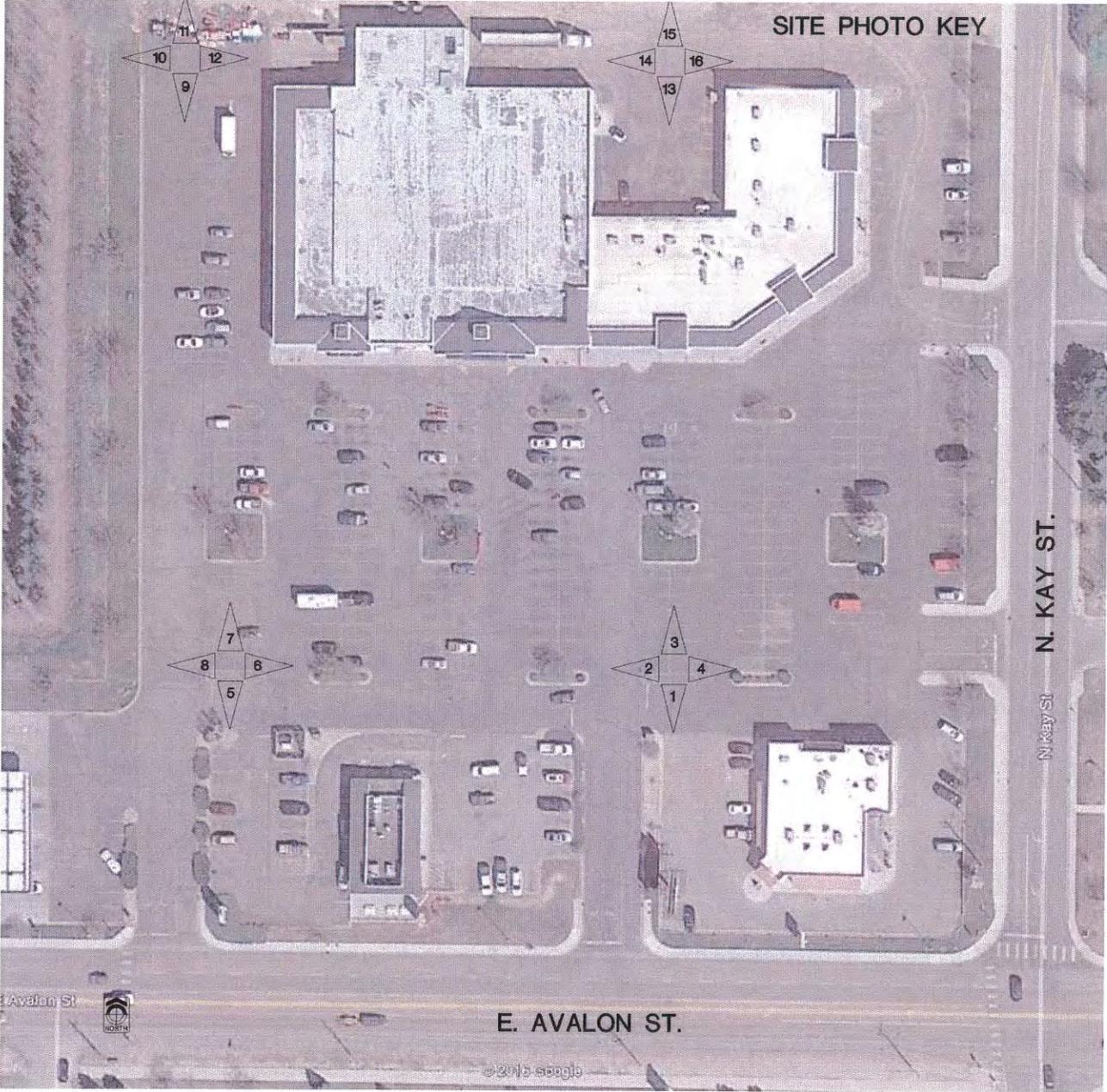
# SIGN IN SHEET

**PROJECT NAME:** ALBERTSONS SECIAL USE PERMIT - DRIVE-UP WINDOW

**Date:** 07-11-16

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1				
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# Site Photos





1.



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4.



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8.



9.



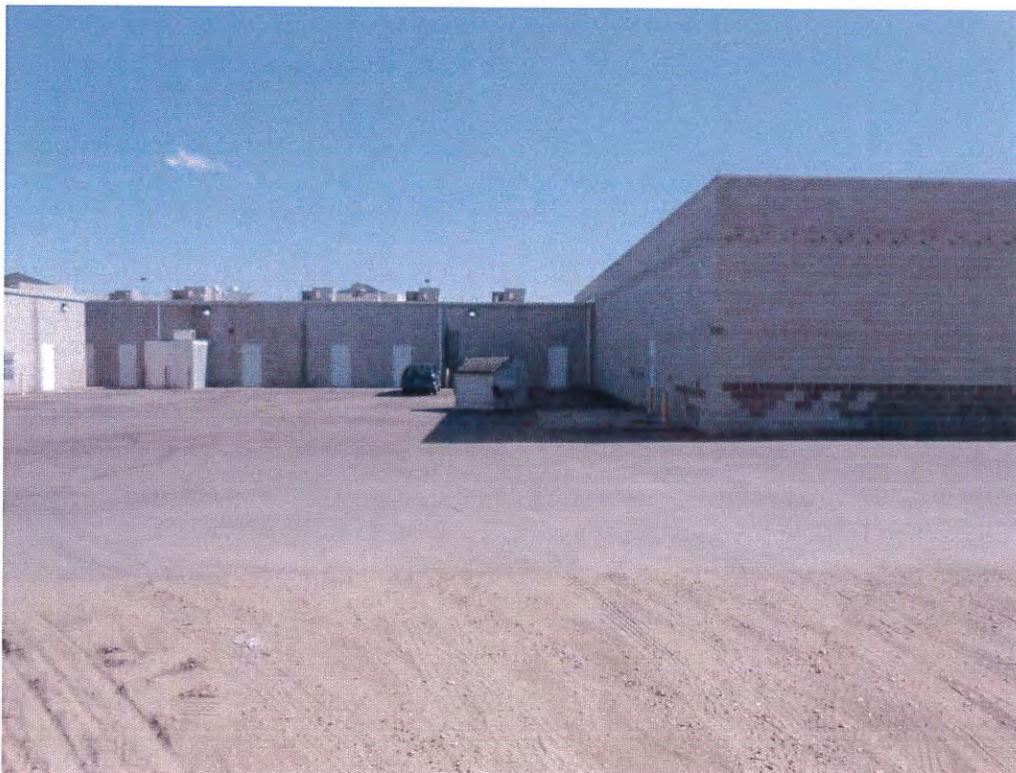
10.



11.



12.



13.



14.



15.



16.

## Nancy Stauffer

---

**From:** Gordon Law  
**Sent:** Friday, July 29, 2016 3:41 PM  
**To:** Nancy Stauffer  
**Cc:** Gordon Law  
**Subject:** FW: Kuna Planning and Zoning request for agency comment/review for 16-03-SUP  
**Attachments:** CC Review app.pdf; G0.1 PARTIAL SITE PLAN AND ELEVATION.pdf; LOI.pdf

Nancy;

I have looked over the proposal and do not see any issues requiring comment by the City Engineer.

Thanks,

Gordon Law

**From:** Nancy Stauffer

**Sent:** Friday, July 29, 2016 3:03 PM

**To:** ACHD <clittle@achdidaho.org>; ACHD <mwallace@achdidaho.org>; Ada County Development Services (Mark Perfect) <dsperfma@adaweb.net>; Ada County Engineer <agilman@adaweb.net>; Ada County Street Namin <dbarton@adaweb.net>; Attorney Icloud <kunaattorney@icloud.com>; Boise Project Board of Control <tpage@boiseproject.org>; Boise Project Board of Control <bcarter@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ <Danielle.Robbins@deq.idaho.gov>; Gordon Law <glaw@kunaid.gov>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <lbishop@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Transportation Dept. ITD <jim.morrison@itd.idaho.gov>; Intermountain Gas <bryce.ostler@intgas.com>; Intermountain Gas <robert.miller@mdu.com>; J&M Sanitation <cjgrbgman@aol.com>; Ken Couch: Idaho Transportation Department <ken.couch@itd.idaho.gov>; Kuna Fire & EMS <jtillman@kunafire.com>; Kuna Police <jdusseau@adaweb.net>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Natalie Purkey <npurkey@kunaid.gov>; Tony Davila <antonio.davila@usps.com>

**Cc:** Wendy Howell <whowell@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>

**Subject:** RE: Kuna Planning and Zoning request for agency comment/review for 16-03-SUP

I apologize, I forgot to attach the application documents.

Thank you,

*Nancy Stauffer*

*Kuna Planning & Zoning*

*Planning Technician*

*[nstauffer@cityofkuna.com](mailto:nstauffer@cityofkuna.com)*

*208-639-5341*

Exhibit

B-2

**From:** Nancy Stauffer

**Sent:** Friday, July 29, 2016 11:53 AM

**To:** 'ACHD' <clittle@achdidaho.org>; 'ACHD' <mwallace@achdidaho.org>; 'Ada County Development Services (Mark Perfect)' <dsperfma@adaweb.net>; 'Ada County Engineer' <agilman@adaweb.net>; 'Ada County Street Namin' <dbarton@adaweb.net>; Attorney Icloud <kunaattorney@icloud.com>; 'Boise Project Board of Control' <tpage@boiseproject.org>; 'Boise Project Board of Control' <bcarter@boiseproject.org>; 'Boise-Kuna Irrigation Distr.' <laurenboehlke@yahoo.com>; 'Cable One t.v.' <cheryl.goettsche@cableone.biz>; 'Central District Health Dept. CDHD' <lbadigia@cdhd.idaho.gov>; 'COMPASS' <cmiller@compassidaho.org>; 'DEQ' <Danielle.Robbins@deq.idaho.gov>;

Gordon Law <glaw@kunaaid.gov>; 'Idaho Power' <bwatson2@idahopower.com>; 'Idaho Power' <lbishop@idahopower.com>; 'Idaho Power' <ahawkins@idahopower.com>; 'Idaho Transportation Dept. ITD' <jim.morrison@itd.idaho.gov>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'Intermountain Gas' <robert.miller@mdu.com>; 'J&M Sanitation' <cjgrbgman@aol.com>; 'Ken Couch: Idaho Transportation Department' <ken.couch@itd.idaho.gov>; 'Kuna Fire & EMS' <jtillman@kunafire.com>; 'Kuna Police' <jdusseau@adaweb.net>; 'Kuna School District' <kbekkedahl@kunaschools.org>; 'Kuna School District' <wjohnson@kunaschools.org>; 'Kuna School District' <bsaxton@kunaschools.org>; Natalie Purkey <npurkey@kunaaid.gov>; 'Tony Davila' <antonio.davila@usps.com>  
**Cc:** Wendy Howell <whowell@kunaaid.gov>; Mike Borzick <mborzick@kunaaid.gov>  
**Subject:** Kuna Planning and Zoning request for agency comment/review for 16-03-SUP

July 29, 2016

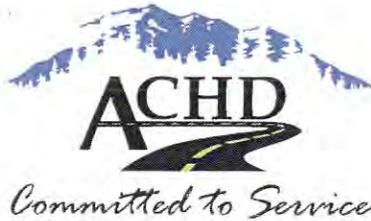
Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>CASE NUMBER</b>	16-03-SUP (Special Use Permit).
<b>PROJECT DESCRIPTION</b>	Applicant requests agency review and comment on Special Use Permit application for the proposed <b>Albertson's Pharmacy Drive thru.</b>
<b>SITE LOCATION</b>	700 E Avalon St (see attached map)
<b>APPLICANT/ REPRESENTATIVE</b>	CSHQA – Lee Young (on behalf of Albertson's, LLC) 200 Broad St Boise, ID 93702 <a href="mailto:Lee.young@cshqa.com">Lee.young@cshqa.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>August 23, 2016</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Nancy Stauffer nstauffer@ Phone: 922.5274 Direct: 639.5342 Fax: 922.5989

We have attached/enclosed information to assist you with your review and responses. No response within 15 business days indicates that you have no objections or concerns with this proposed project. We appreciate any information you can supply us as to how this action would affect the services you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon after as it may be heard at Kuna City Hall: 763 W. Avalon Kuna, ID 83634. Please contact staff with questions.. In an effort to reduce paper waste and costs for postage, we are providing electronic packets for agencies. **If your agency requires full size plans to review, contact the applicant directly or the city and we will arrange for delivery of plans.**

*\*\*Please send our office the email addresses individuals within your organization who should receive these notifications in the future. \*\**

*Nancy Stauffer  
 Kuna Planning & Zoning  
 Planning Technician  
[nstauffer@cityofkuna.com](mailto:nstauffer@cityofkuna.com)*



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

August 8, 2016

(Via email)

To: Lee Young  
CSHQA  
200 Broad Street  
Boise, ID 83702

Subject: KUNA16-0015/16-03-SUP  
700 E. Avalon Street  
Albertson's Pharmacy Drive-Thru

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

**There is No Impact Fee Due for this application and an ACHD inspection is not required.**

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  
Albertson's LLC, via email

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POCATELLO ID 83204  
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 07/29/16 22:25 by sjel4

Acct #: 345222

Ad #: 1496828

Status: N

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 08/10/2016 Stop: 08/10/2016  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 47.00 Words: 164  
Total LEG 47.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 39.78  
# Affidavits: 1

Contact: CHRIS ENGLES  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaid.gov; citycler  
Agency:

Ad Descrpt: 16-03-SUP  
Given by: NANCY STAUFFER  
Created: sjel4 07/29/16 22:22  
Last Changed: sjel4 07/29/16 22:25

PUB ZONE EDT TP START INS STOP SMTWTFS  
KMN A 96 S 08/10

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)



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C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208) 467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 07/29/16 22:25 by sje14

Acct #: 345222

Ad #: 1496828

Status: N

LEGAL NOTICE

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**Case # 16-03-SUP  
(Special Use Permit)**

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, August 23, 2016, at 6:00 pm, at Kuna City Hall, 763 W. Avalon, Kuna, ID; in connection with a request from CSHQA (representing Albertson's LLC) for a Special Use Permit to install and operate an Albertson's Pharmacy Drive Thru located at 700 E Avalon, Kuna, ID 83634.

The public is invited to present written and/or oral comments. Any written testimony must be received by 5:00 pm, August 19th, 2016. Please mail any comments to: P.O. Box 13 Kuna, ID 83634, or drop off at City Hall, located at 763 W. Avalon, Kuna, ID 83634.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning  
& Zoning Department

August 10, 2016

1496828

Ada Bill owing on the obligation: as of July 8, 2016: \$284,342.68 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided



If you are reading this, so are your potential customers!

**LEGAL NOTICE**

OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**Case # 16-03-SUP  
(Special Use Permit)**

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If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

August 10, 2016 1496828

and Welfare prior to the date of any termination proceeding, or proceeding wherein the children is placed with an agency licensed to provide adoption services, pursuant to Idaho Code 16-1513(5).

DATED this 25th day of July, 2016.

CHRISTOPHER D. RICH  
Clerk of the District Court  
Ada County, Idaho

BY: Tiffany Morton,  
Deputy Clerk

August 3, 10, 17, 2016  
1493928

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## Suggestions For Testifying at the Public Hearing:

### **Be informed . . .**

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

### **Be on time . . .**

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

### **Speak to the point . . .**

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

### **If you don't wish to speak, write . . .**

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week prior to the hearing.

**LEGAL  
NOTICE**

City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634



# City of Kuna

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

## P & Z Staff Report

**To:** Planning and Zoning Commission

**Case Number(s):** 16-02-S (Subdivision), 16-02-ZC (Rezone) and 16-02-SUP (Special Use Permit):  
**Airenel Park Subdivision**

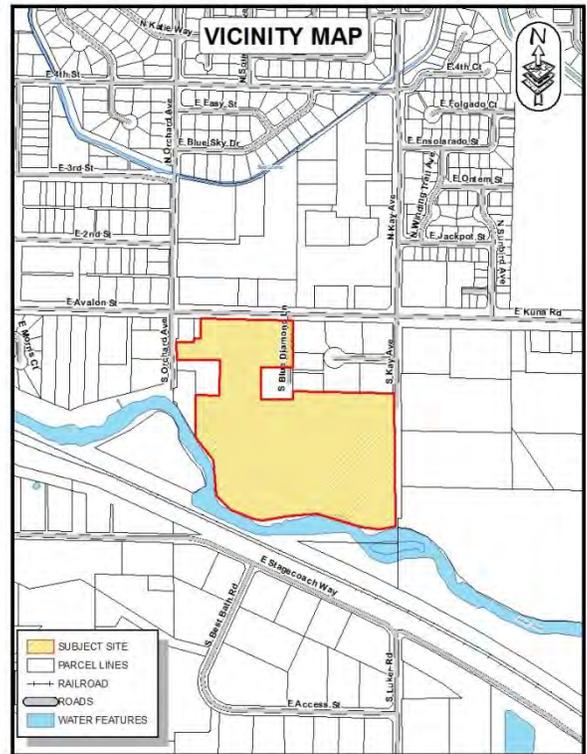
**Location:** East of Orchard Avenue, west of Kay Avenue, south of State Highway 69/Kuna Road.

**Planner:** Trevor Kesner, Planner II

**Hearing Date:** August 23, 2016

**Owner/Applicant:** Don Young Land Company, Inc  
PO Box 189  
Kuna, Idaho 83634

**Representative:** A Team Land Consultants,  
*Steve Arnold*  
1785 Whisper Cove Ave.  
Boise, Idaho 83709  
[steve@ateamboise.com](mailto:steve@ateamboise.com)



### Table of Contents:

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

### A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions, rezones 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 rezones and subdivisions. This land use action 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   | April 20, 2016  |
| ii. Agencies              | July 11, 2016   |
| iii. 300' Property Owners | August 5, 2016  |
| iv. Kuna, Melba Newspaper | August 10, 2016 |
| v. Site Posted            | August 14, 2016 |

**B. Applicants Request:**

**1. Request:**

Applicant requests approval to subdivide the 22.88 acre site and rezone approximately 8.76 acres from the existing R-4 (Low Density Residential) to a C-1 (Neighborhood Commercial) zoning designation, and zone the remaining approximately 14.04 acres from its existing R-4 (Low Density Residential) to an R-6 (Medium-Low Density Residential) zoning designation, to create a 102 lot mixed use subdivision (Airenel Park). There appears to be conflicting agency information regarding the current zoning designation of the subject parcel. A search of historical public records or City ordinances to support different zoning designations on the parcel were unsuccessful. This site is located west of South Orchard Avenue and east of South Kay Avenue, south of East Avalon Street.



©COPYRIGHTED

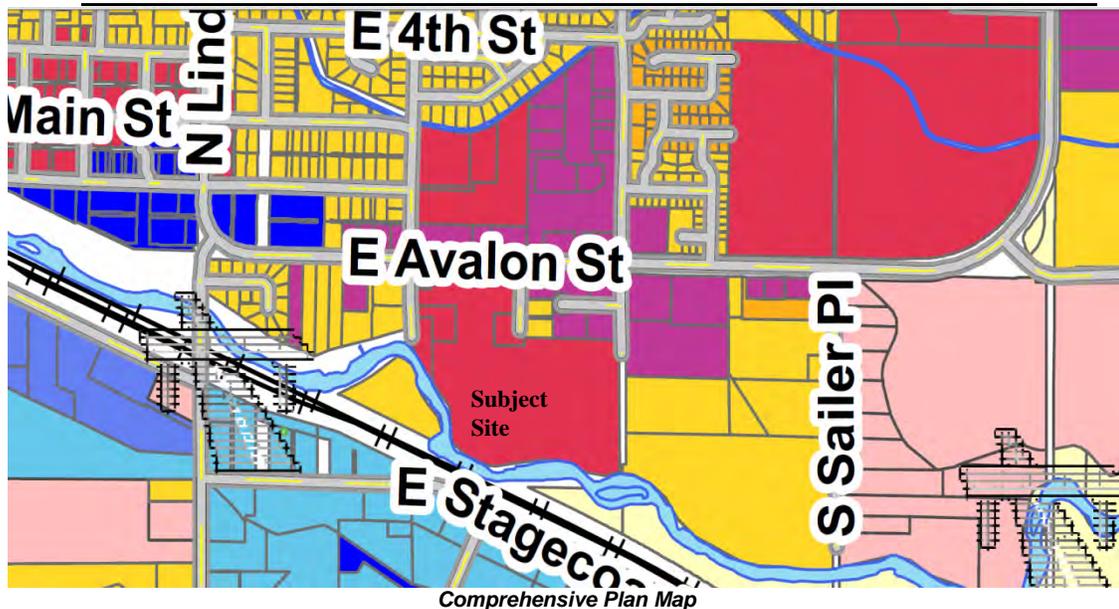
**C. History:** The 22.88 acre subject parcel is situated within Kuna City limits with an R-4 residential zoning designation. This property has historically been used for agricultural and light commercial purposes. As Kuna does not allow multiple zones on individual parcels, the City has deferred to Ada County parcel data for the current zoning of R-4 for the entire subject site, as provided by the Ada County Assessor's Office.

**D. General Projects Facts:**

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

**LEGEND**

	MEDIUM DENSITY		NEIGHBORHOOD DISTRICT
	HIGH DENSITY		WWTF
	MIXED USE GENERAL***		CITY INTEREST
	MIXED USE CITY CENTER		MIXED USE GENERAL WITH A MINIMUM EQUIVALANCE OF 3 UNITS PER ACRE
	LIGHT INDUSTRIAL		GREEN WAY WATERWAYS
	HEAVY INDUSTRIAL		GREENBELT OVERLAY



**2. Surrounding Land Uses:**

<b>North</b>	C-2	Area Business District – City of Kuna
<b>South</b>	RUT/ M-1	Rural Urban Transitional – Ada County Light Manufacturing District – City of Kuna
<b>East</b>	R-6/ C-1	Medium-Low Density Residential – City of Kuna Neighborhood Business District – City of Kuna
<b>West</b>	R-6/ R-4	Medium-Low Density Residential – City of Kuna Low Density Residential – City of Kuna

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

- Approx. 22.88 total acres
- R-4 (Low Density Residential)
- Parcel # - S1303120820

**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 there is a commercial structure and some outbuildings on the northern portion of the 22.88 acre parcel; the remaining land is used for agricultural purposes. None of the existing buildings will remain as the site develops. The northern portion of the site has a natural downward slope of up to 3% southward as it levels to 0% grade midway toward Indian Creek. Soils composition is unknown.
  
6. **Transportation/Connectivity:** There are currently no public roadways internal to the site. Blue Diamond Way is currently a private lane being dedicated as a public street from the site onto SH-69/Kuna Road. On the east side of the project, the applicant proposes three access points to the development from South Kay Avenue; two of which will be private drive aisles offering direct access to the multi-family portion of the project. The third access from South Kay Avenue will be a fully improved 36 foot public street section within 50 feet of Right-of-Way (Exploration Way), which will align with the approved Journey's End development to the east.  
 On the west side of the project, the applicant proposes to utilize the existing site access from South Orchard Avenue. The access and approach from South Orchard Avenue will be a fully improved roadway (Silver Rush Street) consistent with all proposed internal streets; 36 foot wide roadway pavement with curb, gutter and five foot detached sidewalks buffered by seven foot wide parkway strips throughout.  
 There are multiple connections (using trails and pathways) through subdivision blocks to encourage a pedestrian friendly environment and neighborhood connectivity. The three proposed commercial lots will close the existing driveways on the north side of the project along SH69/Kuna Road. Access to the commercial lots shall be internal to the development from the proposed Silver Rush Street. Ada County Highway District (ACHD) has ultimate authority to approve access, circulation, driveway approaches and proposed street and sidewalk widths.
  
7. **Environmental Issues:** Portions of the subject site lie within FEMA's current 'Zone A' flood hazard area, as it borders Indian Creek to the south. Other than FEMA's 1% annual chance flood hazard area, staff is not aware of any environmental issues, health or safety concerns or conflicts.
  
8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control (BPBoC), Ada County Highway District (ACHD), Central District Health Department (CDHD), Idaho Department of Environmental Quality (DEQ). Community Planning Association of Southwest Idaho (COMPASS). The responding agency comments are included as exhibits with this case file.

**E. Staff Analysis:**

Applicant proposes 21 multifamily lots (totaling 84 dwelling units) in a C-1 commercial zone, 16 townhouse lots, 41 single family home lots, and 21 common lots within an R-6 residential zone over a total of 22.88 acres.

The entire site is currently zoned R-4. Three of the proposed 37 commercial lots will be situated on 2.52 acres along the northern portion of the site as it fronts E. Avalon Street. The applicant proposes to rezone approximately 8.76 acres of the site from the existing R-4 to a C-1 (Business/Commercial; Neighborhood Business District) zoning designation in order to construct the proposed townhomes and multi-family residential units and create the three commercial lots for future development.

Applicant is proposing approximately six phases of development and will be required to submit a Design Review application for the Multi-Family buildings and landscaping of common areas. Subdivision common areas will comprise over 20% of the subject site (4.86 acres). A homeowners association will be established for the care and maintenance of the common lots. The common lots will be developed as open space, pathways, a tot-lot and community center with a swimming pool facility.

Indian Creek is the natural southern boundary for the project; therefore, one common lot will be developed as an extension of the public multi-use pathway along the northern bank of Indian Creek canal. Applicant proposes to fully improve said portion of the Indian Creek pathway and deed it to the public. Public services will be extended by the developer to serve the development including the replacement and relocation of a sanitary sewer lift station.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §67-6511, §67-6512, §67-6513 and the Kuna Comprehensive Plan; and forwards Case No.'s 16-02-S, 16-02-ZC and 16-02-SUP, to the Commission with recommended conditions of approval.

**F. 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 and Future Land Use Map (adopted September 1, 2009)
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**G. Proposed Comprehensive Plan Analysis:**

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

The proposed subdivision, rezone and special use permit applications for the subject 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 (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; 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 (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 Generals criteria, and a review by the City Attorney, the proposed project does **not** constitute a "taking" and the economic value remains 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 (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** *The proposed development complies with these elements of the comprehensive plan by providing a varied mix of housing types which aligns with 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

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

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 Comprehensive Land Use Plan as adopted by Kuna, by incorporating the following; a mix of different housing options in or near the neighborhood core while promoting quality development and transportation connectivity.*

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 (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1).

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 (Page 155).

**Comment:** *Applicant proposes a mix of residential densities comingled with commercial uses, which will contribute to the availability of varied housing types and home sizes in a logical and orderly manner.*

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 (Page 179).

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

**H. Procedural Background:**

The Commission conducted its Public Hearing on July 12, 2016, where it considered Cases No. 16-01-ZC, 16-02-CPM and 16-01-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

**I. Proposed Findings of Fact for Commission Consideration:**

Based on the record contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, including the exhibits, staff report and public testimony at the public hearing, the Kuna Planning and Zoning Commission hereby *approves/denies* 16-02-SUP (Special Use Permit) for the proposed Airenel Park Subdivision; and recommends *approval/denial* of 16-02-S (Subdivision) and 16-02-ZC (Rezone) for the Airenel Park Subdivision Preliminary Plat and Rezone with the conditions of approval/denial for Case No's 16-02-S, 16-02-ZC, Rezone and subdivision as stated in the staff report, to the City Council of Kuna.

**Comment:** *The Commission's findings do / do not agree with staff's analysis that the proposal complies with Idaho Code § 67-6511(2) C, 67-6512 and 67-6513, the Kuna Comprehensive Plan (as outlined in this report) and accompanying Comprehensive Plan Map.*

1. The Kuna Planning and Zoning Commission accepts/rejects the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on August 23, 2016, to hear from City staff and the applicant to accept public testimony. The decision by the Commission is based on the application, staff report and any public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, this proposal appears to generally comply with the Comprehensive Plan and accompanying Comprehensive Plan Map.

**Comment:** *The Comprehensive Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map designates this property as Mixed Use City Center. As this is a proposed mixed residential and commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map. In making a decision regarding a rezone, the Commission is to consider Idaho Code §67-6511 (2) C, which requires that it analyze a proposed change to the city's zoning ordinance to ensure that the requested change is not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction then the request for re-zone may properly be denied.*

*In addition, and in regard to the request for the subdivision of the property, Idaho Code §67-6513 states that the city may provide for mitigation of the effects of subdivision development on the ability of the city to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.*

3. The Kuna Planning and Zoning Commission has the authority to *approve or deny* the Special Use Permit application and recommend approval or denial for the Subdivision and Rezone applications to the City Council.

**Comment:** On August 23, 2016, the Kuna Planning and Zoning Commission will vote to approve or deny case No. 16-02-SUP and recommend approval or denial of Case No's 16-02-ZC, and 16-02-S.

*Prior to granting a special use permit, the Commission may require studies of the social, economic, fiscal, and environmental effects and any aviation hazards as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. As well, a special use permit approval is not transferable from one (1) parcel of land to another.*

4. 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 public hearing on August 23 2016.

**J. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, the Kuna Planning and Zoning Commission finds Case No's 16-02-S, 16-02-ZC and 16-02-SUP, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-02-S, 16-02-ZC and 16-02-SUP, the Kuna Planning and Zoning Commission finds Case No's 16-02-S, 16-02-ZC and 16-02-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.

**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 (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 approximate 22.8 acre project includes a request for a zone change from the current 'R-4' to a 'C' and an 'R-6' zoning designation. The Planning and Zoning Commission shall determine the extent and the nature of the rezone request in accordance with the adopted comprehensive plan per KCC 5-13-4. The site appears to be compatible with the proposal.*

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

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

4. The rezone, special use and subdivision applications are not likely to cause adverse public health problems.

**Comment:** *The proposed development and 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:** Staff did consider the special use, rezone and subdivision applications along with the location of the property and adjacent uses. The current adjacent lands are small commercial and residential uses situated between two local collector roads. The development will be connected to the Kuna City central sewer and potable and pressure irrigation water systems.

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 to serve the project.

**K. Proposed Decision by the Commission:**

*Note: This proposed motion is to approve or deny the special use permit application; and to recommend approval, conditional approval, or denial for the rezone and subdivision requests to City Council. If the Commission wishes to approve or deny specific parts of the special use request as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and any public testimony given at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves/denies* Case No. 16-02-SUP *special use permit* and hereby recommends *approval/conditional approval/denial* of Case No's 16-02-S subdivision and 16-02-ZC rezone for the Airenel Park preliminary plat (*with or without*) 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 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 Project and Board of Control* shall approve any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to 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 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. 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.

6. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
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) prior to requesting final plat signature from the City Engineer.
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 and/or Council, or seek amending them through public hearing processes.
13. The applicant's proposed preliminary plat, landscaping and SUP map (dated 08/04/16) shall be considered binding site plans, or as modified and approved through the public hearing process.
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.



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## 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:** Airenel Park 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 <b>and</b> Affidavit of Legal Interest (for all interested parties involved).	✓	
X	Letter of Intent indicating reasons and details for preliminary plat.	✓	A-2f
X	Commitment of Property Posting form signed by the applicant/agent.	✓	A-2g
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 estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	✓	A-2i
X	A letter from Ada County Engineer with the Subdivision Name reservation. <b>ANY</b> name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓	A-2j
X	Phasing Plan	✓	A-2k
n/a	Include Large Scale Development Requirements. KCC 6-5-4		
X	Landscape Plan—(in color)	✓	A-2m
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓	A-2n
X	8 1/2 x 11 proposed preliminary plat.	✓	A-2o
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: <ul style="list-style-type: none"> <li>◇ Topography at two foot (2') intervals</li> <li>◇ Land uses (location, layout, types &amp; dimensions): residential, commercial &amp; industrial land uses.</li> <li>◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.</li> <li>◇ Easements/common space: utility easements, parks, community spaces</li> <li>◇ Lots: layout and dimensions of lots</li> <li>◇ 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..</li> </ul>	✓	A-2p

*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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## Rezoning Checklist

Rezoning requires 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.

<b>Project name:</b> Airenel Park Subdivision	<b>Applicant:</b> A Team Land Consultants
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed rezoning. If reason for rezoning is development, also submit a conceptual plan.	✓ A-2F
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezoning property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the rezoning 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.	✓
N/A	Development Agreement & Development Agreement Checklist	—
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed <b>and</b> Affidavit of Legal Interest. (All parties involved)	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓ A-2n
✓	Commitment of Property Posting form signed by the applicant/agent.	✓ A-2g

*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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## 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.

<b>Project name:</b> Airenel Park Subdivision	<b>Applicant:</b> 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"> <li>◇ Type, size and location of all existing &amp; proposed plant materials and other ground covers. The size of plants at planting and maturity should be included.</li> <li>◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered.</li> <li>◇ Method of irrigation.</li> <li>◇ Cross-sections through areas of special features, berms, retaining walls, etc.</li> <li>◇ Footprints of all structures to be constructed.</li> </ul>	✓
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"> <li>◇ Building locations—existing and proposed with spare-footages.</li> <li>◇ Fences—existing, surrounding and proposed.</li> <li>◇ Off-street parking, circulation and driveway locations and types.</li> <li>◇ Location and size of adjacent streets and driveways.</li> <li>◇ North arrow and property lines.</li> <li>◇ Drawings of major exterior elevations.</li> <li>◇ Building materials and color scheme.</li> <li>◇ Existing grades and proposed new grades.</li> <li>◇ Existing lighting and proposed lighting.</li> </ul>	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓

A-2f

Need color

A-2g

A-2n

*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

### 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

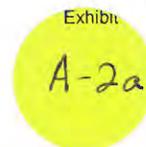
For Office Use Only	
File Number (s)	16-02-S
Project name	AIRENEL SUB.
Date Received	6/6/16
Date Accepted/ Complete	6/27/16
Cross Reference Files	16-02-ZC 16-02-SUP
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Don Young Land Company Inc.</u>	Phone Number: <u>871-7020</u>
Address: <u>PO Box 189</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Kuna ID 83634</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>447 E Avalon Street, Kuna, Id 83634</u>	
Site Location (Cross Streets): <u>Orchard Avenue and Kay Avenue</u>	
Parcel Number (s): <u>R0 615253032</u>	
Section, Township, Range: <u>Section 25, T.2N, R.1W</u>	
Property size : <u>22.8 acres</u>	
Current land use: <u>Agriculture and commercial</u>	Proposed land use: <u>Single &amp; Multi Fam., Com.</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>C1, and R-6</u>



**Project Description**

Project / subdivision name: <u>Airenel Park Subdivision</u>
General description of proposed project / request: <u>To develop a community of single family residential homes with a mix of Town homes, 4-plex units and commercial uses.</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential _____
<input checked="" type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Clubhouse/pool, playground, pathways</u> <u>Open areas</u>

**Residential Project Summary (if applicable)**

Are there existing buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: <u>Barn and other out buildings</u>
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>141</u> Number of building lots: <u>78</u>
Number of common and/or other lots: <u>21</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>41</u>
<input checked="" type="checkbox"/> Townhouses <u>16</u>
<input type="checkbox"/> Duplexes _____
<input checked="" type="checkbox"/> Multi-Family <u>21 lots = 84 Units</u>
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>1,000 s.f for Multifamily, 1,200s.f for town, 1,400s.f Single</u>
Gross density (DU/acre-total property): <u>7.19/AC</u> Net density (DU/acre-excluding roads): <u>8.61/AC</u>
Percentage of open space provided: <u>21%</u> Acreage of open space: <u>4.86 AC</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Club house/pool, pathways, open</u>

**Non-Residential Project Summary (if applicable)**

Number of building lots: <u>3</u> Other lots: <u>None</u>
Gross floor area square footage: <u>N/A</u> Existing (if applicable): <u>None to remain</u>
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: \_\_\_\_\_ Date: 6/2/16



**AERIAL MAP**

**DEVELOPER**

**LITTLE WOOD LANDING  
4679 W. PRICKLY PEAR DR  
EAGLE, ID 8616**

**PLANNER / CONTACT**

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

**AIRENAL PARK SUBDIVISION**

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

**1" = 400'**



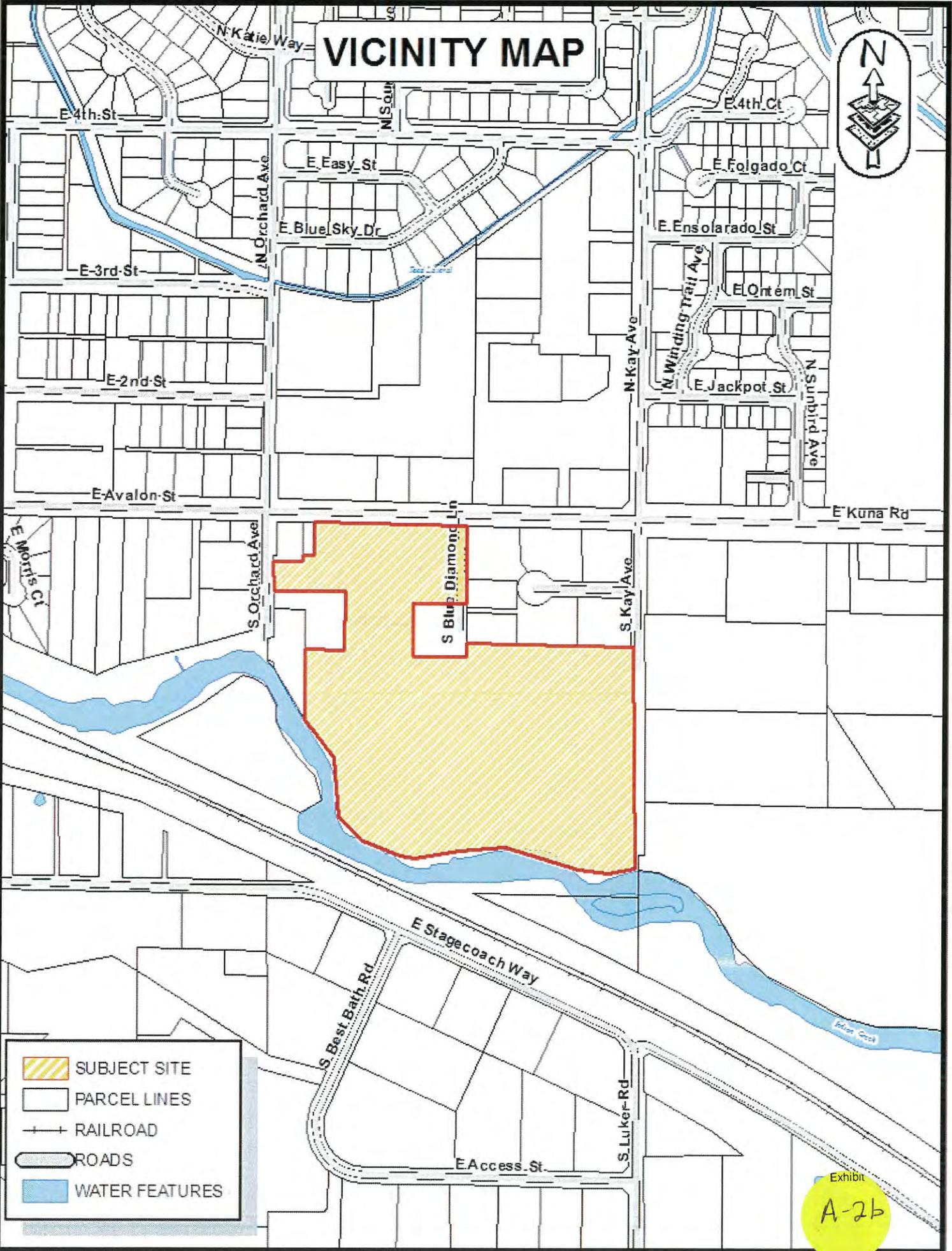
**A TEAM**

Land Development & Real Estate Services

Exhibit

A-2b

# VICINITY MAP



-  SUBJECT SITE
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

Exhibit  
A-2b

**RESTRICTIVE  
COVENANTS (Airenel  
Park Subdivision  
Commercial)**

The undersigned ("Owner") is the titleholder of record of the real estate (hereinafter "the Properties" or each parcel herein described hereinafter as "Lot") as described in the attached "Exhibit B" legal description: The Properties together with any additions of Lots or Common Areas pursuant to Section 27 are collectively referred to as the "Business Park."

Airenel Park Development, Inc. ("Association") will be incorporated in Idaho for the purpose of enforcing the Restrictive Covenants established upon the Properties, administering and maintaining the Common Areas, and providing services to the members of the Association. These Restrictive Covenants are established within and upon the Business Park.

1. Completion of Construction. Any building or building shell placed or constructed upon any Lot within the Properties shall be completed within nine (9) months after the commencement of construction.
  
2. Approval of Plans. Owner or its assignees shall have the exclusive right to establish grades and slopes for any Lot within the Properties and fix the grade at which any building or other improvement shall be placed or constructed upon any Lot, in conformity with the general plan for the development of the Properties. Plans for any building or other improvement to be placed, constructed, or remodeled upon any Lot within the Properties shall be submitted to Owner and shall show the design, size, and exterior material for the building or improvement and the plot plan for the Lot. One set of plans shall be left on permanent file with the Owner or Association. Grading of the Lot or construction, placement or exterior remodeling of any building or improvement shall not be commenced unless written approval of the plans has been secured from the Owner. The Owner shall give written approval or disapproval of the plans within ten (10) days of receipt of the plans. In the event Owner fails to provide the approval or disapproval within thirty (30) days, the plans shall be deemed to be approved. Approval of the plans shall not be unreasonably withheld, conditioned, or delayed and upon disapproval a written statement of the grounds for disapproval shall be provided. The Owner shall have the exclusive right to disapprove the plans, if in the Owner's opinion, the plans do not conform to the general standard of development in the Properties. The Owner in writing may assign the rights and duties of the Owner under this Paragraph, except as to Lots of which the Owner is the titleholder, to the Association at any time. The Owner or the Association may charge reasonable fees in connection with the review including fees charged by engineers or architects or others employed by Owner to review the plans.
  
3. General Standards for Buildings. The following general standards of development

# DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

## Airenel Park Subdivision (Residential)

THIS DECLARATION is made on the last date here in below set forth, by Airenel Park Development Inc., an Idaho Corporation, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of certain real property in the County of Ada, State of Idaho, hereinafter referred to as the "Development", more particularly described in Attachment "A".

WHEREAS, Declarant desires to place covenants, conditions, and restrictions on the Development to protect value, attractiveness, compatibility, and conformity of the use of the various lots and common areas;

NOW, THEREFORE, Declarant hereby declares that all of said Development is and shall be held and conveyed upon and subject to the easements, conditions, covenants, restrictions, and reservations hereinafter set forth. Said easements, covenants, restrictions, conditions, and reservations shall constitute covenants to run with the land and shall be binding upon all persons claiming under them, and shall inure to the benefit of and be limitations upon all future Owners of said Development or any interest therein.

### **ARTICLE I. Definitions**

1.1 "Association" shall mean and refer to Airenel Park Homeowners Association, Inc., an Idaho non-profit corporation, its successors and assigns.

1.2 "Declarant" shall mean and refer to Airenel Park Development, Inc., an Idaho Corporation, its successors and assigns, if such successors or assigns should acquire more than one (1) undeveloped Lot from the Declarant for the purpose of development.

1.3 "Development" shall mean and refer to that certain real property described in Attachment "A" and such additions thereto as may hereafter be brought within the jurisdiction of the Association. The Development includes all the property shown on the plat.

1.4 "Developed Property" shall mean and refer to the property adjacent to or an extension of any Lot that Declarant may develop for any use allowed under the zoning regulations and be known as Airenel Park Subdivision.

**IN WITNESS WHEREOF**, the undersigned Declarant has executed this Declaration of Covenants, Conditions, and Restrictions this \_\_\_\_ day of \_\_\_\_\_, 2016.

AIRENEL PARK DEVELOPMENT, INC.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF IDAHO )  
                          : ss.:  
County of Ada)

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Doug Kowallis, the President of Airenel Park Development, Inc., an Idaho Corporation known to me to be the person who executed the within and foregoing instrument for and on behalf of said corporation, and acknowledged to me that said corporation executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
Commission expires \_\_\_\_\_

# B & A Engineers, Inc.

Consulting Engineers & Surveyors  
5805 W. Franklin Rd. Boise, Id. 83705  
Ph: 208-343-3381 Fax 208-342-5792

## Don Young Land Company, Inc. Legal Description Parcel "A"

April 2009

A portion of Lot 1 of the Amended Avalon Orchard Tracts as shown in Book 6 of Plats at Page 254 records of Ada County, Idaho. Situate in the northeast quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the northwest quarter of said Section 25; thence N89°02'36"W, 610.00 feet along the northerly boundary of said Section 25 and the centerline of East Avalon Street; thence S00°22'07"E, 40.01 feet to the southerly right-of-way of East Avalon Street and to the northwest corner of Lot 3, Block 1 of Cement Falls Subdivision as shown in Book 89 of Plats at Page 10387 records of Ada County, Idaho; thence N89°02'36"W, 576.07 feet along the southerly right-of-way of East Avalon Street, which is 40.00 feet southerly of and parallel to the northerly boundary of the northeast quarter of the northwest quarter of said Section 25 to the *Point of Beginning*:

Thence S00°00'00"W, 139.19 feet;

Thence S90°00'00"W, 102.15 feet to the easterly right-of-way of Orchard Avenue;

Thence N00°24'03"W, 20.88 feet along the easterly right-of-way of Orchard Avenue;

Thence S89°02'36"E, 9.00 feet along the right-of-way of Orchard Avenue;

Thence N00°24'03"W, 120.03 feet along the easterly right-of-way of Orchard Avenue to the southerly right-of-way of East Avalon Street;

Thence S89°02'36"E, 94.15 feet along the southerly right-of-way of East Avalon Street, which is 40.00 feet southerly of and parallel to the northerly boundary of the northeast quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

*Comprising 13,295 square feet, more or less.  
Subject to easements of record or apparent.*



Exhibit

A-2d

# EXHIBIT "A"

# B & A Engineers, Inc.

Consulting-Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Ph. 208-343-3381 Fax 208-342-5792

## Don Young Land Company, Inc. Legal Description Parcel "C"

November 2009

A portion of Lots 1 through 5 of the Amended Avalon Orchard Tracts as shown in Book 6 of Plats at Page 254, and a portion of Lot 3 & 4 of the Avalon Orchard Tracts as shown in Book 4 of Plats at Page 189, records of Ada County, Idaho. Situate in the northeast quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the northwest quarter of said Section 25; thence N89°02'36"W, 610.00 feet along the northerly boundary of said Section 25 and the centerline of East Avalon Street; thence S00°22'07"E, 40.01 feet to the southerly right-of-way of East Avalon Street and to the northwest corner of Lot 3, Block 1 of Cement Falls Subdivision as shown in Book 89 of Plats at Page 10387 records of Ada County, Idaho which is also the *Point of Beginning*:

Thence S00°22'07"E, 273.11 feet along the westerly boundary of said Cement Falls Subdivision;

Thence S89°37'53"W, 188.00 feet;

Thence S00°22'07"E, 185.00 feet;

Thence N89°37'53"E, 188.00 feet;

Thence N00°22'07"W, 42.82 feet;

Thence N89°35'21"E, 179.95 feet to the southwest corner of Lot 2, Block 2 of said Cement Falls Subdivision;

Thence S89°02'36"E, 413.31 feet to the westerly right-of-way of South Kay Avenue;

Thence S00°47'25"E, 774.90 feet along the westerly right-of-way of South Kay Avenue to the top of the northerly bank of Indian Creek;

Thence the following courses and distances along the top of the northerly and northeasterly bank of Indian Creek:

S77°09'28"W, 95.60 feet;

N81°37'59"W, 106.72 feet;

N73°45'07"W, 272.84 feet;

S84°13'39"W, 161.42 feet;

S80°43'18"W, 157.54 feet;

N84°10'54"W, 53.77 feet;

N67°27'32"W, 138.32 feet;

N48°18'07"W, 120.61 feet;

N05°13'39"W, 211.14 feet;

N37°39'18"W, 170.11 feet to the easterly boundary of land described in Instrument No. 99025561, records of Ada County, Idaho;

# B & A Engineers, Inc.

Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Ph. 208-343-3381 Fax 208-342-5792

Thence N00°20'00"W, 245.28 feet along the easterly boundary of land described in said Instrument No. 99025561;

Thence S89°33'36"E, 141.36 feet;

Thence N00°00'00"W, 207.55 feet;

Thence N90°00'00"W, 252.63 feet to the easterly right-of-way of Orchard Avenue to a point which lies N00°24'03"W 50.00 feet from the southwest corner of said Lot 1 of the Amended Avalon Orchard Tracts;

Thence N00°24'03"W, 101.78 feet along the easterly right-of-way of Orchard Avenue and the westerly boundary of said Lot 1 of the Amended Avalon Orchard Tracts;

Thence N90°00'00"E, 102.15 feet;

Thence N00°00'00"E, 24.19 feet;

Thence S89°01'43"E, 39.90 feet to the easterly boundary of said Lot 1 of the Amended Avalon Orchard Tracts;

Thence N00°35'23"W, 115.04 feet along the easterly boundary of said Lot 1 of the Amended Avalon Orchard Tracts to the southerly right-of-way of East Avalon Street;

Thence S89°02'36"E, 537.35 feet along the southerly right-of-way of East Avalon Street, which is 40.01 feet southerly of and parallel to the northerly boundary of the northeast quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

**Comprising 22.88 acres, more or less.**

**Subject to easements and right-of-ways of record or apparent.**



**Legend**

- SURVEYED BOUNDARY
- ORIGINAL PROPERTY LINE
- - - ADJUSTED PARCEL LINE
- - - ADJUSTED PARCEL LINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING FENCE LINE
- - - EXISTING VINYL FENCE LINE
- - - FOUND BRASS/ALUMINUM CAP, AS NOTED
- FOUND 1/2" PIN
- FOUND 5/8" PIN
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- CALCULATED POINT, NOT SET OR FOUND

**Record Documents**

UNLESS OTHERWISE NOTED ALL RECORDS ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE

- RECORDS OF SURVEY  
 ROS NO 7139  
 ROS NO 7633
- SUBDIVISIONS  
 AVALON ORCHARD TRACTS, BOOK 4, PAGE 189  
 AVALON ORCHARD TRACTS AMENDED, BOOK 5, PAGE 254  
 CEMENT FALLS PARK SUBDIVISION, BOOK 69, PAGES 10387-10388
- DEEDS  
 WARRANTY DEED INSTRUMENT NO 7901088  
 WARRANTY DEED INSTRUMENT NO 8425833  
 OUTCLAIM DEED INSTRUMENT NO 8425833  
 OUTCLAIM DEED INSTRUMENT NO 8525545  
 WARRANTY DEED INSTRUMENT NO 8282712  
 WARRANTY DEED INSTRUMENT NO 85048011  
 WARRANTY DEED INSTRUMENT NO 101004631  
 OUTCLAIM DEED INSTRUMENT NO 101055172  
 OUTCLAIM DEED INSTRUMENT NO 103140144  
 RIGHT-OF-WAY EASEMENT INSTRUMENT NO 103209141  
 OUTCLAIM DEED INSTRUMENT NO 103212804  
 OUTCLAIM DEED INSTRUMENT NO 105125569  
 WARRANTY DEED INSTRUMENT NO 107013675  
 WARRANTY DEED INSTRUMENT NO 101010823

**County Recorder's Certificate**

STATE OF IDAHO } SS INSTRUMENT NO 110023185  
 COUNTY OF ADA }

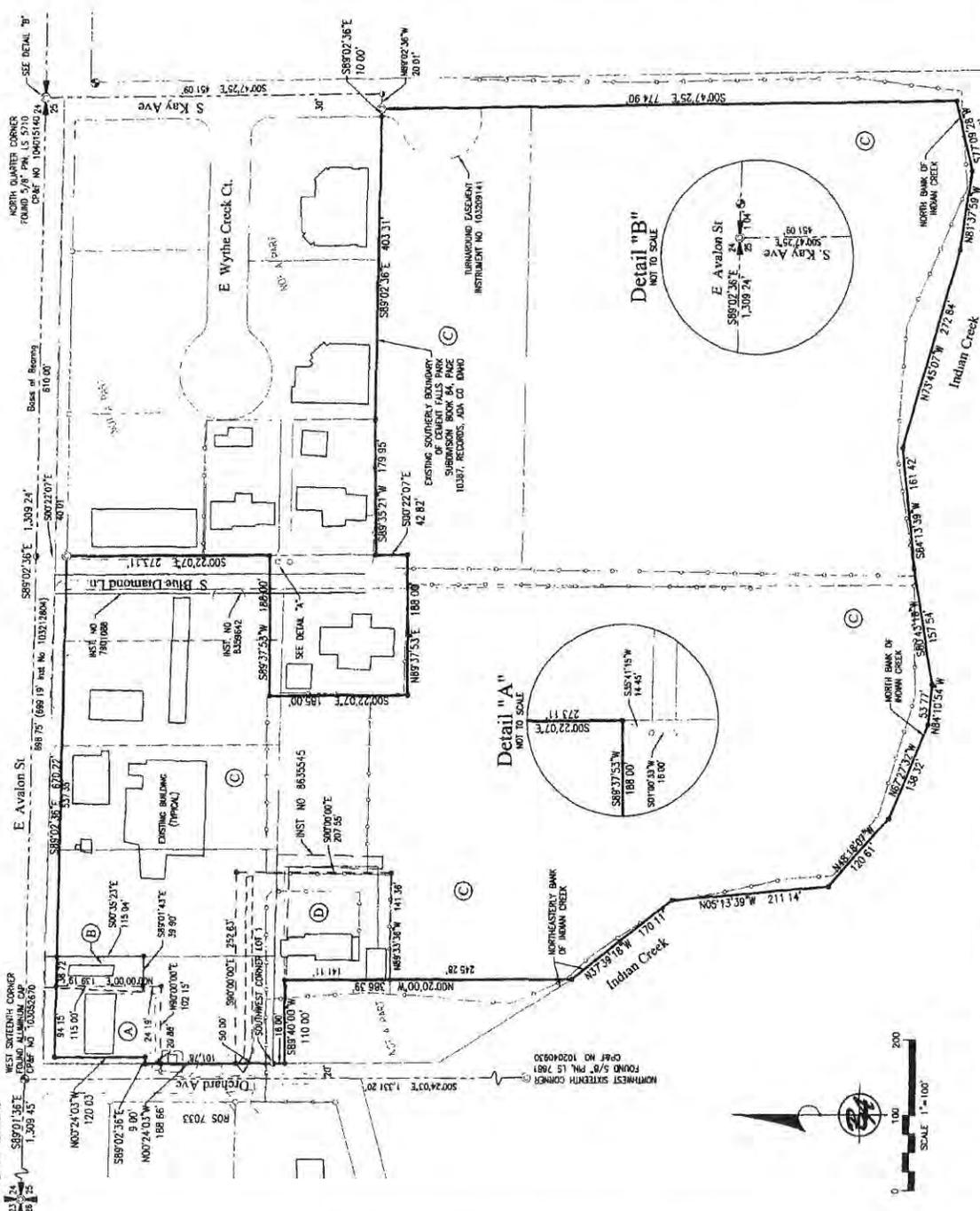
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF  
**B&A Engineers** AT 8 MINUTES PAST 1 O'CLOCK  
 P.M. THIS 18<sup>TH</sup> DAY OF **March**, 2010  
 FEE \$5.00

EX-OFFICIO RECORDER, J. DAVID MUMFORD  
 DEPUTY

**Property Boundary Adjustment for:  
 Don Young Land Company, Inc.**

LET B & A ENGINEERS, INC. BE THE AVALON ORCHARD TRACTS SUBDIVISION, SHOWN IN THE AMENDED QUARTER 2 OF THE AMENDED RECORD OF SURVEY, BOOK 5, PAGE 254, IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF NUNA, ADA COUNTY, IDAHO. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: MARCH 11, 2010  
 SURVEY BY: K.A. COMPTON  
 DRAWN BY: J.L. HEEDS  
 INDEX NO 214-25-4-1-0-4-0188  
 BOOK NO 214-25-4-1-0-4-0254



**Surveyor's Certificate**  
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE 55-1601 THROUGH 55-1612



**Parcel Area Table**

DESIGNATION	AREA
PARCEL A	13,295 SF
PARCEL B	4,520 SF
PARCEL C	996,748 SF
PARCEL D	36,613 SF

**EXHIBIT "B"**

**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83726  
 (208) 343-3381





**QUITCLAIM DEED**

FOR VALUE RECEIVED, the receipt and legal sufficiency of which is hereby acknowledged, **DON YOUNG LAND COMPANY, INC.**, an Idaho corporation, P.O. Box 189, Kuna, Idaho, 83634, does by these presents remise, release and forever quitclaim unto **DON YOUNG LAND COMPANY, INC.**, an Idaho corporation, P.O. Box 189, Kuna, Idaho 83634, all of it's right, title and interest in and to that certain real property referred to as Parcel A and Parcel C, more particularly described as:

**See Exhibit "A" attached hereto and made a part hereof by this reference**

together with its appurtenances.

This quitclaim deed is to correct the legal description for the Property Boundary Adjustment in accordance with the Record of Survey No. 8738, recorded in the office of the Ada County Recorder on March 15, 2010 as Instrument No. 110023183, a copy of which is attached hereto as **Exhibit "B"**.

DATED this 16<sup>th</sup> day of April, 2010.

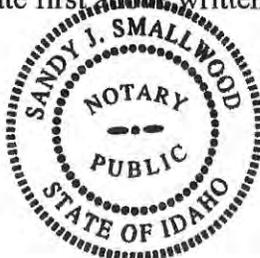
DON YOUNG LAND COMPANY, INC.

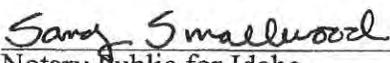
By   
Michael H. Young, President

STATE OF IDAHO            )  
  ) ss.  
County of Ada                )

On this 16<sup>th</sup> day of April, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL H. YOUNG, the President of DON YOUNG LAND COMPANY, INC., an Idaho corporation, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same on behalf of said corporation.

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



  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My commission expires: 7/24/2012



**Legend**

- SURVEYED BOUNDARY
- ORIGINAL PROPERTY LINE
- ADJUSTED PARCEL LINE
- ADJUSTED PARCEL LINE TO BE ADJUSTED
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING WYTH FENCE LINE
- FOUND BRASS/ALUMINUM CAP, AS NOTED
- FOUND 1/2" PIN
- FOUND 5/8" PIN
- SET 1/2" 2x4" BRON PIN WITH PLASTIC CAP LABELED "B&A 13 4116"
- CALCULATED POINT, NOT SET OR FOUND

**Record Documents**

UNLESS OTHERWISE NOTED ALL RECORDS ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE

**RECORDS OF SURVEY**

R/S NO. 2138  
R/S NO. 7033

**SUBMISSIONS**

AVALON ORCHARD TRACTS, BOOK 4, PAGE 159  
AVALON ORCHARD TRACTS AMENDED, BOOK 6, PAGE 254  
CEMENT FALLS PARK SUBDIVISION, BOOK 89, PAGES 10397-10398

**DEEDS**

WARRANTY DEED INSTRUMENT NO. 7901088  
WARRANTY DEED INSTRUMENT NO. 8356442  
QUITCLAIM DEED INSTRUMENT NO. 8425633  
QUITCLAIM DEED INSTRUMENT NO. 8635545  
QUITCLAIM DEED INSTRUMENT NO. 8287712  
WARRANTY DEED INSTRUMENT NO. 85249011  
WARRANTY DEED INSTRUMENT NO. 100004831  
QUITCLAIM DEED INSTRUMENT NO. 100551172  
QUITCLAIM DEED INSTRUMENT NO. 1013175405  
RIGHT-OF-WAY EASEMENT INSTRUMENT NO. 103208141  
QUITCLAIM DEED INSTRUMENT NO. 103212804  
QUITCLAIM DEED INSTRUMENT NO. 105125585  
WARRANTY DEED INSTRUMENT NO. 107013675  
WARRANTY DEED INSTRUMENT NO. 101010823

**County Recorder's Certificate**

STATE OF IOWA } \$5 INSTRUMENT NO. 110023185  
COUNTY OF ADA }

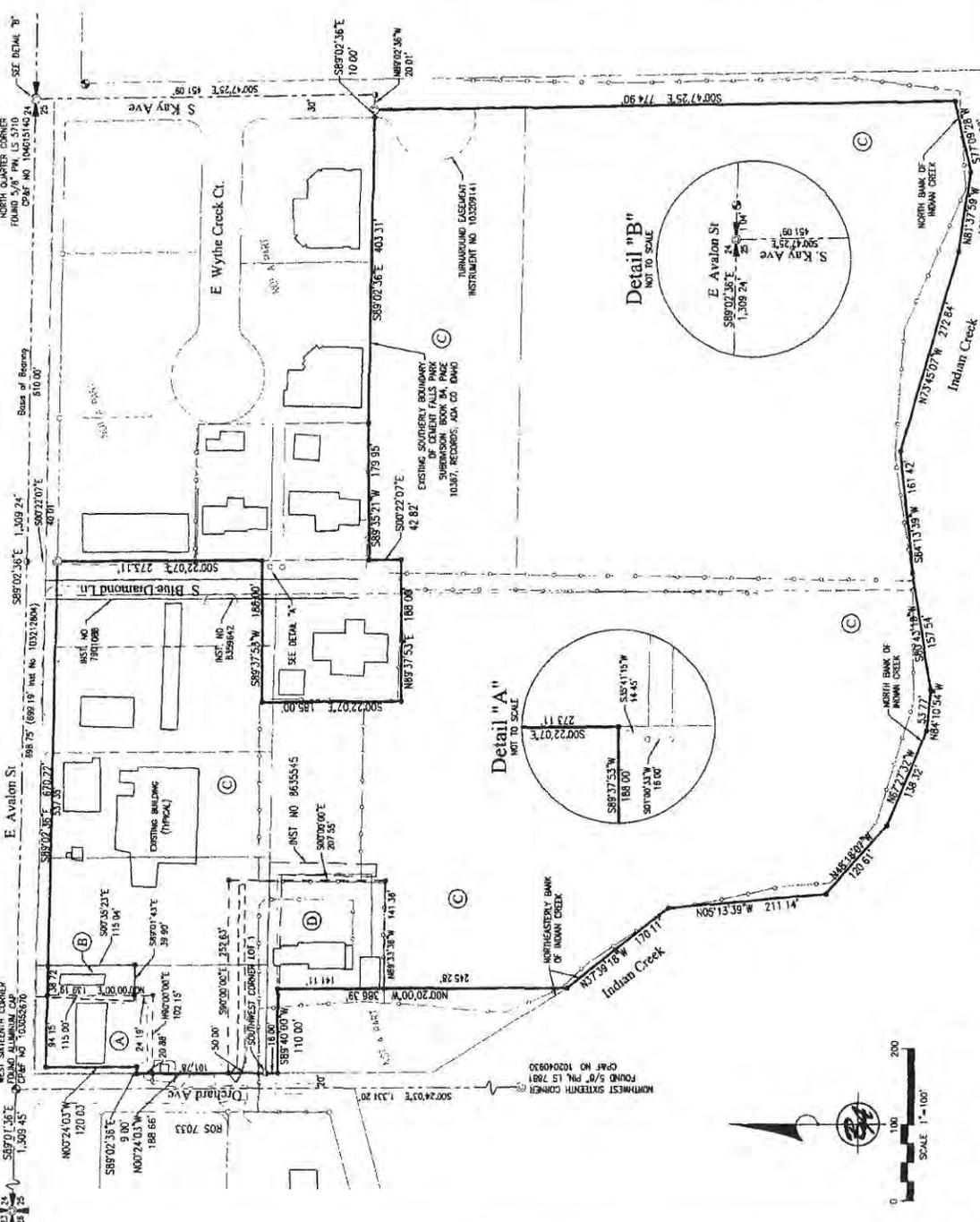
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF  
**B&A Engineers** AT **8** MINUTES PAST **1** O'CLOCK  
P.M., THIS **15<sup>th</sup>** DAY OF **March**, 2010  
FILE **45.6**

EX-OFFICIO RECORDER: **J. DAVID WARRIOR**  
DEPUTY: **[Signature]**

Property Boundary Adjustment for:  
**Don Young Land Company, Inc.**

LOT 4 & A PORTION OF LOT 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, SQUARE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOASE MERIDIAN, CITY OF ADA, ADA COUNTY, IOWA. LOTS 4 & A PORTION OF LOT 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, SQUARE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOASE MERIDIAN, CITY OF ADA, ADA COUNTY, IOWA. LOTS 4 & A PORTION OF LOT 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, SQUARE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOASE MERIDIAN, CITY OF ADA, ADA COUNTY, IOWA.

DATE: MARCH 11, 2010  
SURVEY BY: J.A. COMFORT  
DRAWN BY: J.L. REEDS  
INDEX NO. 211-2-4-1-0-4-0168  
INDEX NO. 211-2-4-1-0-8-0254



**Parcel Area Table**

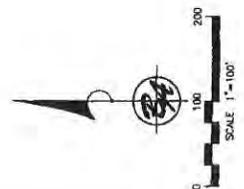
DESCRIPTION	AREA
PARCEL A	13,295 SF
PARCEL B	4,520 SF
PARCEL C	996,748 SF
PARCEL D	36,813 SF

**Surveyor's Certificate**  
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IOWA, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND PLUNG ACT OF IOWA CODE 55-1601 THROUGH 55-1612



**EXHIBIT "B"**

**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5525 W. Franklin Rd. Row, IA 52776  
(319) 340-3381





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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, DON YOUNG LAND CO., Box 189  
Name Address  
Kuna ID 83634  
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

Permission to Team A \_\_\_\_\_ 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 11th day of May, 2016

[Signature]  
Signature

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

Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 9-3-21

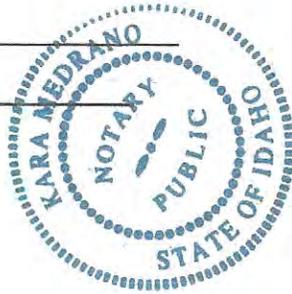


Exhibit  
A-2e



June 4, 2016

Mr Trevor Kesner, Planner II  
City of Kuna  
763 W. Avalon  
Kuna, Idaho 83634

Dear Trevor:

Subject: Airenel Park Subdivision

On behalf of Little Wood Landing LLC, A Team Land Consultants presents to the City of Kuna, a Rezone, Preliminary Plat and a Special Use application for the proposed Airenel Park Subdivision. The subject property is located on the west side of Kay Avenue and the east side of Orchard Avenue, approximately 400-feet south of State Highway 69. The property contains 22.8 total acres. The property is identified as Ada County Assessor's Tax Parcel Number R01615253032.

### **Project Summary**

The applicant is proposing 21 multifamily lots, 16 town house lots, 41 single family lots and 3 commercial lots. The site is currently zoned R-4. The multifamily is being proposed adjacent to Kay Avenue, the commercial is proposed adjacent to Avalon Street, and the townhouse units are proposed as a transition between the commercial and single family units. The Special Use application is for that portion of the townhouse units located within the R-4 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 off an extension of Kay Avenue, a new public street off Avalon Street, and a new road off Orchard Avenue. This will provide access north to State Highway 69 via Orchard Avenue 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. A new commercial street is proposed in the same location as Blue Diamond Lane. Access to that lane by adjacent parcels will now be provided via a public street. 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 will not occur. Block length have been broken up and curves and bends have been placed to discourage excessive speeding. 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.

### **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 1.82 acres of open space being proposed in the multifamily area, and 3.04 acres being proposed in the single family, townhouse and commercial areas. Landscape buffers along Avalon Street will be provided when those lots develop. A landscape plan has been prepared in accordance with the City standards. There is a proposed 25-foot buffer along Avalon Street, 20-foot buffer along Kay, and Orchard Avenue and Blue Heron Way. 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 owner's 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. We have also been working with the City to relocate and upgrade a lift station from Orchard Avenue internal to this development. That lift station is proposed to serve existing and adjacent development and eventually all the way east to Falcon Crest Development. The developer of this project is proposing to extend both sewer and water from the west and east 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. 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. Pressurized irrigation is proposed to all common areas within this development. 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 April 20, 2016. There were several 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 neighboring streets. 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 and Orchard Avenue along with Blue Heron Way 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: Doug Kowallis  
John Mackey



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://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*

6-4-16

Applicant/agent signature

Date

**ESTIMATE OF TAX REVENUE GENERATION**  
**FOR**  
**AIRENEL PARK SUBDIVISION**

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

**1-Jun-2016**

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



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



Project Airenel Park Single family  
 Residential Lot Count 41

## ESTIMATE OF TAX REVENUE GENERATION

### ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$177,366
Sewer Intersepter Fee	\$829	\$33,989
Water Hook-up Fee	\$2,258	\$92,578
Water Intersepter Fee	\$1,173	\$48,093
Water Meter 1"	\$360	\$14,760
Irrigation Hook-up Fee	\$1,520	\$62,320
Mechanical Fee-w/o Gas Fireplace-%25	\$93	\$953
Mechanical Fee-with Gas Fireplace-%75	\$128	\$3,936
Building Permit-Zoning Fee	\$40	\$1,640
Building Permit-Application Fee	\$30	\$1,230
Building Permit-Energy Fee	\$25	\$1,025
Building Permit-Average SF Fee	\$1,000	\$41,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$104,181
<b>TOTAL ONE-TIME FEES</b>	<b>\$14,323</b>	<b>\$583,071</b>

### ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$7,626
Annual Sewer Fee	\$210	\$8,610
Annual Highway User Tax	\$150	\$6,150
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$22,386</b>

<u>Annual Taxes</u>		<u>Per Lot</u>	<u>Total</u>
<u>Description</u>	<u>Levy</u>		
Assessed Property Value	\$270,000		
Ada County	0.256%	\$691	\$28,343
Pest Extermination	0.012%	\$33	\$1,346
Emergency Medical	0.011%	\$31	\$1,257
Ada County Highway Dist	0.095%	\$258	\$10,571
School District No. 3	0.386%	\$1,042	\$42,725
Kuna Library	0.051%	\$138	\$5,661
Kuna Cemetery	0.010%	\$28	\$1,137
Kuna Fire	0.104%	\$281	\$11,531
Mosquito Abatement	0.003%	\$7	\$306
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$2,509</b>	<b>\$102,877</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$3,055</b>	<b>\$125,263</b>



Project Airenel Park Multifamily  
 Commercial Unit Count 84

**ESTIMATE OF TAX REVENUE GENERATION**

**ONE-TIME FEES**

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$363,384
Sewer Intersepter Fee	\$829	\$69,636
Water Hook-up Fee	\$2,258	\$189,672
Water Intersepter Fee	\$1,173	\$98,532
Water Meter 2"	\$680	\$57,120
Irrigation Hook-up Fee	\$900	\$75,600
HVAC (\$1,019/commercial lot)	\$1,019	\$85,596
Building Permit-Zoning Fee	\$40	\$3,360
Building Permit-Application Fee	\$30	\$2,520
Building Permit-Energy Fee	\$25	\$2,100
Building Permit-Average SF Fee	\$1,000	\$84,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$213,444
<b>TOTAL ONE-TIME FEES</b>	<b>\$14,821</b>	<b>\$1,244,964</b>

**ANNUAL TAXES AND FEES**

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$15,624
Annual Sewer Fee	\$210	\$17,640
Annual Highway User Tax	\$150	\$12,600
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$45,864</b>

<u>Annual Taxes</u>				
<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>	
Assessed Property Value*	\$450,000			
Ada County	0.256%	\$1,152	\$96,781	
Pest Extermination	0.012%	\$55	\$4,598	
Emergency Medical	0.011%	\$51	\$4,291	
Ada County Highway Dist	0.095%	\$430	\$36,097	
School District No. 3	0.386%	\$1,737	\$145,891	
Kuna Library	0.051%	\$230	\$19,330	
Kuna Cemetery	0.010%	\$46	\$3,883	
Kuna Fire	0.104%	\$469	\$39,373	
Mosquito Abatement	0.003%	\$12	\$1,043	
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$4,182</b>	<b>\$351,288</b>	
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$4,728</b>	<b>\$397,152</b>	

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




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## ESTIMATE OF TAX REVENUE GENERATION

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### ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$12,978
Sewer Intersepter Fee	\$829	\$2,487
Water Hook-up Fee	\$2,258	\$6,774
Water Intersepter Fee	\$1,173	\$3,519
Water Meter 2"	\$680	\$2,040
Irrigation Hook-up Fee	\$900	\$2,700
HVAC (\$1,019/commercial lot)	\$1,019	\$3,057
Building Permit-Zoning Fee	\$40	\$120
Building Permit-Application Fee	\$30	\$90
Building Permit-Energy Fee	\$25	\$75
Building Permit-Average SF Fee	\$1,000	\$3,000
Preliminary Submittal-Application Fee		\$30,000
ACHD Impact Fee	\$56,000	\$168,000
<b>TOTAL ONE-TIME FEES</b>	<b>\$68,280</b>	<b>\$234,840</b>

### ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$558
Annual Sewer Fee	\$210	\$630
Annual Highway User Tax	\$150	\$450
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$1,638</b>

#### Annual Taxes

Assessed Property Value\* \$1,500,000

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.256%	\$3,841	\$11,522
Pest Extermination	0.012%	\$182	\$547
Emergency Medical	0.011%	\$170	\$511
Ada County Highway Dist	0.095%	\$1,432	\$4,297
School District No. 3	0.386%	\$5,789	\$17,368
Kuna Library	0.051%	\$767	\$2,301
Kuna Cemetery	0.010%	\$154	\$462
Kuna Fire	0.104%	\$1,562	\$4,687
Mosquito Abatement	0.003%	\$41	\$124
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$13,940</b>	<b>\$41,820</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$14,486</b>	<b>\$43,458</b>

\*Property Value is a weighted average based on Value/SF of comparable Commercial properties in Kuna. Total square footage assumed is 25,600.



**ESTIMATE OF TAX REVENUE GENERATION**

**ONE-TIME FEES**

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$69,216
Sewer Intersepter Fee	\$829	\$13,264
Water Hook-up Fee	\$2,258	\$36,128
Water Intersepter Fee	\$1,173	\$18,768
Irrigation Hook-up Fee	\$900	\$14,400
HVAC (\$1,019/commercial lot)	\$1,019	\$16,304
Building Permit-Zoning Fee	\$40	\$640
Building Permit-Application Fee	\$30	\$480
Building Permit-Energy Fee	\$25	\$400
Building Permit-Average SF Fee	\$1,000	\$16,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$40,656
<b>TOTAL ONE-TIME FEES</b>	<b>\$14,141</b>	<b>\$226,256</b>

**ANNUAL TAXES AND FEES**

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$2,976
Annual Sewer Fee	\$210	\$3,360
Annual Highway User Tax	\$150	\$2,400
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$8,736</b>

<u>Annual Taxes</u>			
<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Assessed Property Value*	\$200,000		
Ada County	0.256%	\$512	\$8,193
Pest Extermination	0.012%	\$24	\$389
Emergency Medical	0.011%	\$23	\$363
Ada County Highway Dist	0.095%	\$191	\$3,056
School District No. 3	0.386%	\$772	\$12,351
Kuna Library	0.051%	\$102	\$1,636
Kuna Cemetery	0.010%	\$21	\$329
Kuna Fire	0.104%	\$208	\$3,333
Mosquito Abatement	0.003%	\$6	\$88
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$1,859</b>	<b>\$29,739</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$2,405</b>	<b>\$38,475</b>

\*Property Value is a weighted average based on Value/SF of comparable Townhouse properties in Kuna. Total square footage assumed is 1,600.

**Steve Arnold**

---

**From:** Jerry Hastings <jhastings@adaweb.net>  
**Sent:** Monday, April 4, 2016 4:33 PM  
**To:** Steve Arnold  
**Subject:** Airenel Park Subdivision Name Reservation

April 4, 2016

Steve Arnold  
A Team

RE: Subdivision Name Reservation: **"Airenel Park Subdivision" NW 1/4 SECTION 25, T2N, R1W, BM.**

Dear Steve,

At your request, I will reserve the name **"Airenel Park 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  
Deputy Clerk Recorder  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax

**From:** Steve Arnold [mailto:steve@ateamboise.com]  
**Sent:** Monday, April 04, 2016 3:57 PM  
**To:** Jerry Hastings  
**Subject:** RE: Subdivision Name

Jerry,

Let's go with Airenel Park Subdivision. I did not see "Airenel", it is our clients daughters name.

Thanks,



Steve Arnold, Project Manager  
(208) 871-7020  
1785 S Whisper Cove, Boise, Idaho 83709



[steve@ateamboise.com](mailto:steve@ateamboise.com)

**From:** Jerry Hastings [<mailto:jhastings@adaweb.net>]  
**Sent:** Monday, March 14, 2016 1:09 PM  
**To:** Steve Arnold <[steve@ateamboise.com](mailto:steve@ateamboise.com)>  
**Subject:** RE: Subdivision Name

Hi Steve, the name would be a duplicate, there are already a boatload of Southsomethings in the list. Please pick another name. The website has some resources to check into and I have a pdf attached that should help also. Thanks, Jerry.



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

**From:** Steve Arnold [<mailto:steve@ateamboise.com>]  
**Sent:** Thursday, March 10, 2016 4:04 PM  
**To:** Jerry Hastings  
**Subject:** Subdivision Name

Jerry,

I would like to reserve the name:

Southsky Estates Subdivision

The site is located in Kuna between Kay Avenue and Orchard Avenue, 2n 1w sect 25.

Thanks,



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

**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, single family and commercial lots.  
There will be a special use permit, preliminary plat and rezone 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 6/2/16



April 13, 2016

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Property Owner:

Kuna City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is a notice of an opportunity to review and discuss our proposed preliminary plat generally located between Orchard and Kay Avenue, south of Avalon Street. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Planning Division at 922-5274. If you have any questions about the proposed development please give me a call at 871-7020.

**Purpose:** To review and provide comments regarding the proposed Preliminary Plat.

**When:** April 20, 2016, at 6:00-7:00 p.m.

**Where:** Kuna Rural Fire District Station # 1, 150 W. Boise Street, Kuna ID 83634.

**Project Description:** The applicant is proposing to subdivide 22.88-acres into approximately 3 commercial lots, 44 single family lots, and 20 four plex buildings.

If you cannot attend the meeting and have questions concerning the application for Preliminary Plat, SUP, and Rezone applications, please feel free to call me at 871-7020.

Sincerely,  
A Team Land Consultants

A handwritten signature in blue ink that reads 'Steve Arnold'.

Steve Arnold  
Project & Real Estate Manager

RECEIVED

APR 19 2016

CITY OF KUNA

# SIGN IN SHEET

**PROJECT NAME:** Airenel Subdivision

**Date:** 4/20/2016

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Cathy Campbell	208 S. Blue Diamond	83634	208-899-3533
2	Loretta Young-Sidener	221 S. Blue Diamond	83634	208-412-5912
3	Mike Young	1838 Toluca	83712	860-9303
4	Thomas W. Sidener	221 S. Blue Diamond	83634	208-412-5679
5	Nick Young	200 S. Orchard Ave	83634	208-860-9306
6	Jackie Young	200 S. Orchard Ave	83634	208-860-2665
7	John Messmer	235 S. Orchard	83634	870 1384
8	Barbara Charles	418 E. Stagecoach	83634	866-2114
9	Valerie Charles	418 E. Stagecoach	83634	794-1146
10	UNC 345 (@Hotmail.com)			
11				
12				
13				
14				
15	Jackie + Nick Young			jackienickema@yahoo.com
16				
17	Mike Young			mbugolf@yahoo.com
18	Loretta + Tom Sidener			tomisstude@yahoo.com or lyungsidener@gmail.com
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				



**Troy Behunin**

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**From:** Cathy Campbell <catnendrew@aol.com>  
**Sent:** Monday, April 25, 2016 5:58 PM  
**To:** steve@ateamboise.com; Troy Behunin  
**Subject:** Orchard-Blue Diamond Lane-Kay St - Kuna ID layout idea  
**Attachments:** 2846\_001.pdf; Orchard-Blue Diamond-Kay St- Kuna Idea and meeting notes.docx

As promised I noted I would play with an idea of what might be a possible layout on the development under contract.

It really seems that a trade for Blue Diamond Lane directly West and East of Lorretta's home at 221 S. Blue Diamond Lane might be a great solution to making the street public with better access all the way around. That way she doesn't have 8 townhouses looking in her back yard and her nephew can build there, as expressed desired. The city and the development get a better access-layout to the future development.

I also realized that my letter on AOL didn't come out as I typed in the manner of which is "letter legible" I apologize for relying on AOL to deliver such.

*Attached is the same letter sent 4-20-16 but in a word document.*

I only hope this is helpful all around.

Sincerely,

Cathy Campbell



## Troy Behunin

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**From:** Cathy Campbell <catnendrew@aol.com>  
**Sent:** Wednesday, April 20, 2016 11:16 PM  
**To:** steve@eamboise.com; Troy Behunin  
**Subject:** Proposed Preliminary plat between Orchard and Kay Ave Kuna -aka Young Family property

Mr. Arnold,

1. It seemed pretty clear that all the neighbors of the proposed plat plan for the development are highly against the townhouses location behind the commercial section that backs to 221 Blue Diamond Lane and 509 Avalon.

Suggestions were:

Put open area -park access to walk way there.

Lay out this as 4 Single Family homes in lieu of 4 (4 unit Townhouses) or 2 SFR's with beautification entrance.

Commercial

or Sell to interested parties with those plans which are family of the current owners.

2. The 5.17 acre site on the proposed plan is very high density for apartments. "The Journey's End" has the same quantity proposed on 20 acres that is 4 times the density in the next lot over. This location should be left as single family residential coming in from Kay Avenue. No rezoning preferred on that lot, especially if the intent is to resell the land. If multi-family homes are a City requirement in rezoning then Town homes should go there. The density would put a large burden on additional traffic in all directions thru the development. The Highway District should put the burden of a lighted intersection at Kay Avenue to allow this kind of density.
  - 44 homes= 88 car travel 2 times a day
  - 80 units=160 car travel 2 times a day.
  - 500 car trips just on residential through Kay St. Then add the Physical Fitness, Walgreens, St. Al's and the Dental office trips. All coming out on Kay Ave. Maybe 700-1000 per day.
 The Density is just too high... Double this number with "The Journey's End" development already in progress.

3. Vinyl Fencing is the only fencing requested by ALL neighbors directly touching development.

4. The pathway along the creek is the best possible requirement for the development for long term City preservation and beautification. This Indian Creek pathway can be one of the best in the state due to the distance Kuna holds on it.

5. 5000 square foot residential single family lots do not provide ample building room for "High End" homes as indicated in the meeting. 8000-10000 square foot lots are better suited to deal with the buyers that will have to choose to deal with the traffic into the development and the Freight Train noises nuisances they will expect to pay less for in value. The Freight Trains run 24/7/365 and honk their horn directly at this location. Some people do like trains....others do not.

6. Grading issues:

A. The Property at 509 Avalon sits lower than proposed commercial road.

B. The Property at 208 S. Blue Diamond Lane is lot line messed up from the original owners intent...so while that is it's own issue the grade on the South side of this property to the proposed development is easily 6 to 7 feet difference in

grade higher. Any fencing

going in is welcome if vinyl and actually corrected on the property line as to make sure that the built in pool is not affected by grade work on proposed development.

7. We were told that the Highway District did NOT Want to "connect" Blue Diamond Lane directly to the residential development but to turn onto the commercial easement behind the Truss Shop to a new unnamed road. This doesn't make sense when Blue Diamond Lane could be taken directly into the development. This would require purchasing the road from Lorretta Young...& her husband Tom. It seemed to be a option they would consider.

It seems that purchasing approximately 50 feet is easier than developing the access road addition to the west of it. Traffic is the only concern, *mostly due to proposed density.*

8. Should the Development and Highway District and or City allow, prefer, or require the purchase of the continuation of Blue Diamond into the Development the Lot lines will need to be reviewed and adjusted. The original owner Don Young Jr and father Don Young Sr. intended the line to be different than is currently recorded. It is off on all lines of Blue Diamond Lane. Affecting the Commercial lot that's address is Wythe Creek backs up to Blue Diamond at corner of Avalon. Affecting 7-9 feet of 182 Blue Diamond Lane and 9-11 feet of 208 Blue Diamond Lane. 208 Blue Diamond Lane loses 9 feet on east property line and gains 11 feet on west property line as originally intended by Young family. This property currently owned by Campbell. "As originally intended" can be proved by electrical permits requested for original home with brick pillar lighting on the west side and the Young's development of vinyl fencing and landscaping on the east side on said property of which they have since sold the the Stafford Family Trust. The brick is that of which is actually on the home and the pillars as well as the electrical coming from the home to the pillars. The Sprinklers installed by the Young's also run from the electrical from the home. This is a perfect time to correct what was once asked to be corrected previously and scrapped on the bigger picture requested years ago when the owners wished to develop the property themselves. It truly benefits the City to have Blue Diamond be a complete public road, not a partial public road. The Lot line adjustment is minimal. It is also the right thing to do.

While most of this information is what was understood at the meeting and noted preferred by all the owners on most items.

I speak for myself on the 208 S. Blue Diamond Lane Property.

Please share this information with contract buyers and do your best. We do all feel this could and SHOULD be better than proposed.

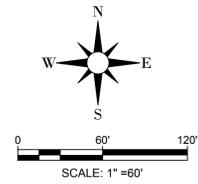
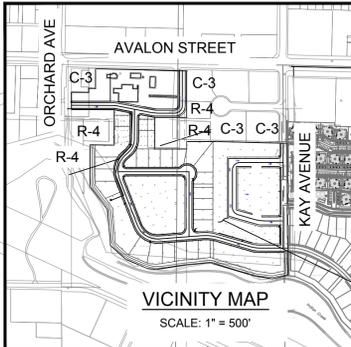
Thank You for your time you have my contact information should you wish to contact me. I do work normal hours though, so limited there. I will give you a scratch idea to consider sometime next week.

Sincerely

Cathy Campbell  
208-899-3533

Mr. Behunin. Just sharing in the conversations of the meeting on April 20, 2016 and concerns noted. Thank you for your time.

P.S. The City should not call the walk way path the "Kuna Green Belt" It should be referred to " Indian Creek Pathway". We shouldn't be compared to Boise' Green Belt, but be known that we can be better with the Indian Creek Pathway and take it to both ends of the entire City limits. That's a great goal.



**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.
- LOTS 1, 6, 11 BLOCK 1 - LOTS 1, 6, 11, 12, 20, 25, 41, 43, 45, 50 BLOCK 2 - LOTS 1 & 13 BLOCK 3 - LOTS 1, 6, 11, 16, 26, & 33 BLOCK 4 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE AIRENEL PARK HOME OWNERS ASSOCIATION.
- LOT 45 BLOCK 2 IS A COMMON DRIVE ISLE LOT TO BE UTILIZED FOR UTILITIES AND INGRESS AND EGRESS FOR THE MULTIFAMILY UNITS. SAID LOT SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THOSE UNITS.
- THERE SHALL BE A VEHICULAR CROSS ACCESS EASEMENT ALONG AVALON STREET FOR ALL THE COMMERCIAL LOTS FRONTING ON AVALON STREET.
- ALL EXISTING BUILDINGS WILL BE REMOVED

**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        | ○ | IRRIGATION VALVE            |
| --- | CENTERLINE                      | ○ | WATER METER                 |
| --- | EXISTING FENCE LINE             | ○ | EXISTING FENCE 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                |

**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL NO'S:	R0615253032	<b>PARKING REQUIREMENTS:</b>	
ADDRESSES:	447 E AVALON ST. KUNA, ID 83634	PROVIDED:	178
ZONING	R-4 (EXISTING)	ADA PARKING:	8
	R-4 (TO REMAIN)	COVERED PARKING:	50%
	C-1 (PROPOSED) MULTIFAMILY	<b>SETBACKS:</b>	
	C-1 (PROPOSED) COMMERCIAL	FRONT:	20'
	C-1 (PROPOSED) TOWNHOUSE	REAR:	15'
		SIDE:	5'
PROPERTY SIZE:	22.8 AC	<b>SITE AMENITIES:</b>	
TOTAL LOTS:	102	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS,	
COMMON:	14.04 AC	LANDSCAPE BUFFERS	
RESIDENTIAL:	5.17 AC		
TOWNHOMES:	2.52 AC		
4-PLEXES:	1.07 AC		
COMMERCIAL:	3		

<b>SURVEYOR</b> IDAHO SURVEY GROUP, P.C. 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570	<b>OWNER</b> DON YOUNG LAND INC. P.O. BOX 189 KUNA, ID 83634
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<b>PLANNER / CONTACT</b> STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020	<b>DEVELOPER</b> LITTLE WOOD LANDING LLC 4679 W PRICKLY PEAR DR EAGLE, ID 83616
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**PRELIMINARY PLAT MAP**  
**AIRENEL PARK SUBDIVISION**  
SECTION 25, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO

<b>A-TEAM</b> Land Development & Real Estate Services	CJ SHERLOCK 8/4/2016
--	-------------------------



**LEGEND**

- |     |                                 |   |                             |
|-----|---------------------------------|---|-----------------------------|
| --- | SITE BOUNDARY LINE              | ▲ | FOUND ALUMINUM CAP MONUMENT |
| --- | LOT LINE                        | △ | CALCULATED POINT            |
| --- | RIGHT-OF-WAY LINE               | + | SURVEY CONTROL POINT        |
| SS  | 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     |
| SD  | EXISTING STORM DRAIN LINE       | ⊙ | ELECTRIC TRANSFORMER BOX    |
| --- | EXISTING OVER HEAD POWER LINE   | ⊙ | SIGNAL JUNCTION BOX         |
| --- | EXISTING WATER LINE             | ⊙ | GUY WIRE ANCHOR             |
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|     |                                 | ⊙ | MAILBOX                     |
|     |                                 | ⊙ | STREET LIGHT                |

**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL NO'S:	R0615253032	PARKING REQUIREMENTS:	178
		PROVIDED:	8
		ADA PARKING:	50%
		COVERED PARKING:	
ADDRESSES:	447 E AVALON ST. KUNA, ID 83634	SETBACKS:	20'
		FRONT:	15'
		REAR:	5'
		SIDE:	
ZONING:	22.8 AC	SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
R-4 (EXISTING)	14.04 AC		
R-4 (TO REMAIN)	5.17 AC		
C-1 (PROPOSED) MULTIFAMILY	2.52 AC		
C-1 (PROPOSED) COMMERCIAL	1.07 AC		
C-1 (PROPOSED) TOWNHOUSE			
PROPERTY SIZE:	22.8 AC		
TOTAL LOTS:	99		
COMMON	21		
RESIDENTIAL:	41		
TOWNHOMES:	16		
4-PLEXES:	21		
DENSITY:			
RESIDENTIAL:	2.9 AC		
TOWNHOMES:	14.95 AC		
4-PLEXES:	16.24 AC		
SITE DETAILS:			
COMMON LANDSCAPE AREA			
4-PLEX (EXCLUDING LOT 45)	.39 AC		
TOWNHOME:	.18 AC		
SINGLE FAMILY:	1.97 AC		
COMMERCIAL:	.50 AC		
PAVED PUBLIC STREET AREA	3.82 AC		
PRIVATE DRIVE ISLE AREA			
4PLEX (LOT 45):	1.72 AC		
TOWNHOMES:	.12 AC		
LANDSCAPED AREA			
TOWNHOMES:	.58 AC		
4-PLEX UNITS:	1.82 AC		
(EXCLUDING 4 PLEX FOOTPRINT)			
LINEAR STREET LENGTH	2551.41'		

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

**OWNER**  
 DON YOUNG LAND INC.  
 P.O. BOX 189  
 KUNA, ID 83634

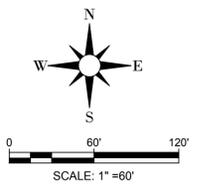
**PLANNER / CONTACT**  
 STEVE ARNOLD  
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 208-871-7020

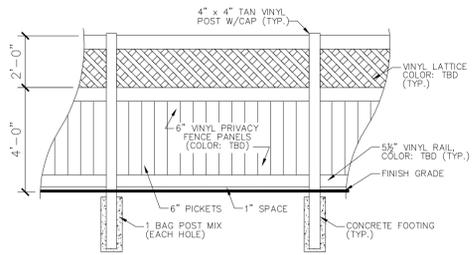
**DEVELOPER**  
 LITTLE WOOD LANDING LLC  
 4679 W PRICKLY PEAR DR  
 EAGLE, ID 83616

**SUP MAP**  
**AIRENEL PARK SUBDIVISION**  
 SECTION 25, T.2N., R.1W., B.M.  
 CITY OF KUNA, ADA COUNTY, IDAHO

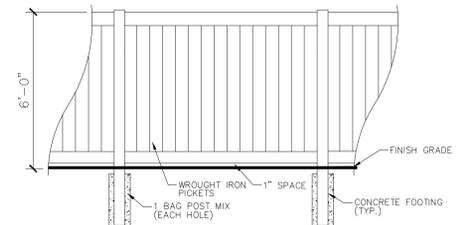
**A TEAM**  
 Land Development & Real Estate Services

CJ SHERLOCK  
 08/04/2016

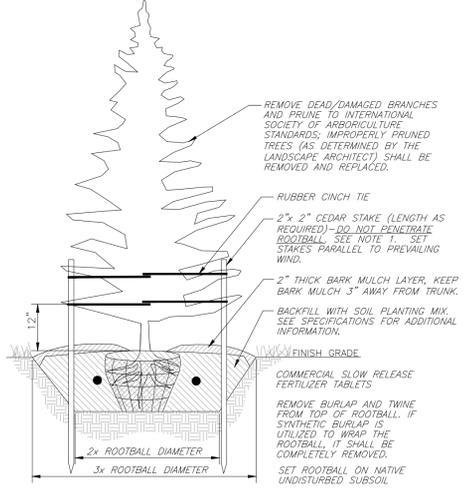




6' VINYL LATTICE TOP FENCE  
NOT TO SCALE



6' WROUGHT IRON FENCE  
NOT TO SCALE

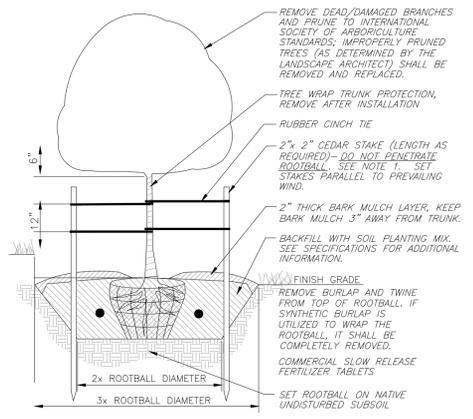


CONIFEROUS TREE PLANTING  
NOT TO SCALE

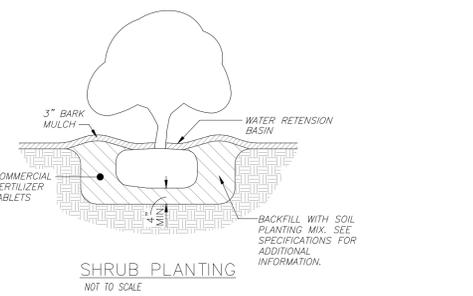
PLANT SCHEDULE				
<b>TREES (GRADE #1)</b>		<b>SHRUBS</b>		
KEY COMMON/BOTANICAL NAME	PLANTING SIZE	CLASS	PLANTING SIZE	
AA COLUMBIAN NORWAY MAPLE <i>Acer Platanoides 'Columnar'</i>	2" B&B	I	KEY COMMON/BOTANICAL NAME DWARF BURNING BUSH <i>Eurothoa Alata Compacta'</i>	2 Gal.
AR ROYAL RED MAPLE <i>Acer Platanoides 'Royal Red'</i>	2" B&B	II	CRIMSON PYGMY JAPANESE BARBERRY <i>Opuntia 'Pygmy Japanese Barberry'</i>	2 Gal.
BN RIVER BIRCH <i>Betula Nigra</i>	2" B&B	II	IVORY PALM DOGWOOD <i>Cornus Alba 'Balaua'</i>	2 Gal.
CC GOLD DEODAR CEDAR <i>Chamaecyparis Noivae 'Gold Star'</i>	5'-6'ht. B&B	Conifer	BLUE CHIP JUNIPER <i>Juniperus Horizontalis 'Blue Chip'</i>	2 Gal.
FP CUMMARTON ASH <i>Fraxinus Pennsylvanica 'Cummart'</i>	2" B&B	II	GOLD STAR POTENTILLA <i>Potentilla Fruticosa 'Gold Star'</i>	2 Gal.
GT SKYLINE HONEYLOCUST <i>Gleditsia Triacanthos 'Semi Spire'</i>	2" B&B	II	EMERALD ARBORVITAE <i>Thuja Occidentalis 'Emerald'</i>	4"-6" B&B
MR RED BARRON CRABAPPLE <i>Malus X 'Red Barron'</i>	2" B&B	I	WHITE GROUNDCOVER ROSE <i>Rosa X 'Nasachne'</i>	2 Gal.
MS RED JEWEL CRABAPPLE <i>Malus X 'Jewelton'</i>	2" B&B	I	MERLOT FLOWER CARPET ROSE <i>Rosa X 'Flower Carpet'</i>	2 Gal.
PB BACHERI SPRUCE <i>Picea pungens 'Bachner'</i>	5'-6'ht. B&B	Conifer	NEON FLASH SPIRAEA <i>Spiraea Japonica 'Neon Star'</i>	2 Gal.
BLUE SHAG EASTERN WHITE PINE <i>Pinus Strobus 'Blue Shag'</i>	5 Gal.	Conifer	<b>GROUND COVERS/GRASSES/PERENNIALS</b>	
Dwarf Globe Blue Spruce <i>Picea pungens 'Globeau'</i>	5 Gal.	Conifer	COMMON/BOTANICAL NAME	PLANTING SIZE
PR COLUMBIAN SARGENT CHERRY <i>Prunus Sargentii 'Columbian'</i>	2" B&B	I	DWARF FEATHER GRASS <i>Calamagrostis X 'Acadica Diversta'</i>	1 Gal. @ 36" O.C.
PP COLORADO BLUE SPRUCE <i>Picea pungens 'Glaucus'</i>	6" B&B	Conifer	MOONBAM THREADED LEAF TIKESSEED <i>Carex Verticillata 'Moonbeam'</i>	
TC GREENSPIRE LINDEN <i>Tilia Cordata 'Greenpire'</i>	2" B&B	II	ELIJAH BLUE FESCUE <i>Festuca Ovina 'Elijah'</i>	

- LANDSCAPE & IRRIGATION NOTES:**
- Contractor shall report to landscape architect all conditions which impair and/or prevent the proper execution of this work, prior to beginning work.
  - Coordinate work schedule and observations with landscape architect prior to construction start-up.
  - New conifer and deciduous tree planting, see detail B and C/L1.0. Contractor shall stake all trees deemed necessary, i.e., from being blown over, planted with loose root ball, etc. Contractor's option.
  - New shrub planting. See detail A/L1.0.
  - All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
  - All planting beds shall be covered with a minimum of 3" of small (1" minus) bark chips. Submit for approval.
  - All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
  - Finish grades to be smooth and even gradients with positive drainage in accordance with site grading plan.
  - In all planter bed and lawn areas, the top 6 inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. Roto-till organic matter a minimum of 6 inches into topsoil.
  - Fertilize all trees and shrubs with 'Agriform' planting tablets. Quantity per manufacturer's recommendations.
  - All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade 3" below surface of walks and curbs in planting bed areas, 1 1/2" at sod lawn areas, and 1" at seed lawn areas.
  - Reuse existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign material and a pH of 5.5 to 7.0. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: a) provide approved imported topsoil, or b.) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsol, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
    - Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches.
    - Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or government agency and copies of the testing agency's findings and recommendations shall be furnished to the Architects representative by the contractor. No topsoil shall be delivered in a frozen or muddy condition. Acidity/alkalinity range - Ph. 5.5 to 7.6.
  - Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
  - All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses. Each hydrozone is to be irrigated with separate individual stations.
    - Precise individual station timing
    - Run time capabilities for extremes in precipitation rates
    - At least one program for each hydrozone
    - Sufficient multiple cycles to avoid water run-off
    - Power failure backup for all programmed individual valved watering stations will be designed and installed to provide water to respective hydro-zones.
  - Planter beds and lawn areas are to have separate hydro-zones.
  - Pop-up sprinkler heads shall have a minimum rise height of 4 inches at lawn areas and 18" at planter beds.
  - Planter beds are to have drip irrigation systems or pop-up spray systems. Annuals, perennials ground covers or shrub massings shall have a pop-up spray system.
  - Electronic water distribution/ timing controllers are to be provided. Minimum controller requirements are as follows:
    - Precise individual station timing
    - Run time capabilities for extremes in precipitation rates
    - At least one program for each hydrozone
    - Sufficient multiple cycles to avoid water run-off
    - Power failure backup for all programmed individual valved watering stations will be designed and installed to provide water to respective hydro-zones.

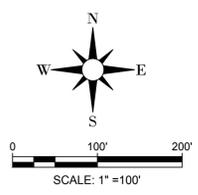
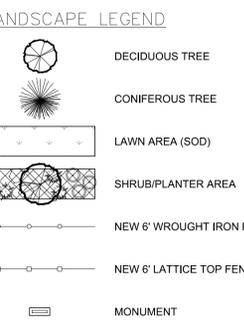
- TREE PLANTING NOTES**
- The staking of trees is to be the contractor's option; however, the contractor is responsible to insure that all trees are planted straight and that they remain straight for a minimum of 1 year. All staking shall be removed at the end of the one year warranty period.
  - Removal of burlap and twine from top of rootball may be postponed for 90 days at contractor's option.
  - In the event of a question or lack of clarity on the drawings, the contractor is to notify the landscape architect before proceeding.
  - Landscape contractor is to notify the landscape architect and owner prior to installation of plant material.
  - Wrap rubber cinch ties around the tree trunks and stakes using either the standard or figure eight tying method. Secure the ties to the stakes with galvanized nails to prevent slippage.
  - Deep soak tree twice within the first 24 hours.
  - In the event hardpan soils prevent tree planting as detailed, notify the landscape architect immediately.



DECIDUOUS TREE PLANTING  
NOT TO SCALE



SHRUB PLANTING  
NOT TO SCALE



**LANDSCAPE DESIGNER**  
POWER ENTERPRISES  
16131 FRANKLIN BLVD.  
NAMPA, ID 83687

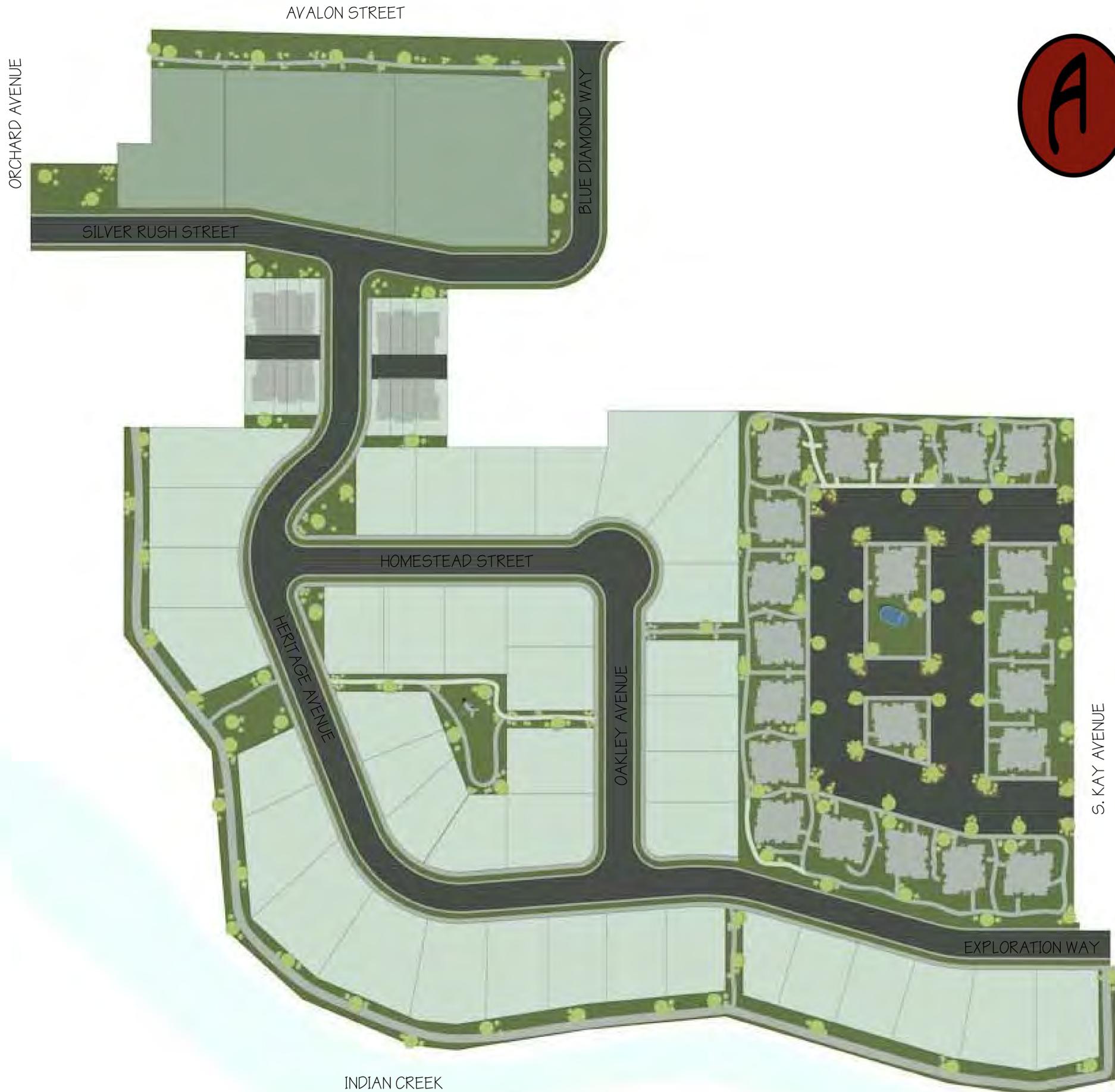
**PLANNER / CONTACT**  
STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709  
208-871-7020

**DEVELOPER**  
LITTLE WOOD LANDING LLC  
4679 W PRICKLY PEAR DR  
EAGLE, ID 83616

**LANDSCAPE PLAN**  
**AIRENEL PARK SUBDIVISION**  
SECTION 25, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO

**A TEAM**  
Land Development & Real Estate Services

CJ SHERLOCK  
08/04/2016



1785 WHISPER COVE AVE.  
BOISE, ID 83709  
(208) 871-7020

**DESCRIPTION FOR  
MULTIFAMILY PARCEL  
AIRENAL SUBDIVISION**

A parcel of land being a portion of Lot 3, Block 14 of Amended Avalon Orchard Tracts as is filed in Book 6 of Plats at Page 254, records of Ada County, Idaho and a portion of Lots 3 and 4 of Avalon Orchard Tracts as if filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of Section 25, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the W1/16 corner of said Section 25 bears North 88°39'09" West, 1,309.24 feet;

Thence along the North-South centerline of said Section 25 South 00°23'58" East, 451.09 feet;

Thence leaving said North-South centerline North 88°27'29" West, 20.01 feet to the **REAL POINT OF BEGINNING**;

Thence along the West right-of-way line of S. Kay Avenue South 00°23'58" East, 591.09 feet;

Thence leaving said West right-of-way line North 89°45'48" West, 166.11 feet;

Thence 45.90 feet along the arc of a curve to the right, said curve having a radius of 165.00 feet, a central angle of 15°56'17" and a long chord of 45.75 feet which bears North 81°47'40" West;

Thence North 73°49'32" West, 202.91 feet;

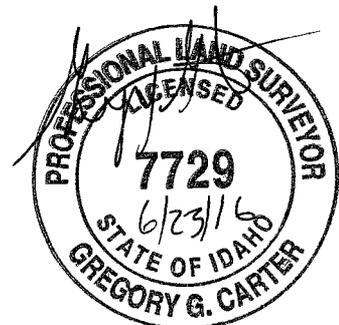
Thence 37.79 feet along the arc of a curve to the left, said curve having a radius of 275.00 feet, a central angle of 07°52'26" and a long chord of 37.76 feet which bears North 77°45'45" West;

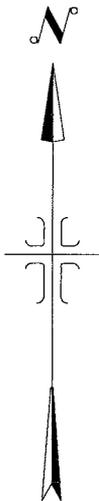
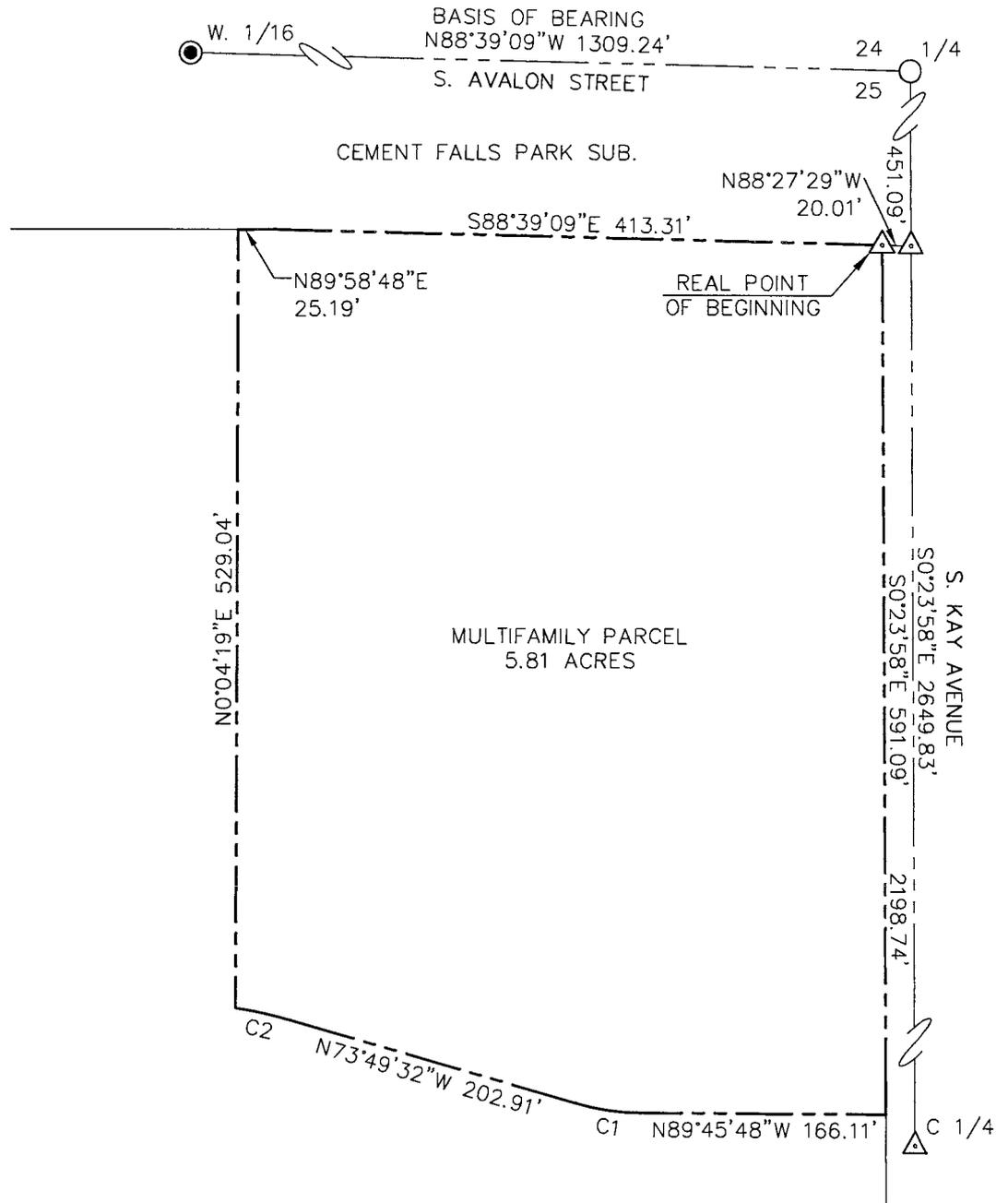
Thence North 00°04'19" East, 528.98 feet to a point on the South boundary line of Cement Falls Park Subdivision s filed in Book 89 of Plats at Pages 10387 and 10388, record of Ada County, Idaho;

Thence along said South boundary line the following two courses and distances:

Thence North 89°58'48" East, 25.19 feet

Thence South 88°39'09" East, 413.31 feet to the **REAL POINT OF BEGINNING**.  
Containing 5.18 acres, more or less.





SCALE: 1" = 120'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	165.00	45.90	45.75	N81°47'40"W	15°56'17"
C2	275.00	37.79	37.76	N77°45'45"W	7°52'26"



S:\ISG Projects\South Sky 16-058\dwa\Boundary.dwg 6/23/2016 11:45:16 AM

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

EXHIBIT DRAWING FOR  
**MULTIFAMILY PARCEL**  
 AIRENAL SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 25, T.2N., R.1W., B.M.,  
 KUNA, ADA COUNTY, IDAHO

JOB NO. 16-058
SHEET NO. 1
DWG. DATE 6/23/2016

**DESCRIPTION FOR  
COMMERCIAL-TOWNHOUSE PARCEL  
AIRENAL SUBDIVISION**

A parcel of land being Lot 1, Block 13, Lot 3 and a portion of Lots 1, 2, 4 and 5, Block 14 of Amended Avalon Orchard Tracts as is filed in Book 6 of Plats at Page 254, records of Ada County, Idaho and a portion of Lots 3 and 4 of Avalon Orchard Tracts as if filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of Section 25, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the W1/16 corner of said Section 25 bears North 88°39'09" West, 1,309.24 feet;

thence along said North boundary line of Section 25 North 88°39'09" West, 609.99 feet;

thence leaving said North boundary line South 00°01'20" West, 40.00 feet to the **REAL POINT OF BEGINNING**;

Thence South 00°01'20" West, 273.11 feet;

thence North 89°58'40" West, 188.00 feet;

thence South 00°01'20" West, 185.00 feet;

thence South 90°00'00" West, 108.03 feet;

thence North 63°55'47" West, 50.27 feet;

thence South 89°57'54" West, 86.41 feet;

thence North 00°23'27" East, 207.55 feet;

thence North 89°36'33" West, 252.63 feet to a point on the East right-of-way line of S. Orchard Avenue;

thence along said East right-of-way line North 00°00'36" West, 101.78 feet;

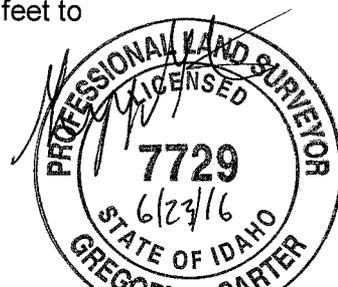
thence leaving said East right-of-way line South 89°36'33" East, 102.15 feet;

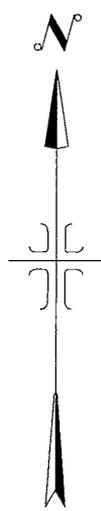
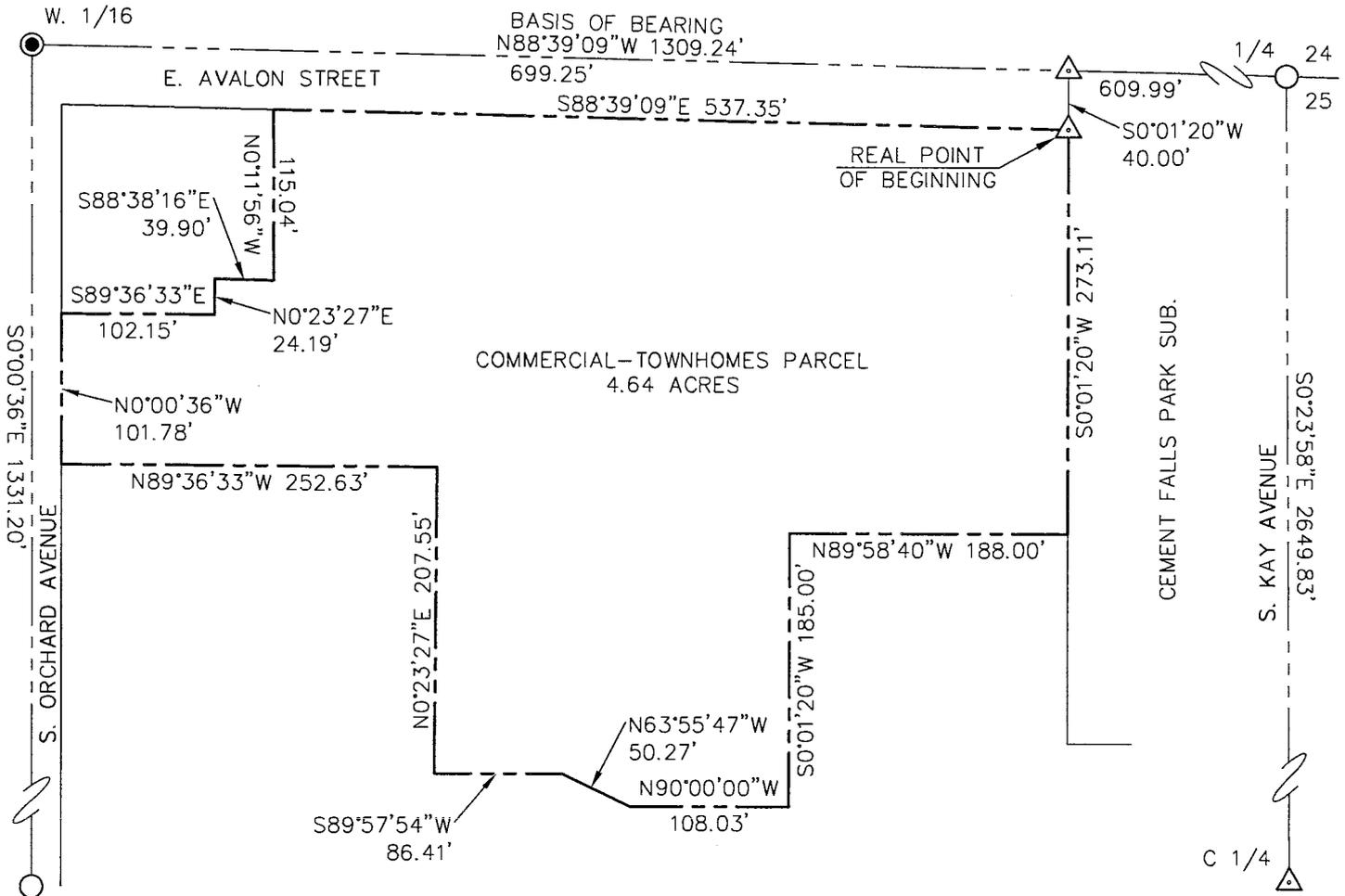
thence North 00°23'27" East, 24.19 feet;

thence South 88°38'16" East, 39.90 feet;

thence North 00°11'56" West, 115.04 feet to a point on the South right-of-way line of E. Avalon Street;

thence along said South right-of-way line South 88°39'09" East, 537.35 feet to the **REAL POINT OF BEGINNING**. Containing 4.64 acres, more or less.





SCALE: 1" = 120'

S:\MSG Projects\South\_Sky\_16-058\dwa\Boundary.dwg 6/23/2016 11:45:06 AM

**ISG** IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
(208) 846-8570

EXHIBIT DRAWING FOR  
**COMMERCIAL-TOWNHOUSE PARCEL**  
AIRENAL SUBDIVISION

JOB NO. 16-058
SHEET NO. 1
DWG. DATE 6/23/2016

LOCATED IN THE NW 1/4 OF SECTION 25, T.2N., R.1W., B.M.,  
KUNA, ADA COUNTY, IDAHO



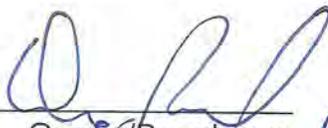
# City of Kuna PROOF OF PROPERTY POSTING

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 Airenel Subdivision  
(**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance  
5-1-5B. Sign posted Wed Fri, Aug 13 2016 (**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 15 day of August, 2016.

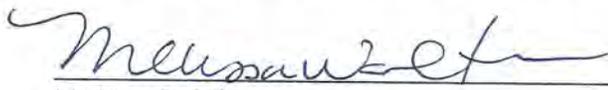
Signature,

  
Owner/Developer Real Signs Inc

STATE OF IDAHO )  
County of Ada ) : ss  
 )

On this 15<sup>th</sup> day of August, 2016, 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.

  
Notary Public  
Residing at Boise, Idaho  
Commission Expires 4-20-2017



**PUBLIC HEARING  
NOTICE  
KUNA PLANNING  
AND ZONING**

**THE CITY OF KUNA** will hold a public hearing on August 23, 2016 at 6:00 p.m. at Kuna City Hall (763 W. Avalon) in the City Council Chambers

**PURPOSE:** The applicant is proposing a preliminary plat consisting of 21 multifamily lots, 16 town house lots, 41 single family lots and 3 commercial lots on the south side of Avalon Street. There is also a rezone and special use permit associated with this application.

**LOCATION:** South side of Avalon Street, between Kay Avenue and Orchard Avenue.

**APPLICANT BY:** A Team Land Consultants

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**LOCATION:** South side of Avalon Street, between Kay Avenue and Orchard Avenue.

**APPLICATION BY:** A Team Land Consultants



**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 763 W Avalon St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission is scheduled to hold a public hearing on **August 23, 2016** beginning at 6:00 pm or as soon after as it may be heard for the following case:

A request by 'A-Team Land Consultants' to approve a Preliminary Plat, Zone Change and Special Use Permit for the proposed **Airenel Park Subdivision**. Applicant proposes 21 multifamily lots (totaling 84 dwelling units) in a C-1 commercial zone, 16 townhouse lots, 41 single family home lots, and 21 common lots within an R-6 residential zone over a total of 22.88 acres.

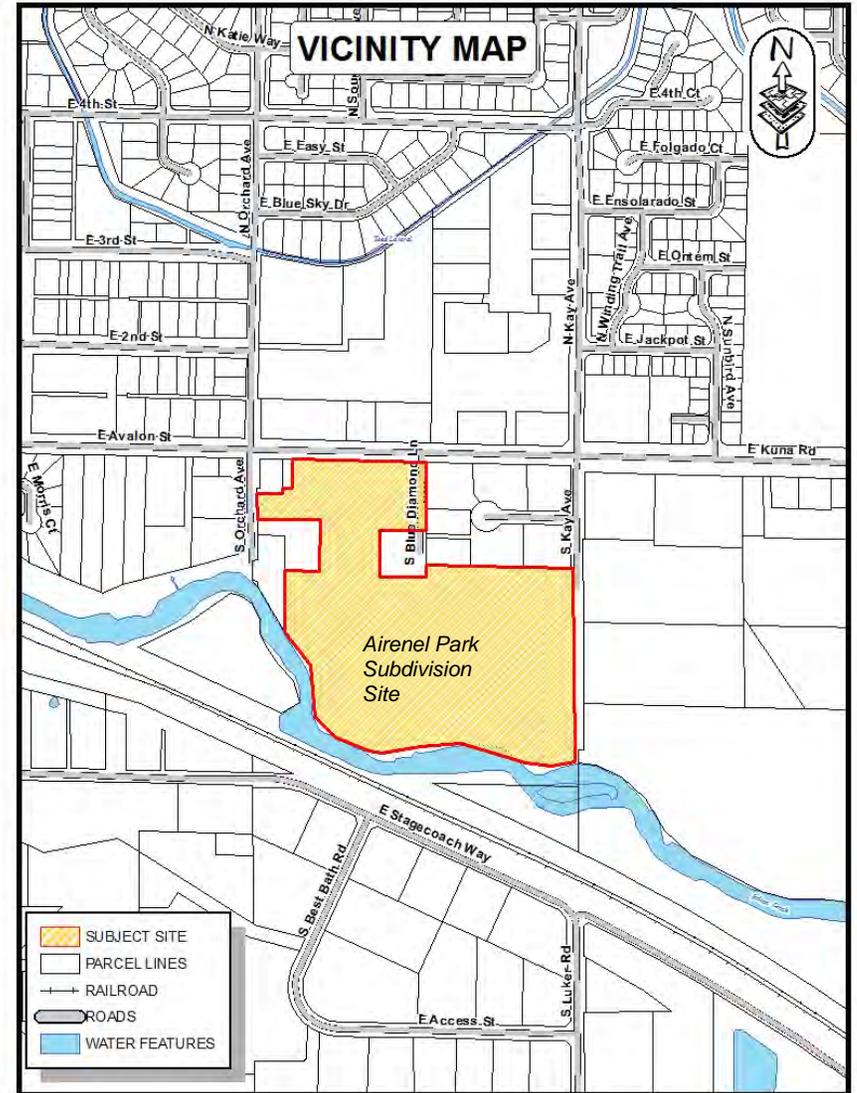
The site is located west of S. Kay Avenue and the east of S. Orchard Avenue, approximately 300-feet south of Avalon Street/Kuna Road, Kuna, Idaho 83634. (Refer to vicinity map shown).

The hearing will be held at 6:00 pm in Council Chambers at Kuna City Hall located at 763 West Avalon Street, Kuna, Idaho.

All documents concerning public hearing items may be viewed at Kuna City Hall, 763 West Avalon Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Commission for the hearing. Please note that all testimony made to the Commission during the public hearing will be restricted to three (3) minutes per person. Written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission to be entered into the public record.

In all future correspondence concerning this case, please refer to the case name: **16-02-S, 16-02-ZC and 16-02-SUP (Airenel Park Subdivision)**



Mailed: August 10, 2016

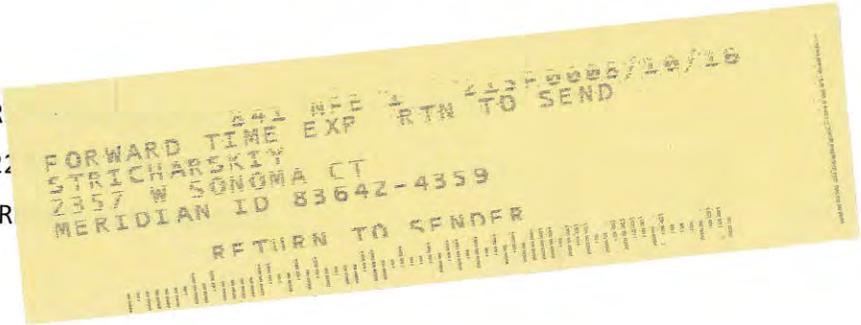
City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

# LEGAL NOTICE

RECEIVED  
AUG 15 2016

CITY OF KUNA 8363400013

STR  
1422  
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NEOPOST FIRST-CLASS MAIL  
08/05/2016  
US POSTAGE \$000.46<sup>5</sup>  
ZIP 83634  
041L11256686

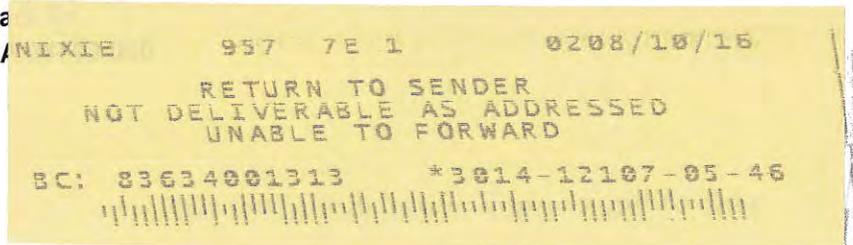
City of Kuna  
Planning and Zoning  
PO Box 13  
Kuna, ID 83634

# LEGAL NOTICE

RECEIVED  
AUG 15 2016

CITY OF KUNA  
8363400013

John Brand & Michelle Brand  
3756 Pa  
Edh, CA NIXIE 957 7E 1 0208/10/16



NEOPOST FIRST-CLASS MAIL  
08/05/2016  
US POSTAGE \$000.46<sup>5</sup>  
ZIP 83634  
041L11256686

Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Shawn D. Fish and Linda A. Fish, Husband and Wife Original trustee: TranStar National Title Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for North America Saving Bank F.S.B., its successors and assigns Recording date: 10/12/2007 Recorder's instrument number: 107140723 County: ADA Sum owing on the obligation: as of July 27, 2016: \$498,951.97 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 11, Blk 1 of Acre View Estates Subdivision, according to the official plat thereof, filed in Book 61 of Plats at Page(s) 6124 and 6125, and amended by Affidavit recorded March 2, 1993 as Instrument No. 9315473, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Fish, Shawn D. and Linda A. (TS# 8132.21358) 1002.287987-File No.

August 10, 17, 24, 31, 2016  
1496829

**LEGAL NOTICE**

**NOTICE OF TRUSTEE'S SALE**

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: July 8, 2016 File No.: 8852.20099 Sale date and time (local time): November 16, 2016 at 10:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St, Boise, ID 83702 Property address: 909 North Morley Green Place Eagle, ID 83616 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Scott J States and Michelle T States, Husband and Wife Original trustee: Pioneer Title Company of Canyon County Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Academy Mortgage Corporation, its successors and assigns Recording date: 09/09/2014 Recorder's instrument number: 2014-073300 County:

above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 9, in Block 5, of the Preserve Subdivision No. 2, according to the plat thereof, filed in Book 106 of Plats at page(s) 14664-65, Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. States, Scott J. and Michelle T. (TS# 8852.20099) 1002.287710-File No.

July 27, 2016  
August 3, 10, 17, 2016  
1489652

**LEGAL NOTICE**

**CITY OF KUNA**  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

**Case # 16-02-S**  
**(Subdivision)**  
**16-02-ZC**  
**(Zone Change)**  
**and 16-02-SUP**  
**(Special Use Permit)**

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, August 23, 2016, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 763 W. Avalon, Kuna, ID; in connection with a request by "A-Team Land Consultants" to approve a Preliminary Plat, Zone Change and Special Use Permit for the proposed Airelen Park Subdivision.

Applicant proposes 21 multifamily lots (totaling 84 dwelling units) in a C1 commercial zone, 16 townhouse lots, 41 single family home lots, and 21 common lots within an R-6 residential zone over a total of 22.88 acres. The site is located west of S. Kay Avenue and the east of S. Orchard Avenue, approximately 300 feet south of Avalon Street/Kuna Road, Kuna, Idaho 83634 (APN #: R01615253032).

The public is invited to present written and/or oral comments. Any written testimony must be received by 5:00 pm, August 18th, 2016, or it may not be considered. Please mail any comments to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 763 W. Avalon.

If you have any questions about the application materials or require special accommodations for the hearing, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department  
August 10, 2016  
1499126

**LEGAL NOTICE**

**Melba Cemetery District Proposed Budget July 1, 2016 thru June 30, 2017**

Melba Cemetery District Annual Budget Meeting, August 23, at the Melba Cemetery office, 7277 Baseline Rd. Melba, Idaho. Meeting time is 7:00-8:00 pm. Open to the public.

Revenues	
Burials	\$ 9,900
Lots Sold	\$ 14,000
Tax -	
Ada County	\$ 3,100
Tax -	
Canyon County	\$ 19,500
Tax -	
Sales Tax	\$ 750
Interest	\$ 400
<b>Total Revenue</b>	<b>\$47,650</b>

Expenditures	
Contract Labor	\$ 4,636
Contract Services	\$ 1,800
Donations	\$ -0-
Flags	\$ 1,100
Fuel	\$ 500
Insurance	\$ 1,700
Legal	
& Professional	\$ 250
Office Supplies	\$ 355
Open & Close	\$ 1,200
Payroll Expense	\$14,000
Payroll Taxes	\$ 2,200
Postage	\$ 150
Publications	\$ 175
Repair	
& Maintenance	\$ 2,500
Supplies	\$ 1,500
Utilities	\$ 4,900
<b>Total Expenditures</b>	<b>\$36,966</b>

August 10, 2016  
1498943

**LEGAL NOTICE**

**NOTIFICATION OF DEFAULT TERMINATION TRIAL IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT IN THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA**

In the Interest of JASPUR WAID and JESTUR ENGELS:  
Children Under Eighteen Years of Age.

TO: TYLER WAID, the natural father of said Jaspur Waid and Jestur Engels:

YOU AND EACH OF YOU, will hereby take notice:

That a Petition under the Termination Act was filed in the above-entitled matter on the 1st day of July, 2016.

That a Default Termination Trial on the Petition has been set for 9:30 a.m. on the 26th day of August, 2016, in the Magistrate Court, Ada County Courthouse, 200 West Front Street, Boise, Idaho 83702. Unless you file a responsive pleading within twenty (20) days, a default judgment may be entered against you.

That you have the right to be represented by Counsel of your choosing or upon good cause shown, providing you are financially needy, the Court may appoint Counsel to act in your behalf.

That you are required to register your claim of paternity with the Vital Statistics Unit of the Department of Health



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

Rezone # Area 16-02-ZC

Conditional Use # 16-02-SUP

Preliminary / Final / Short Plat 16-02-S

Airenel Park

- 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
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 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: 7/12/16

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 JUL 18 2016  
 CITY OF KUNA

Exhibit  
 B-2



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

GORDON N. LAW  
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731  
Email: [glaw@kunaid.gov](mailto:glaw@kunaid.gov)

---

## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law  
Kuna City Engineer

RE: Airenel Subdivision Project  
Preliminary Plat  
16-02-S, 16-02-ZC, 16-02-SUP

DATE: July 12, 2016

---

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated July 11, 2016. It is noted that specific development plans are provided, which includes 81 firm buildable lots comprising 141 dwelling units, 3 commercial lots and 21 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. All wastewater flows from this project would receive treatment at the South Wastewater Treatment facility. A portion of the site is connected to the city system but would be subject to connection fees for the demand of the ultimate connected load less a credit for the presently connected load as provided in the City's Fee Resolution and Standard Table.
- b) 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. The City has determined that neither the City nor this project is best served by a re-conditioned Lift Station, and instead, proposes to construct a new regional lift station within the bounds of this project. The developer proposes to provide Lot 16, Block 4 as a location for the new Lift Station and to provide any necessary easements ahead of platting to construct trunk lines, re-route gravity mains and construct force mains. The City Engineer requests this proposal be made a condition of the preliminary plat.
- c) 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 sewer 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.
- d) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
  - e) The elevation of this project site and adjacent properties is too low to be serviced 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”.
  - f) 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.
  - g) 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 a sewer trunk in the Exploration Way right-of-way extended into the right-of-way for Kay Avenue.
  - h) 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. A portion of the project site is connected to the city system but would be subject to connection fees for the demand of the ultimate connected load less a credit for the presently connected load as provided in the City’s Fee Resolution and Standard Table.
- b) The nearest available water main (14-inch) is located in the Kay Avenue right-of-way on the east boundary of the project.
- c) There is a 10-inch main in Avalon across the street from the project. It is recommended the project makes connection to this main for fire protection to the commercial lots. ITD controls Avalon at this location and may require the crossing to be bored.
- d) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- e) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- f) 8-inch water mains should be installed by developer in internal subdivision streets.
- g) 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.
- h) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- i) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- j) The City Engineer concludes redundancy of water transmission route to the development site is provided by existing facilities.
- k) 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) There is an 8-inch main in Avalon across the street from the project. It is recommended the project makes connection to this main just west of Orchard to augment irrigation supplies to the project. ACHD controls Avalon at this location.
- c) 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.
- d) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-21) 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.
- e) 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.
- f) 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 10-inch trunk line in the Kay Avenue frontage where it does not presently exist.
- g) 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.
- h) 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 (easements or right-of-way) 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 fronts one section line street (Avalon) and one mid-mile street (Kay).

- 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 is required to provide a metes and bounds property description of the subject parcel.



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

## *DEQ Response to Request for Environmental Comment*

Date: 07/19/2016  
Agency Requesting Comments: City of Kuna  
Date Request Received: 07/11/2016  
Applicant/Description: 16-02-S, 16-02-ZC, 16-02-SUP  
Airenel Park 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/ieg/>.

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.*

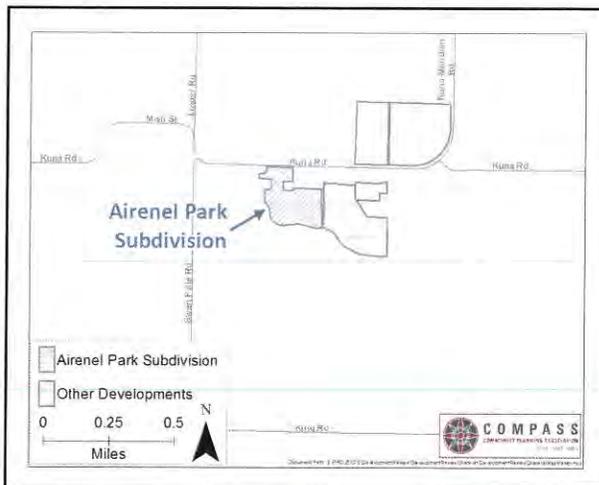
Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

## Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click to view enlarged map.](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** Airenel Park Sub - 78 residential lots (157 units) & 3 commercial lots on 22.8 acres.

**Summary:** Located to the south of Kuna Rd between Orchard Ave and Kay Ave, there are 3 other active developments in the adjacent TAZs to the proposal. These other development are anticipated to add 227 residential lots (309 units), and 20 commercial lots to this area. A Complete Streets Level of Service was not conducted for Avalon Street as infrastructure exists.

The proposal supports 13 CIM 2040 checklist items, and does not support 9 CIM 2040 checklist items.

### Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- |   |  |   |                                 |
|---|--|---|---------------------------------|
| <input type="radio"/> Downtown            | <input type="radio"/> Employment Center            | <input type="radio"/> Existing Neighborhood | <input type="radio"/> Foothills |
| <input type="radio"/> Future Neighborhood | <input checked="" type="radio"/> Mixed Use         | <input type="radio"/> Prime Farmland        | <input type="radio"/> Rural     |
| <input type="radio"/> Small Town          | <input type="radio"/> Transit Oriented Development |   |                                 |

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

### Neighborhood (Transportation Analysis Zone) Demographics

TAZ: 1237

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
32	88	189	125	237	382

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

### Area (Adjacent Transportation Analysis Zone) Demographics

TAZs: 1229, 1230, 1231, 1232, 1235, 1238, 1256, 1259

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
756	1,092	1,222	1,129	1,908	2,909

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

[www.compassidaho.org](http://www.compassidaho.org)  
Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
Telephone: (208) 475-2239



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

# Communities in Motion 2040 Development Checklist

## Transportation

- Attached**  **N/A** An Area of Influence Travel Demand Model Run is attached.  
 **Yes**  **No**  **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

### Comments:

- Yes**  **No**  **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

**Comments:** The proposal does not appear to conflict with the COMPASS Access Management Toolkit.

- Yes**  **No**  **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

**Comments:** Future bus services are proposed along Highway 69. See valley connect for details.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached**  **N/A** Complete Streets LOS scorecard is attached.  
 **Yes**  **No**  **N/A** The proposal maintains or improves current automobile LOS.  
 **Yes**  **No**  **N/A** The proposal maintains or improves current bicycle LOS.  
 **Yes**  **No**  **N/A** The proposal maintains or improves current pedestrian LOS.  
 **Yes**  **No**  **N/A** The proposal maintains or improves current transit LOS.  
  
 **Yes**  **No**  **N/A** The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes**  **No**  **N/A** The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)  
 **Yes**  **No**  **N/A** The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)  
 **Yes**  **No**  **N/A** The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)  
 **Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

## Community Infrastructure

- Yes**  **No**  **N/A** The proposal is infill development. (**Goals 4.1, 4.2**)  
 **Yes**  **No**  **N/A** The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)  
 **Yes**  **No**  **N/A** The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

## Health

- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)  
 **Yes**  **No**  **N/A** The proposal is within 1/4 mile of a public school. (**Goal 5.1**)  
 **Yes**  **No**  **N/A** The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)  
 **Yes**  **No**  **N/A** The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

## Economic Development

- Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)  
 **Yes**  **No**  **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

## Open Space

- Yes**  **No**  **N/A** The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)  
 **Yes**  **No**  **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

## Farmland

- Yes**  **No**  **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)  
 **Yes**  **No**  **N/A** The proposal is outside prime farmland. (**Goal 8.2**)

# Communities in Motion 2040 Checklist User Guide

**C**ommunity Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

**C**IM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

**H**ighlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

**Y**es and no answers to each of the 8 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#).

**Q**R Codes (or Quick Response Codes) can be scanned with a personal electronic device, such as a cell phone or tablet, top open a web page. The QR code on the CIM 2040 land development checklist will take the user to the COMPASS home page ([www.compassidaho.org](http://www.compassidaho.org)).

### Communities in Motion 2040 Development Checklist



**MAP**

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land development is consistent with the goal of *Communities in Motion 2040* (CIM 2040) regional long-range vision for growth and development. COMPASS was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on July 21, 2014.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#), and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** \_\_\_\_\_

**Summary:** \_\_\_\_\_

**Land Use**  
 In which of the **CIM 2040 Vision Areas** is the proposed development? (Goal 2.1.1)  
 Downtown  Employment Center  Existing Neighborhood  Foothills  
 Future Neighborhood  Mixed Use  Prime Farmland  Rural  
 Small Town  Transit Oriented Development

Yes  No  N/A This proposal is within a CIM 2040 Major Activity Center. (Goal 2.1.2)

**Neighborhood (Transportation Analysis Zone) Demographics**

	Existing	Existing + Proposed	2040 Forecast
Households			
Jobs			
Households			
Jobs			

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1.3)

**Area (Adjacent Transportation Analysis Zone) Demographics**

	Existing	Existing + Proposed	2040 Forecast
Households			
Jobs			
Households			
Jobs			

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1.4)



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

More information on COMPASS and Communities in Motion 2040 can be found at:  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



**L**ocation map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functional street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

**C**IM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

**M**ajor Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

**T**raffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact on the broader area. More information about the regional travel demand model can be found [here](#).

**C**OMPASS staff welcome the opportunity to discuss *Communities in Motion*, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).



# Communities in Motion 2040 Vision

The *Communities in Motion 2040* Vision illustrates a preferred growth scenario for the Treasure Valley, specifically Ada and Canyon Counties. Defined by local stakeholders, including the public, the Vision will help guide development of the *Communities in Motion 2040* regional long-range transportation plan.

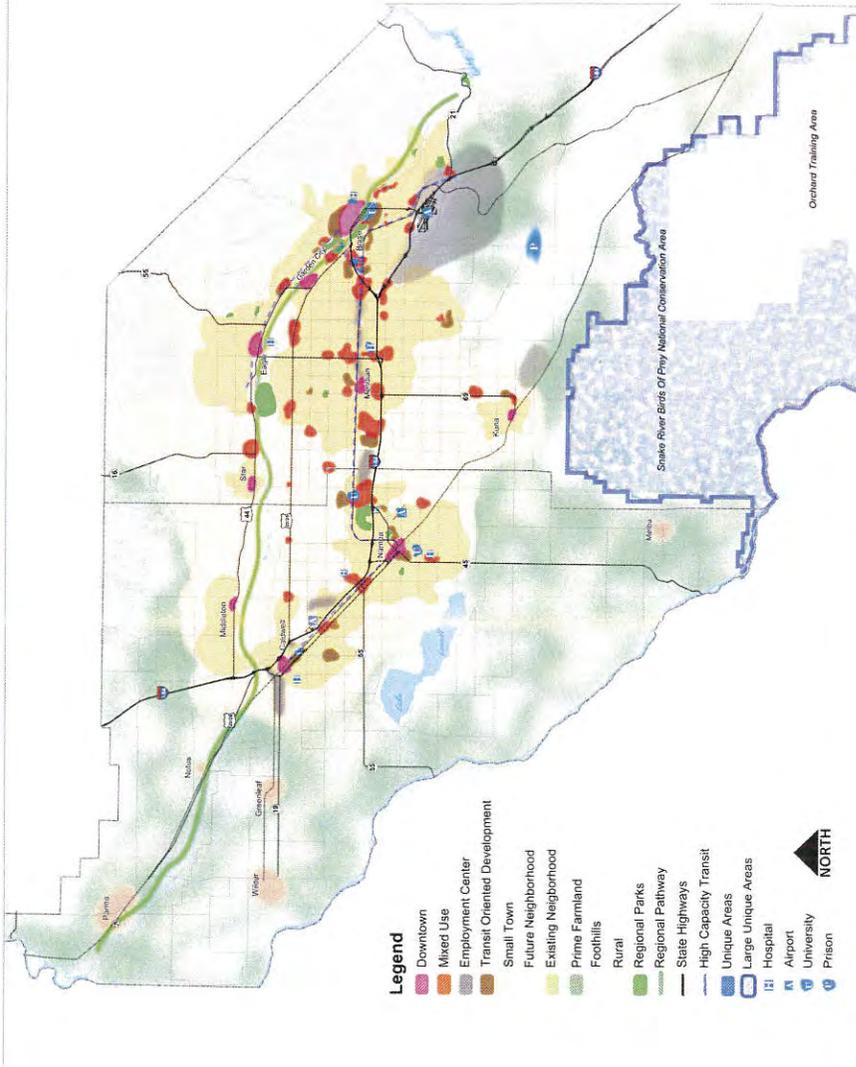
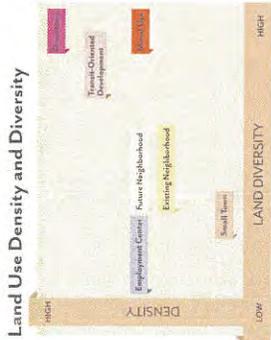
## Vision Statement

The *Communities in Motion 2040* Vision provides new housing and jobs along transit corridors and in major activity centers with a strong focus on maintaining the region's recreation and open space areas. New growth would be comprised of a variety of housing types, as well as infrastructure, nearby services, and outside of prime farmland or environmental constraints.

This scenario supports local comprehensive plan goals and densities, and includes unutilized developments as of July 2012. This scenario would support high-capacity transit for State Street (Highway 44) and a route parallel to Interstate 84, as well as multimodal infrastructure and services throughout the region.

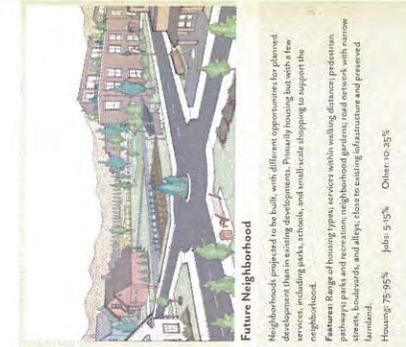
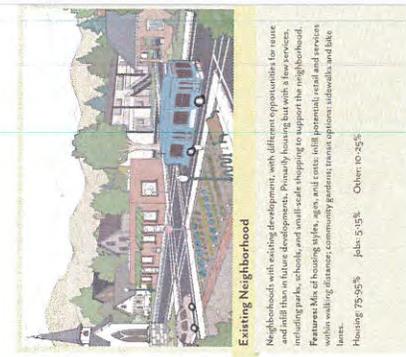
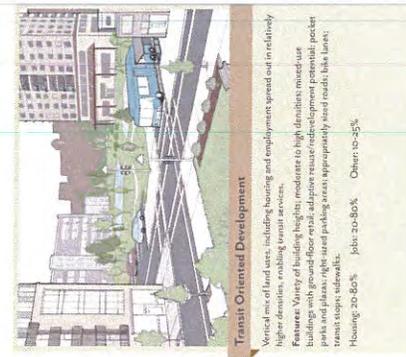
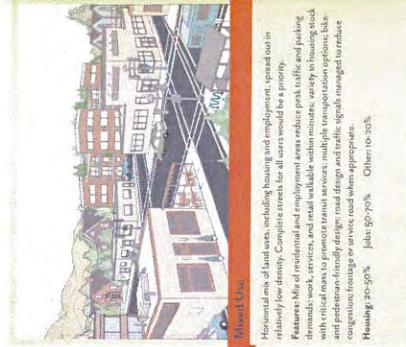
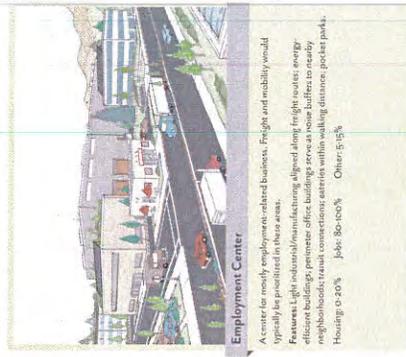
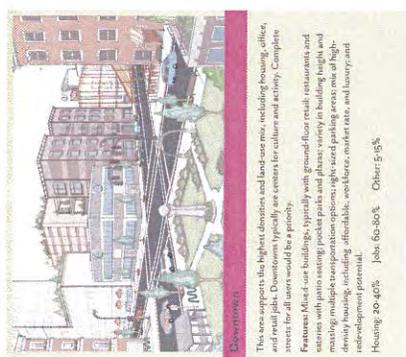
Key goals include walkability, preserving farmland, minimizing congestion, increasing transportation options, improving job-housing balance, better access to parks, and maintaining environmental resources.

## Vision Map



## Vision Areas

Below are possible interpretations of how the land use types included in *Communities in Motion 2040* could look.



## Communities in Motion is the regional long-range transportation plan for Ada and Canyon Counties.

- It offers a vision that addresses:
- How land use affects transportation
  - How investments in transportation influence growth
  - What the transportation system is supposed to achieve
  - How transportation projects are selected
  - How transportation projects serve regional needs

It is based on:

Connections: Providing options for safe access and expanded mobility choices in a cost-effective manner in the region.

Coordination: Achieving better inter-jurisdictional coordination of transportation and land use planning.

Environment: Minimizing transportation impacts to people, cultural resources, and the environment.

Information: Coordinating data gathering and dispensing better information.

The complete *Communities in Motion 2040* plan is available online at [www.compassidaho.org](http://www.compassidaho.org).

## Vision Benefits

**Economic Development:** A 0% increase in composite population near downtowns and other activity centers. Growth in these areas is typically more sustainable than other locations due to the proximity of features.

**Housing:** Growth in areas with transportation and other infrastructure improve overall affordability by locating housing near transit routes, employment centers, and basic services.

**Land User:** Better jobs-housing balance reduces traffic, improves air quality, and increases discretionary time.

**Transportation:** Strong transportation infrastructure and services promote economic development and quality of life.

**Open Space:** Access to parks and open space enables citizens to enjoy the natural beauty of the region.

**Health:** More transportation options and development near services enables physical activity and improves air quality.

**Farmland:** Almost 80% of farmland can be preserved by developing infill sites and other non-farm areas. This will increase agricultural economic value in the area and preserve food security.

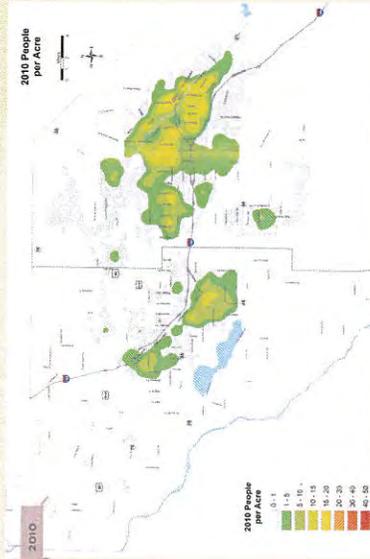
**Community Infrastructure:** Development in or nearby areas served by infrastructure reduces infrastructure costs and can save municipalities millions of maintenance and operations costs.

## Vision Demographics

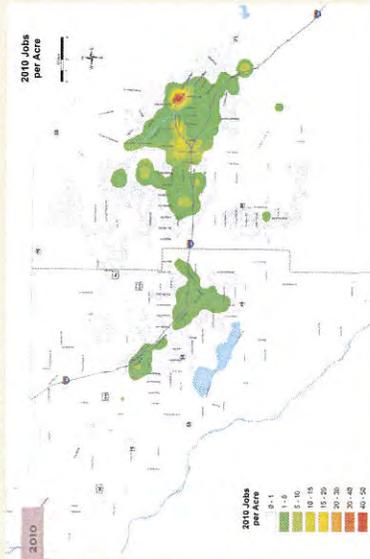
City Area of Impact	2010			2040		
	Population	Households	Jobs	Population	Households	Jobs
Boise	237,241	96,654	141,628	377,892	148,848	234,500
Engle	23,122	8,197	8,832	52,246	18,832	15,498
Garden City	11,001	4,949	7,648	18,301	8,301	13,394
Kuna	5,379	4,283	3,866	25,991	13,270	14,426
Mendon	81,786	38,296	30,772	164,280	57,201	65,642
Star	6,472	2,177	364	35,644	12,035	3,144
Ada County (outside areas of impact)	174,416	3,925	7,618	79,453	23,066	13,161
Ada County Total	385,305	148,445	190,334	674,377	271,444	360,679
Caldwell	58,672	16,540	33,444	105,101	40,038	37,550
Greenleaf	7,248	959	547	24,457	8,011	539
Melba	845	279	205	2,358	801	539
Midweston	10,348	3,914	1,882	18,076	6,636	1,937
Nampa	9,575	3,259	3,278	16,886	5,886	6,073
Notus	984	335	134	2,454	832	462
Parma	2,508	905	687	6,866	2,456	1,118
Wildier	1,931	612	285	3,377	1,224	729
Canyon County (outside areas of impact)	22,634	7,654	4,729	34,833	12,224	5,635
Canyon County Total	188,933	55,604	30,085	347,585	121,575	110,978
Total Region	581,288	212,049	240,506	1,022,000	399,419	461,657

Note: Totals may not sum due to overlapping areas of impact.

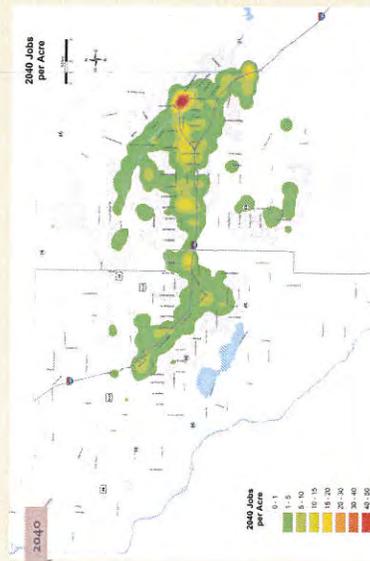
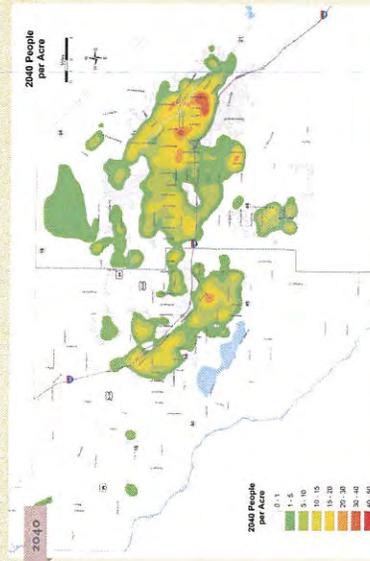
## Population Density Maps



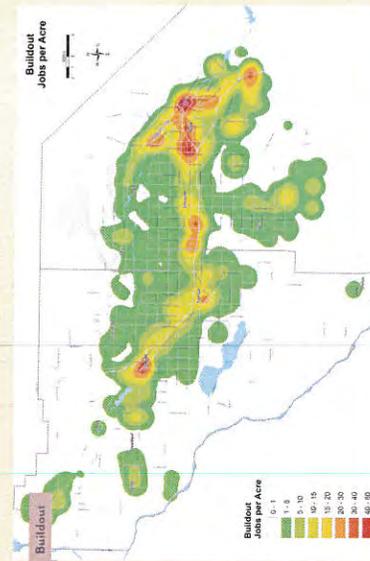
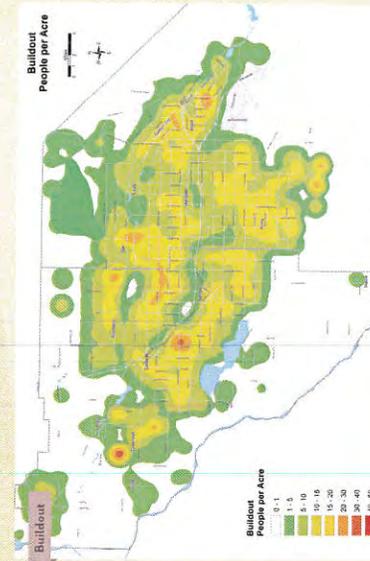
## Employment Density Maps



The 2010 maps show the baseline conditions used to develop the *Communities in Motion 2040* Vision. These maps are based on the 2010 census counts and 2010 BLS Department of Labor employment data.



The above maps show the generalized densities when the *Communities in Motion 2040* Vision is implemented.



Buildout is the quantification of local land use (comprehensive) plans. It enables COMPASS to consider long-range corridor preservation and is not constrained by the 2040 population forecast adopted by the COMPASS Board. It is not an official forecast for air quality conformity.

**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

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3165

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

22 July 2016

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

RE: A-Team Land Consultants c/o Steve Arnold  
SE of Orchard Ave. & SW of Kay Ave.      **16-02-SUP, 16-02-S, 16-02-ZC**  
Boise-Kuna Irrigation District  
Teed Lateral 96+70      **BK-1287**  
Sec. 25, T2N, R1W, BM.

Trevor Kesner:

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.

Project easements must be called out on the final plat.

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.

Pathways must be constructed just outside 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.

Exhibit

B-6

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 1<sup>st</sup> 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 15<sup>th</sup> of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> 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.

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 Statutes, Title 42-1209.

This office is requesting a full size set of plans for our review and approval.

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



**Project/File:** Airenel Park/ KPP16-0003/ 16-02-S/ 16-02-ZC/ 16-02-SUP  
 This is a preliminary plat, rezone, and special use permit application to construct a mixed use subdivision on 23-acres.

**Lead Agency:** City of Kuna  
**Site address:** 447 E Avalon Street  
**Staff Approval:** August 16, 2016

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

**Staff Contact:** Stacey Yarrington  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval to construct a mixed use development to include single-family, multi-family, and commercial lots; rezone the property from R-4 (Medium density residential) to R-6 (Medium density residential) and C-1 (Neighborhood commercial district) on 23-acres.

The proposed zoning of the property is consistent with the City of Kuna's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Area Commercial district/ Medium density residential	C-2/ R-4
South	Public district/ Light manufacturing/industrial district	P/ M-1
East	Neighborhood commercial district/ Medium density residential	C-1/ R-6
West	Medium density residential/ Public district	R-6/ P

- Site History:** ACHD previously reviewed a portion of this site as K09-16-RZ/K09-16-DA/K09-01-LLA a rezone, development agreement, and lot-line adjustment application in January 2010. No actual development was planned at that time. The requirements of this staff report are consistent with those of the prior action.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Journey's End*, a mixed-use single-family and multi-family development located directly east of the site, was approved by ACHD on August 13, 2015.
  - Merlin Pointe*, a mixed use multi-family and commercial development located northeast of the site, was approved by ACHD on August 14, 2013.



5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 0.64 centerline miles of new public road.
7. **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.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
 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).
  - The intersection of Linder Road, Main Street, and 3<sup>rd</sup> Street was reconstructed as a roundabout in 2016.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 1,032 additional vehicle trips per day (10 existing); 100 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
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
**SH 69/ Avalon Street/ Kuna Road	538-feet	Principal Arterial	642	Better than "E"	Better than "E"
Orchard Avenue	103-feet	Local	N/A	N/A	N/A
Kay Avenue	775-feet	Local	75	N/A	N/A

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

\*\* ACHD does not set level of service thresholds for State Highways.

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 SH-69/ Avalon Street/ Kuna Road east of Orchard Avenue was 10,702 on 2/5/2014.
  - The average daily traffic count for Kay Avenue south of Avalon Street was 1,774 on 8/9/2015.

## **C. Findings for Consideration**

### **1. State Highway SH-69 /Avalon Street/ Kuna Road**

State Highway SH-69 /Avalon Street/ Kuna Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, Lead Land Use Agency, and ITD should work together to determine if additional right-of-way or improvements are necessary on State Highway SH-69 /Avalon Street/ Kuna Road.

**Staff Comments/Recommendations:** Comply with requirements of ITD and City of Kuna for the Avalon Street/ Kuna Road frontage. Submit to the District a letter from ITD regarding said

requirements prior to District approval of the final plat or issuance of a building permit (or other required permits), whichever occurs first. Staff is in support of the applicant's proposal to close the existing driveways onto SH-69/ Avalon Street/ Kuna Road from the site.

## 2. Kay Avenue

a. **Existing Conditions:** 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 site. Kay Avenue continues south of the temporary turn around as a 20-foot wide gravel road approximately 714-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.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local streets, 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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant is proposing to construct Kay Avenue as one-half of a 36-foot street section (back of curb to back of curb) with curb, gutter, and 5-foot wide detached concrete sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** As part of Cement Falls Park Subdivision Kay Avenue was constructed as half of a 40-foot street section. Consistent with that action and what was required with the Journey's End Subdivision, the applicant should construct Kay Avenue as one-half of 40-foot street section (back of curb to back of curb), with curb, gutter and 5-foot attached concrete sidewalk abutting the site. IF Kay Street has not been constructed as part of the Journey's End development, the applicant should be required to construct additional 12-foot 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 approximately 160-feet south of Exploration Way intersection.

### 3. Orchard Avenue

- a. **Existing Conditions:** Orchard Avenue is improved with 30-feet of pavement and vertical curb, gutter, and 7-foot wide sidewalk on the east side for approximately 120-feet reducing down to approximately 18-feet of pavement with no curb, gutter, or sidewalk for approximately 120-feet where it terminates into gravel at the site's south property line. There is between 68 to 50-feet of right-of-way for Orchard Avenue (26 to 30-feet from centerline).

- 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.

**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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant is proposing to construct Orchard Avenue as one-half of a 36-foot street section (back of curb to back of curb) with curb, gutter, and 5-foot wide detached concrete sidewalk within 50-feet of right-of-way abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to construct additional 12-feet of pavement plus 3-foot wide gravel shoulders beyond the centerline of Orchard Avenue abutting the site.

#### 4. Internal Streets

- a. **Existing Conditions:** There are no public roadways internal to the site. Blue Diamond Way is currently a private lane being dedicated as a public street from the site onto SH-69 /Avalon Street/ Kuna Road.

- 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.

**Private Road Policy:** District policy 7212.1 states that the following requirements must be met if the applicant wishes to dedicate the private roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

- c. **Applicant Proposal:** The applicant is proposing to construct the internal streets, Silver Rush, Heritage Avenue, Homestead Street, Oakley Avenue, and Exploration Way as 36-foot street section (back of curb to back of curb) with curb, gutter, 7-foot wide parkway strip, within 50-

feet of right-of-way; and 1-foot of parkway strip and 5-foot wide detached sidewalk within an easement.

The applicant is proposing to construct a knuckle at the Homestead Street/Oakley Avenue intersection.

The applicant is proposing to reconstruct Blue Diamond Lane, a private road, as Blue Diamond Way, a public street, as a 36-foot street section (back of curb to back of curb) with curb, gutter, 7-foot wide parkway strip, within 50-feet of right-of-way; and 1-foot of parkway strip and 5-foot wide detached sidewalk within an easement. Blue Diamond Way will intersect with Silver Rush Street.

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

The applicant should be required to provide a permanent easement for any public sidewalk located outside of the dedicated right-of-way. The easement should encompass the area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

## 5. Roadway Offsets

- a. **Existing Conditions:** There are no public roadways internal to the site.

- b. **Policy:**

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

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's Proposal:** The applicant is proposing to construct a new local street, Silver Rush Street, onto Orchard Avenue, located approximately 250-feet south of SH-69 /Avalon Street/ Kuna Road.

The applicant is proposing to construct a new local street, Exploration Way, onto Kay Street, located approximately 819-feet south of Wythe Creek Court to align with Exploration Way in the Journey's End subdivision; and 260-feet south of the proposed Odyssey Street (Journey's End).

The applicant is proposing to construct the internal streets with a minimum 125-foot offsets.

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

## 6. Driveways

### 6.1 Kay Street

- a. **Existing Conditions:** There are no existing driveways onto Kay Street from 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's Proposal:** The applicant is proposing to construct two driveways for a private drive isle as follows:
- One 45-foot driveway located 312-feet south of Wythe Creek Court.
  - One 45-foot driveway located 165-feet north of Exploration Way and 120-feet south of the proposed Odyssey Street (Journey's End).
- d. **Staff Comments/Recommendations:** The applicant's proposal for the driveway width does not meet District policy. The applicant should be required to construct the 2 driveways a maximum of 24-feet in width; one located 312-feet south of Wythe Creek Court and one located 165-feet north of Exploration Way and 120-feet south of Odyssey Street.

## 7. Tree Planters

**Tree Planter Policy:** The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 8. Landscaping

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

## 9. Other Access

SH-69 /Avalon Street/ Kuna Road classified as a principal arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Dedicate approximately 56-feet of right-of-way (28-feet from centerline) for Kay Avenue.
2. Construct Kay Avenue as one-half of 40-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site. IF Kay Street has not been constructed as part of the Journey's End development; construct additional 12-feet of pavement plus 3-foot wide gravel shoulders beyond the centerline of Kay Avenue abutting the site. Terminate Kay Avenue approximately 160-feet south of the Exploration Way intersection.

3. Construct Orchard Avenue as one-half of a 36-foot street section with curb, gutter, and 5-foot wide detached concrete sidewalk; plus additional 12-feet of pavement with 3-foot wide gravel shoulder, within 50-feet of right-of-way abutting the site.
4. Construct the internal streets, Silver Rush, Heritage Avenue, Homestead Street, Oakley Avenue, and Exploration Way as 36-foot street section with curb, gutter, 7-foot wide parkway strip, within 50-feet of right-of-way; and 1-foot of parkway strip and 5-foot wide detached sidewalk within an easement.
5. Construct a knuckle at the Homestead Street/Oakley Avenue intersection.
6. Reconstruct Blue Diamond Lane, a private road, as Blue Diamond Way, a public street, as a 36-foot street section with curb, gutter, 7-foot wide parkway strip, within 50-feet of right-of-way; and 1-foot of parkway strip and 5-foot wide detached sidewalk within an easement.
7. Provide a permanent easement for any public sidewalk located outside of the dedicated right-of-way. The easement should encompass the area between the right-of-way line and 2-feet behind the back edge of the sidewalk.
8. Construct a new local street, Silver Rush Street, onto Orchard Avenue, located approximately 250-feet south of SH-69 /Avalon Street/ Kuna Road.
9. Construct a new local street, Exploration Way, onto Kay Street, located approximately 819-feet south of Wythe Creek Court to align with Exploration Way in the Journey's End subdivision; and 260-feet south of the proposed Odyssey Street.
10. Construct the internal local streets with minimum 125-foot offsets.
11. Construct 2 driveways a maximum of 24-feet in width onto Kay Street; one located 312-feet south of Wythe Creek Court and one located 165-feet north of Exploration Way and 120-feet south of Odyssey Street.
12. Payment of impacts fees are due prior to issuance of a building permit.
13. 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.

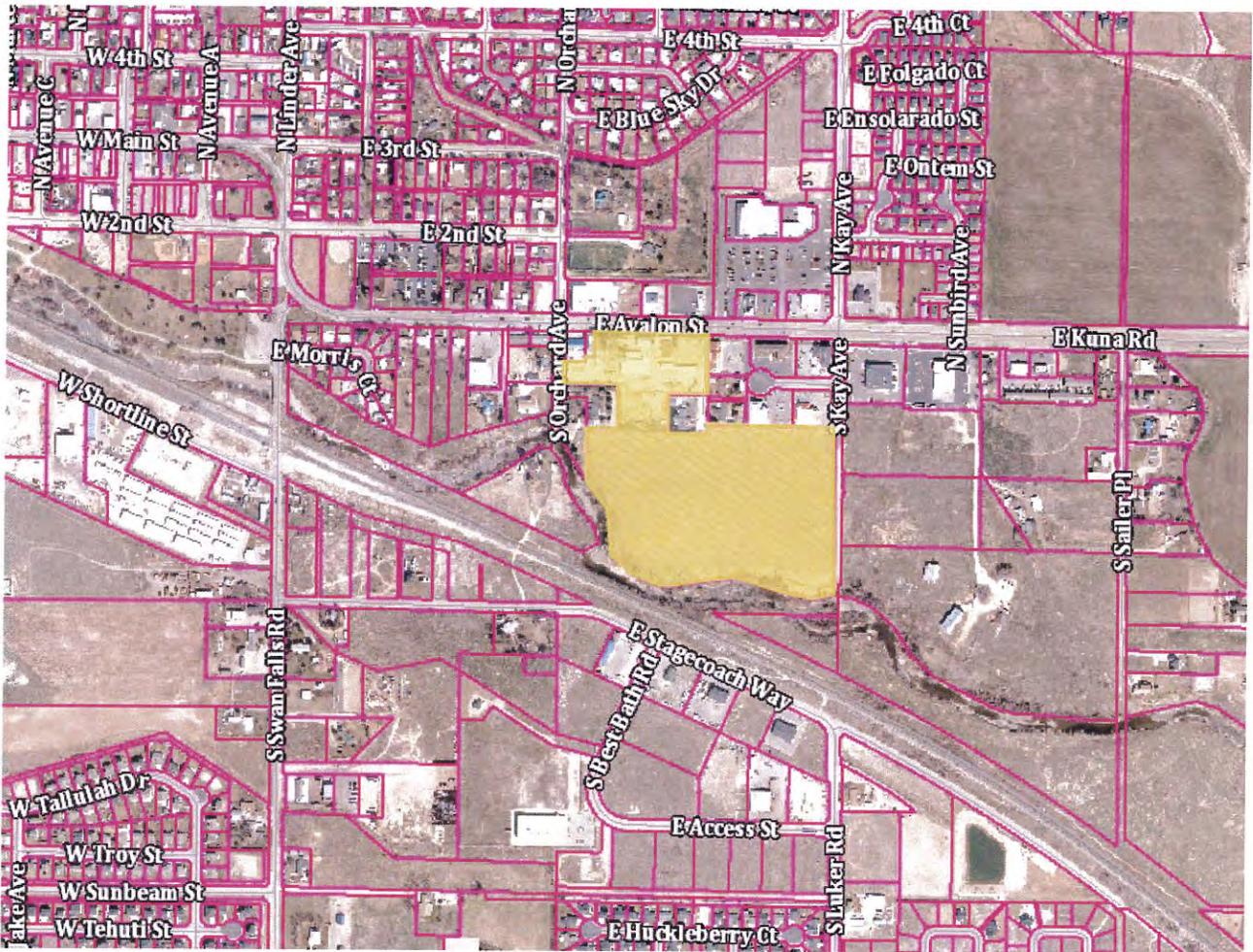
## **F. Conclusions of Law**

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. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP





# 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](http://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.