



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



24-09-AN
24-06-S
24-29-DR

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Comprehensive Plan Map Amendment
<input type="checkbox"/>	Comprehensive Plan Text Amendment	<input type="checkbox"/>	Combination (Preliminary & Final) Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Lot Line Adjustment
<input type="checkbox"/>	Lot Split	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Vacation
<input type="checkbox"/>	Variance	<input type="checkbox"/>	

Owner of Record

Name: BUDDY A. GIBSON
Address: 2432 E MEADOW VIEW RD KUNA, ID 836340000
Phone: (208) 713-2755 (Angela - Realtor working on behalf of Buddy) Email: am.208homepros@gmail.com

Applicant Information

Name: Arrano Farms LLC
Address: PO BOX 516 EAGLE, ID 83616-0461
Phone: (208) 866-0594 Email: davebuich@gmail.com

Representative Information

Name: Jadon Schneider (Bronze Bow Inc.)
Address: P.O. Box 8525 Boise Idaho 83707
Phone: (480) 232-2999 Email: Jadon@bronzebowland.com

Subject Property Information

Site Address: 2432 E MEADOW VIEW RD KUNA, ID 836340000 (The parcel is currently undergoing a boudnary line adjustment. address may change)
Parcel No.(s): S1419131210 (The parcel is currently undergoing a boudnary line adjustment. Parcel # may change)
Section, Township, Range: PAR #1210 OF SE4NW4 & OF SW4NE4 SEC 19 2N 1E #130000-B #94016566
Property Size: 30.92 acres
Current Land Use: Agricultural Proposed Land Use: Single Family Homes
Current Zoning: RR (Ada County) Proposed Zoning: (R-8 Kuna)
Nearest Major Cross Streets: E Meadow View Rd & N Locust Grove Road

Project Description

Project Name: Blossom Meadows Subdivision _____

General Description of Project: The developer is proposing an annexation and preliminary plat for 177 single family homes on 30-acres. _____

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20

Commercial: C-1 C-2 C-3 CBD

Industrial: M-1 M-2

Other: _____

Type(s) of amenities provided with development: Open space _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Farm house and associated farming out buildings to be removed during construction. _____

Will any existing buildings remain? YES NO

If YES, which one(s): _____

No. of Dwelling Units: 177 No. of Building Lots: 177

No. of Common Lots: 17 No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhome Duplex Multi-Family Other: _____

Minimum square footage of structure(s): 1,000

Gross Density (Dwelling Units ÷ Total Acreage): 5.72

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.95

Percentage of Open Space provided: 11% Acreage of Open Space: 3.11

Type of Open Space provided (i.e. public, common, landscaping): common space and landscaping

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

Regular parking stalls: _____ Dimensions: _____

ADA accessible stalls: _____ Dimensions: _____

Width of driveway aisle(s): _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature:  _____ Date: 10-14-2024

By signing, you affirm the form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of link provided by staff.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application documents to be uploaded.



October 17, 2024

City of Kuna Planning and Zoning Department
751 West 4th Street
Kuna, ID 83634

**RE: Blossom Meadows Subdivision – Ada County, ID
Application for Annexation and Preliminary Plat**

On behalf of the development team, we are pleased to submit the attached applications for the development of the Blossom Meadows Subdivision (Project), which is located west of the intersection of Meadow View Road and North Locust Grove Road in Ada County, ID. This Project is within the SE1/4 corner of Section 19, Township 2 North, Range 1 East, Boise Meridian.

Overview

Our applications include: 1) Annexation of 30.92-acre site from Ada County into the City of Kuna with a requested zoning of R-6; 2) Preliminary Plat for a new residential subdivision consisting of 177 single-family lots.

Existing Use of the Property

The property currently has an existing home and farming activity-associated buildings. None of the existing structures are proposed to be protected and remain as development occurs. The parcel has historically been used for pastures and agriculture. The land generally slopes from the west to the east of the property.

Comprehensive Plan, Zoning and Surrounding Land Uses

The Blossom Meadows community totals 30.92 acres. All of which is proposed to be preliminarily platted at this time. The City of Kuna’s Future Land Use Map designates the area as Medium Density Residential. The current zoning of the property is Rural Residential (RR, County). The surrounding land uses within the immediate area are as follows: North,

East, South, West – Medium Density Residential. The surrounding property zones within the immediate area are as follows: North, East, South, – Rural Residential (RR, County) and the property to the east is Residential (R-6) approved as Ashton Estates Subdivision. The development of the Project is consistent with other approved projects and the comprehensive plan.

Property Annexation

The Project is proposed to be annexed from Ada County into the City of Kuna. This annexation follows the trend and desire to encourage growth within the city impact area. The annexation will provide the city with an additional source to collect taxes for improving existing infrastructure and constructing new and exciting city projects. This development will create additional open space for the residents to enjoy.

Residential Lots and Density

The Project provides lots ranging in size from 4,000 square feet (sf) to just over 8,000 sf, with an average residential lot size of 4,291 sf. The proposed net density of the project is 5.72 dwelling units per acre $[(177)/30.92=5.72 \text{ du/acre}]$. The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed in multiple phases.

Open Space and Amenities

The open spaces for this Project exceed the city's code requirements. The city code for a single-family residential development of this size requires 8.5% open space, or 2.62± acres. We are currently providing 11.44% of total open space, or 3.54± acres.

A landscape buffer along Meadow View Road as well as South Stroebel Road is proposed in accordance with city code requirements. This area reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. This provides a beautiful common area for residents as well as neighbors. Quality landscaping will be provided throughout the community.

A large common lot on the southwest side of the project as well as the center of the site will provide a large area of open space. All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the ACHD and City of Kuna standards. Frontage roads will be built out as required by ACHD and the City of Kuna.

Potable water and pressurized irrigation are all readily available to the property and will be served by the City of Kuna. The sewer main will need to be extended from the existing location at the intersection of E. Bexley Street and North Stroebel Road. All utilities within the proposed development comply with the adopted master plans of the City of Kuna.

Irrigation water is provided to the Project from the east and generally flows to the north via ditches that run directly through the subdivision. These waterways will be piped to allow for the development of the site and all downstream users will be unaffected by these construction activities once completed.

Power lines along Meadow View Road will provide electrical power to all proposed lots. Special modifications outside of normal development are not anticipated at this time.

All stormwater generated onsite will be handled and remain onsite. The current preliminary design shows seepage beds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Neighborhood Meeting

The neighborhood meeting for this Project was held onsite at 6:00 pm on Wednesday, October 16, 2024. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

A Traffic Impact Study has been provided for the project. The traffic study noted no large-scale improvements were required for this Project to proceed.

Landscape Plan

A landscape plan has been provided with this application.

Waivers and Requests

No waivers or requests are proposed for this Project.

There are no development-related items the owner is required to complete beyond those detailed in the city code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.



Jadon Schneider

PRELIMINARY PLAT FOR BLOSSOM MEADOWS SUBDIVISION

LOCATED IN A PORTION OF THE E 1/2 OF THE
SE 1/4 OF SECTION 34 T.3N., R.1W., B.M.,
ADA COUNTY, IDAHO
OCTOBER 2024

DEVELOPER
ARRANO FARMS LLC
P.O. BOX 516
EAGLE, ID 83616
CONTACT:
MIKE HOMAN
EMAIL: MIKE@MHLANDDEVELOPMENT.COM

SURVEYOR
FOCUS ENGINEERING AND SURVEYING
1001 N. ROSARIO ST, SUITE 100
MERIDIAN, ID 83642
PHONE: (208) 947-0075

ENGINEER
KEITH SCHNEIDER
EMAIL: STRONGWAY54@GMAIL.COM

SITE DATA

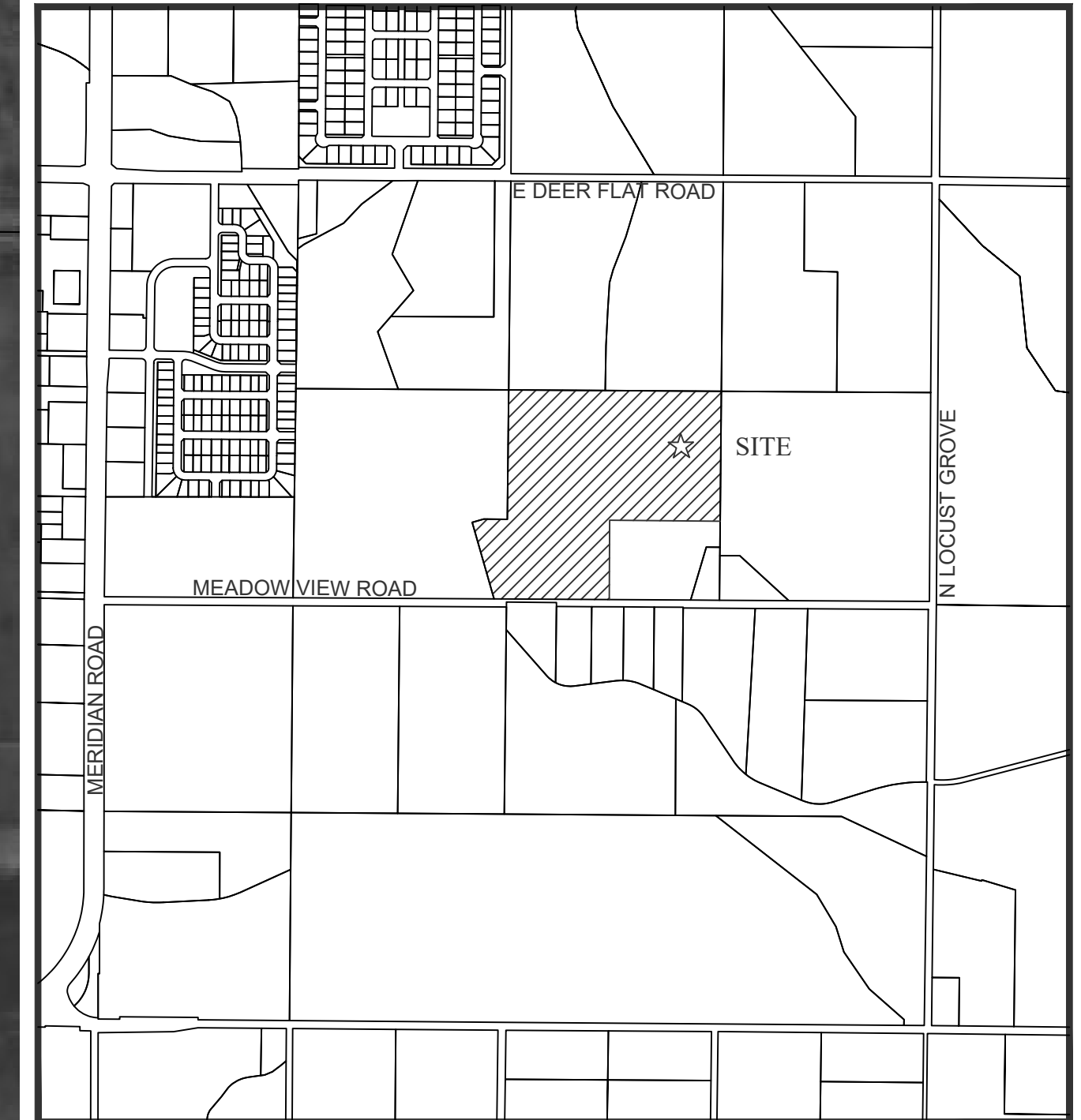
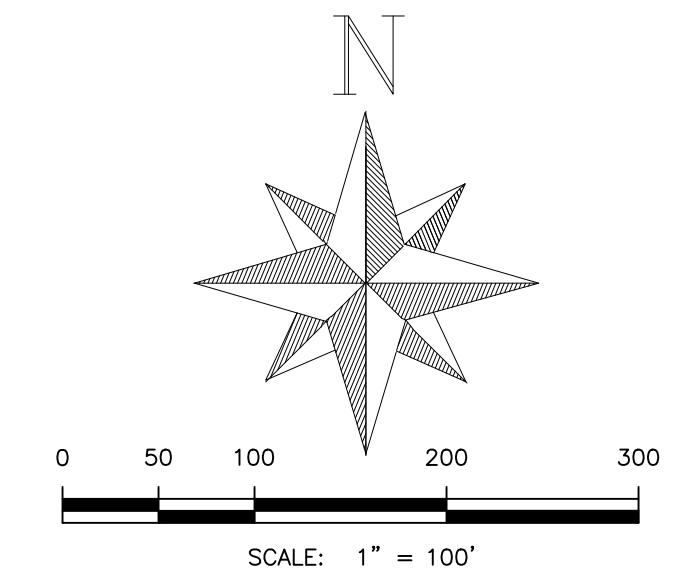
SITE AREA = 230.92 ACRES
ADA COUNTY PARCEL #S1419131210
CURRENT LAND USE ZONE: RUT-RURAL URBAN TRANSITION (ADA COUNTY)
PROPOSED LAND USE ZONE: R-6
SINGLE-FAMILY RESIDENTIAL SETBACKS:
FRONT SETBACK 20 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 15 FEET
AREA CALCULATIONS:
MINIMUM LOT SIZE 4,000 SF
AVERAGE LOT SIZE 4,291 SF
RESIDENTIAL DENSITY 5.72 DU/AC
PROVIDED (QUALIFIED OPEN SPACE) 3.54 ACRES (11.44%)

NOTES

1. MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNER'S ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
4. THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	177	17.41
COMMON	19	3.54
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	8.40
PUBLIC RIGHT-OF-WAY (LAKE HAZEL AND TEN MIL)	N/A	1.57
TOTAL	196	30.92

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF KUNA
WATER	CITY OF KUNA
IRRIGATION	NAMPA MERIDIAN IRRIGATION DISTRICT
FIRE	KUNA FIRE DISTRICT
SCHOOL DISTRICT	KUNA SCHOOL DISTRICT
STREETS	ACHD



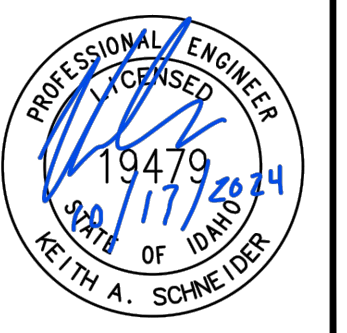
Vicinity Map
NOT TO SCALE

RONZE BOW
P.O. BOX 6525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

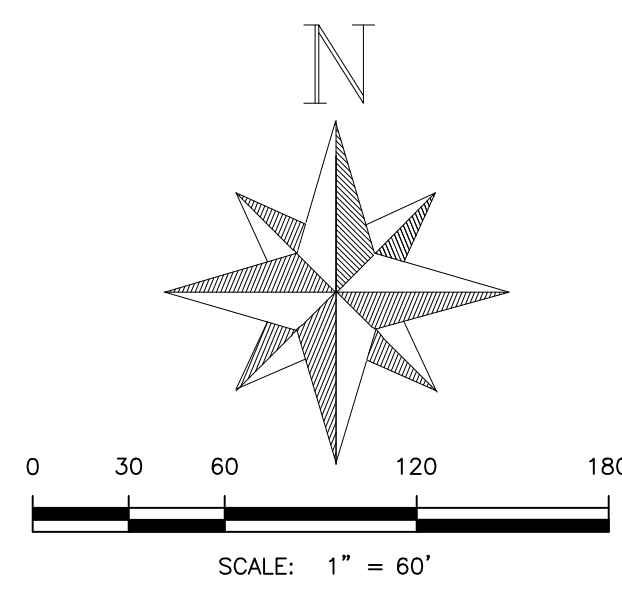
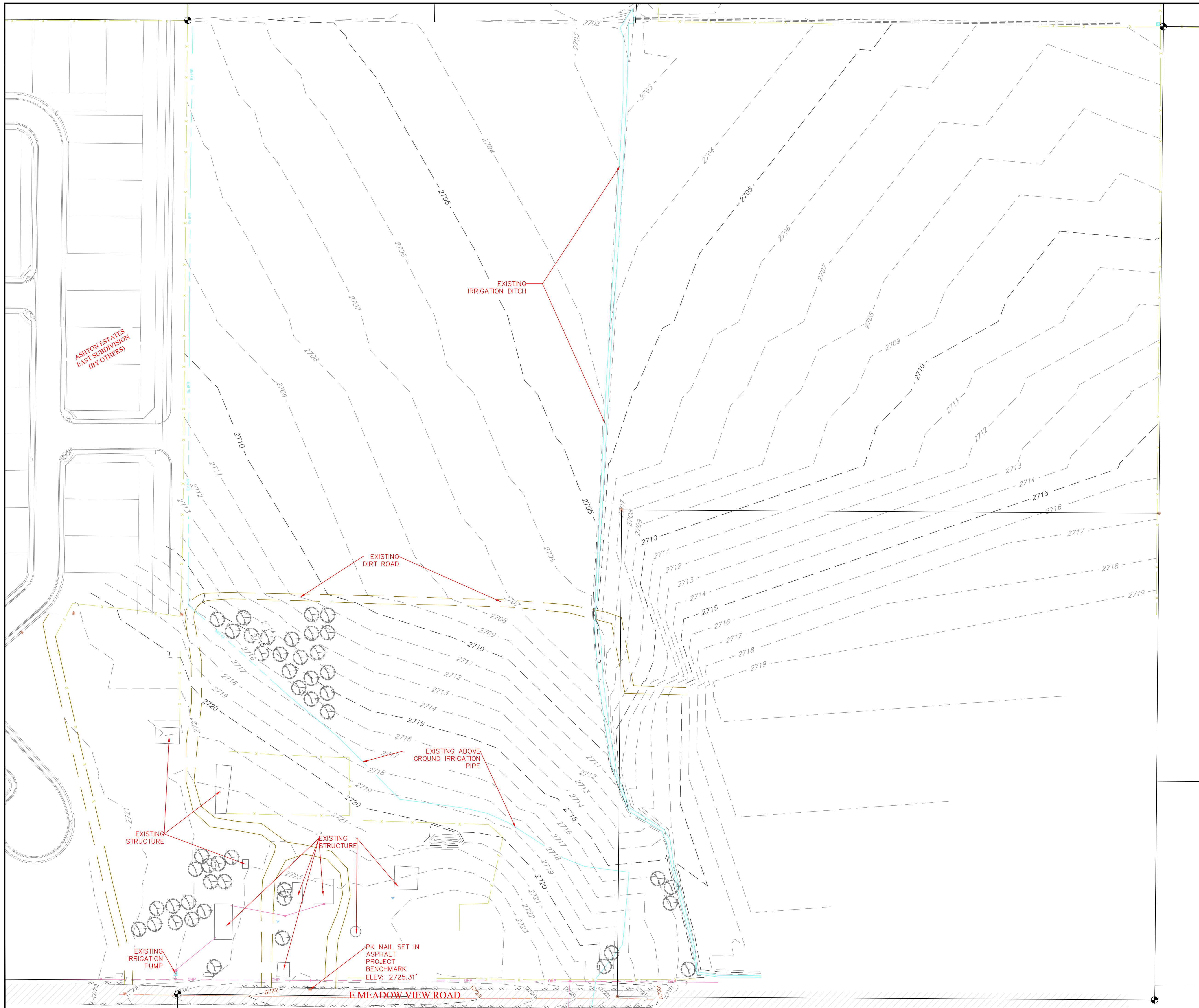
BLOSSOM MEADOWS SUBDIVISION COVER

DESIGNED: JKS
DRAWN: JKS
CHECKED: KS
APPROVED: KS

NO.	DATE	PROJECT REVISIONS ITEM



SHEET 1 OF 6
DATE: OCTOBER 2024
BRONZE BOW PROJECT NO: 24006



ASHFORD ESTATES
EAST SUBDIVISION
(BY OTHERS)

EXISTING
IRRIGATION DITCH

EXISTING
DIRT ROAD

EXISTING ABOVE
GROUND IRRIGATION
PIPE

EXISTING
STRUCTURE

EXISTING
STRUCTURE

EXISTING
IRRIGATION
PUMP

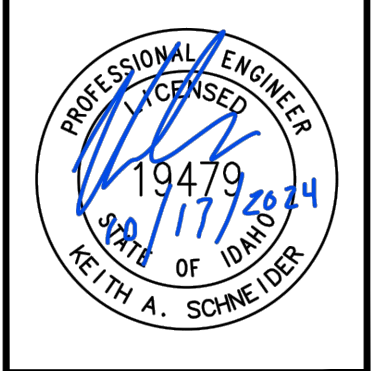
PK NAIL SET IN
ASPHALT
PROJECT
BENCHMARK
ELEV: 2725.31'

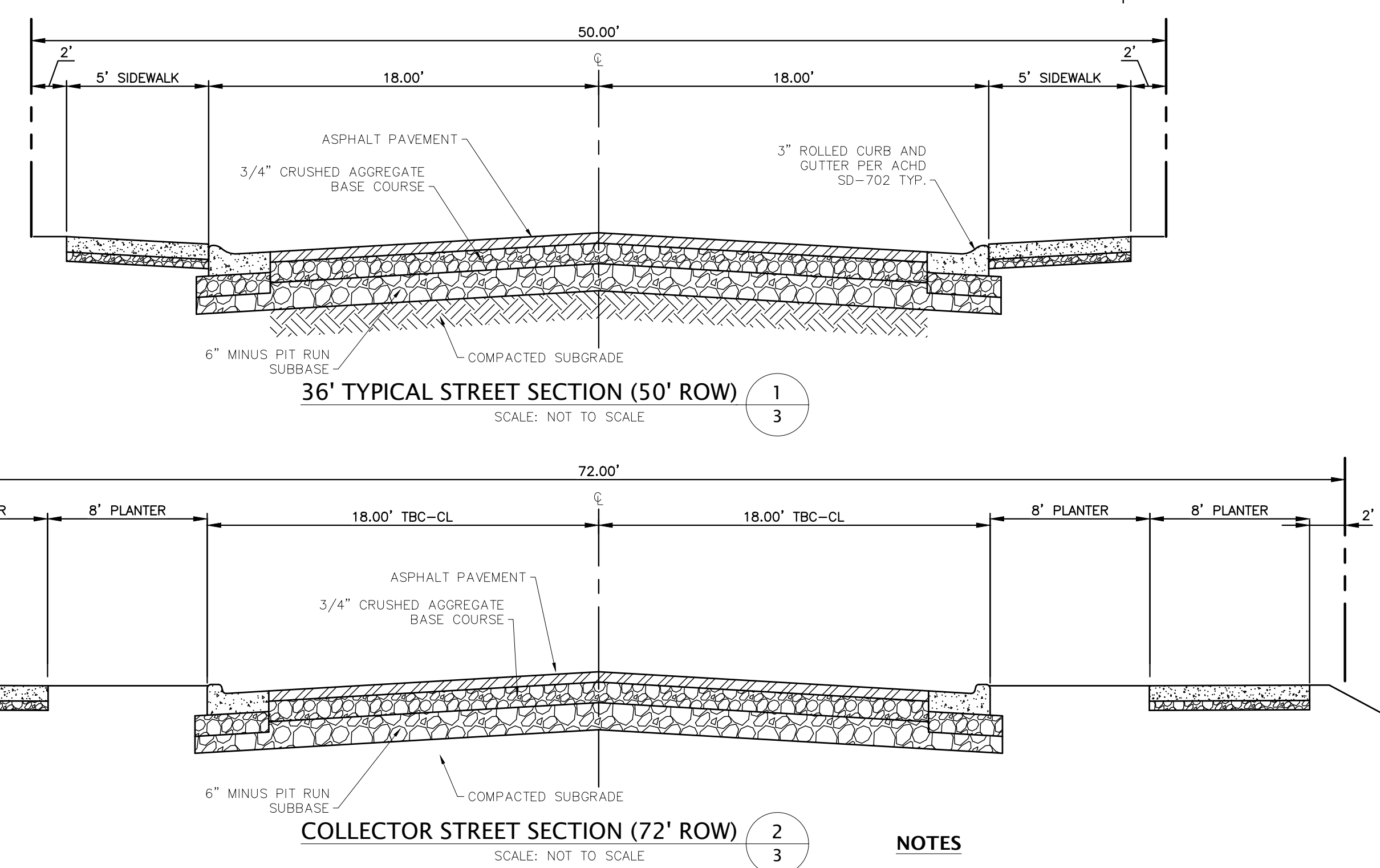
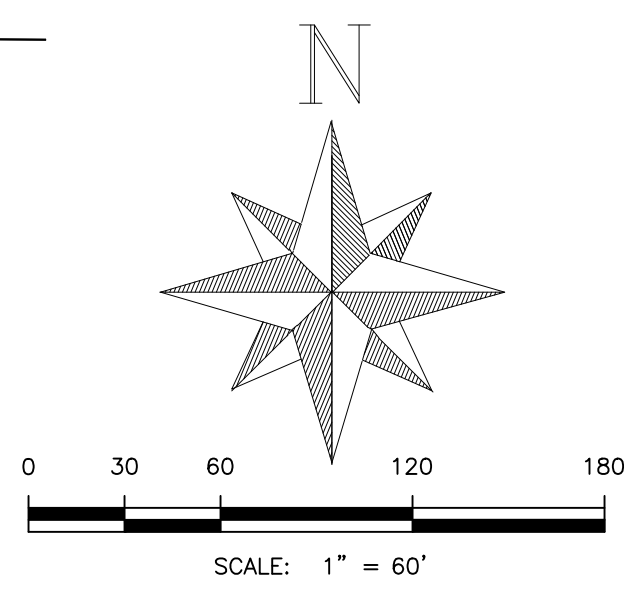
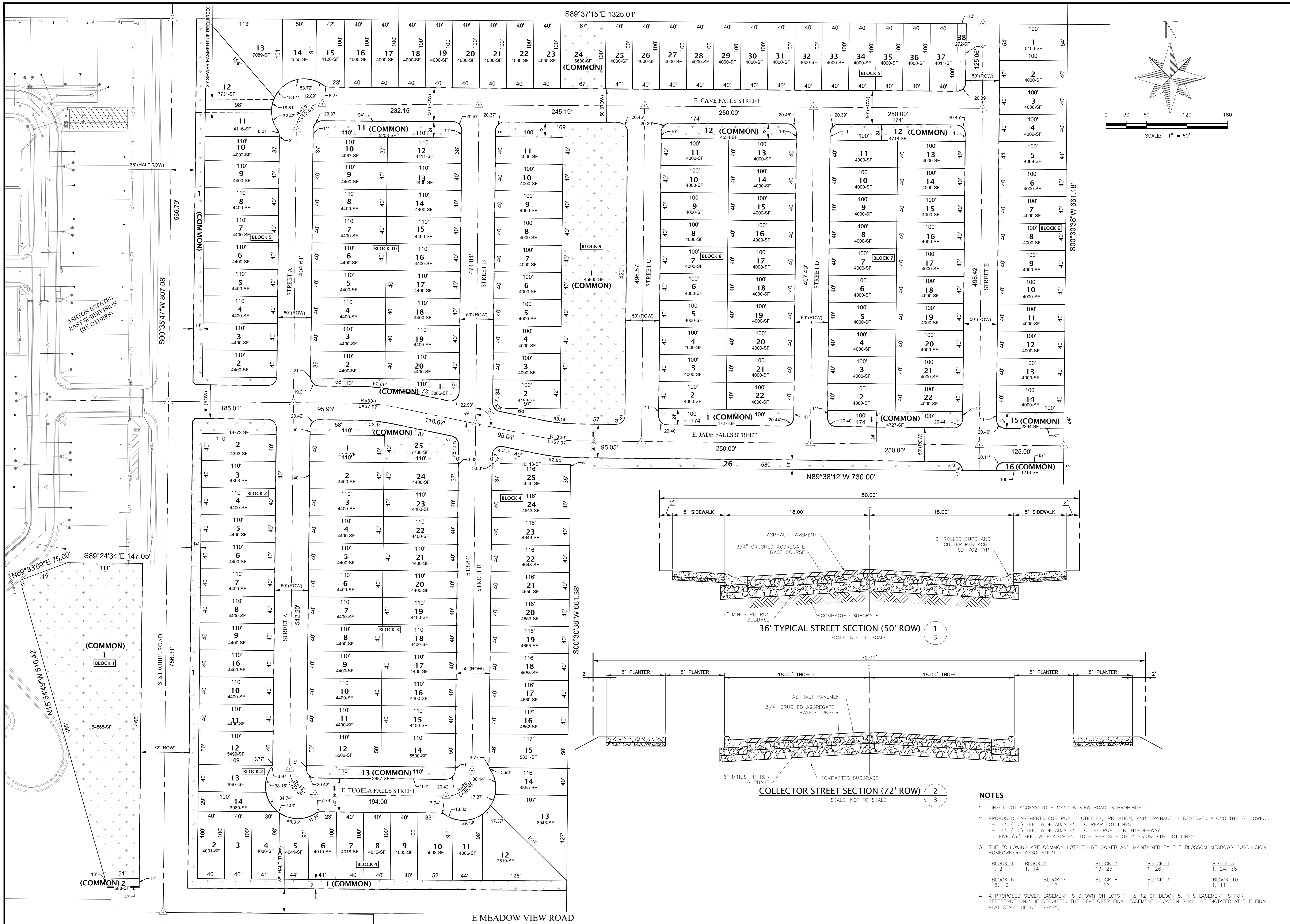
E MEADOW VIEW ROAD

**BLOSSOM MEADOWS SUBDIVISION
EXISTING FEATURES**

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE
NO.	
ITEM	





- NOTES**
- DIRECT LOT ACCESS TO E MEADOW VIEW ROAD IS PROHIBITED.
 - PROPOSED EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS RESERVED ALONG THE FOLLOWING:
 - TEN (10') FEET WIDE ADJACENT TO REAR LOT LINES
 - TEN (10') FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY
 - FIVE (5') FEET WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
 - THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BLOSSOM MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION.

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5
1, 2	1, 14	13, 25	1, 26	1, 24, 38
BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 10
15, 16	1, 12	1, 12	1	1, 11
 - A PROPOSED SEWER EASEMENT IS SHOWN ON LOTS 11 & 12 OF BLOCK 5. THIS EASEMENT IS FOR REFERENCE ONLY IF REQUIRED. THE DEVELOPER FINAL EASEMENT LOCATION SHALL BE DICTATED AT THE FINAL PLAT STAGE (IF NECESSARY).

RONZE BOW
P.O. BOX 6525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

BLOSSOM MEADOWS SUBDIVISION
LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

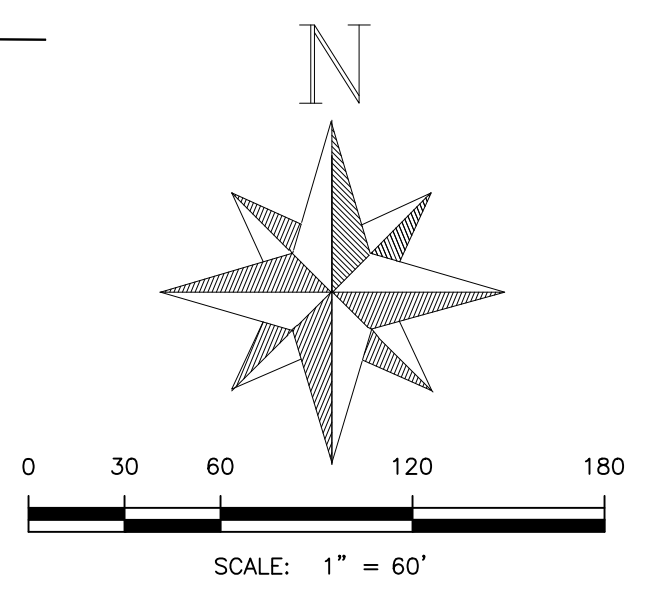
PROJECT REVISIONS	DATE

E-FILE NAME: 24006 (PP) LOT D

PROFESSIONAL ENGINEER
19479
STATE OF IDAHO
KEITH A. SCHNEIDER

SHEET 3 OF 6

DATE: OCTOBER 2024
BRONZE BOW PROJECT NO: 24006



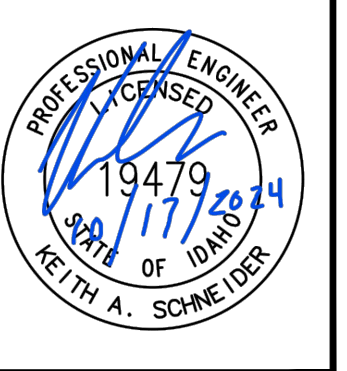
NOTES

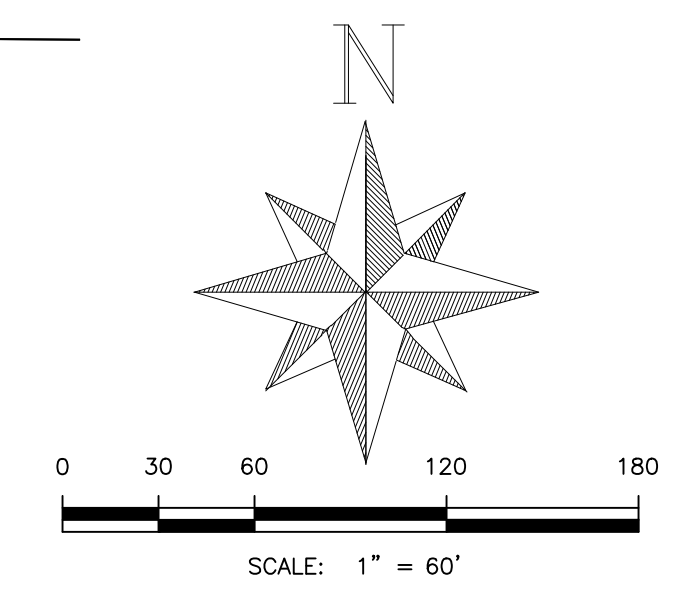
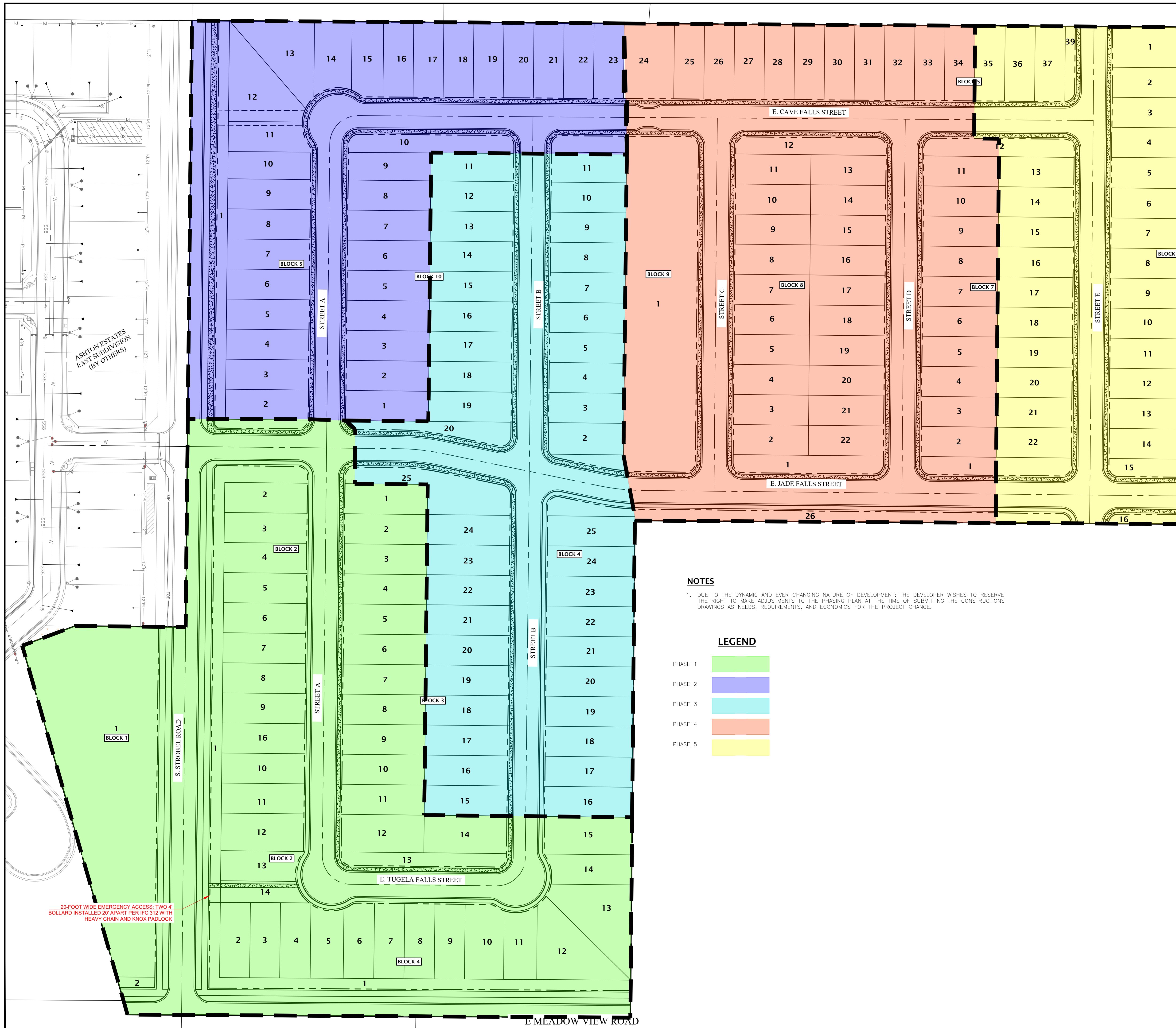
1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN E. JADE FALLS ST.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY THE CONNECTION IN S. STROBEL ROAD ON THE NORTH SIDE OF DEER FLAT ROAD.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS.
6. STORM DRAINAGE FROM PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND CUTTER AND ROUTED TO THE STORM FACILITY DESIGNED TO ACHD STANDARDS. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL.
7. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER: DRAINAGE SEWER: GRAVITY IRRIGATION: AND PRESSURE IRRIGATION.
9. CITY OF KUNA SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

20-FOOT WIDE EMERGENCY ACCESS. TWO 4" BOLLARD INSTALLED 20' APART PER IFC 312 WITH HEAVY CHAIN AND KNOX PADLOCK

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

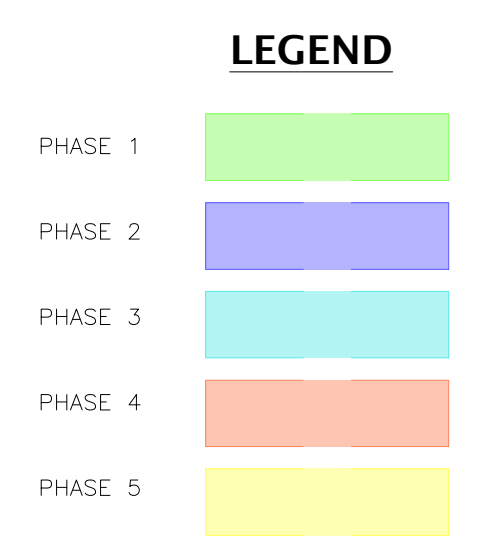
NO.	PROJECT REVISIONS	DATE





NOTES

1. DUE TO THE DYNAMIC AND EVER CHANGING NATURE OF DEVELOPMENT, THE DEVELOPER WISHES TO RESERVE THE RIGHT TO MAKE ADJUSTMENTS TO THE PHASING PLAN AT THE TIME OF SUBMITTING THE CONSTRUCTION DRAWINGS AS NEEDS, REQUIREMENTS, AND ECONOMICS FOR THE PROJECT CHANGE.

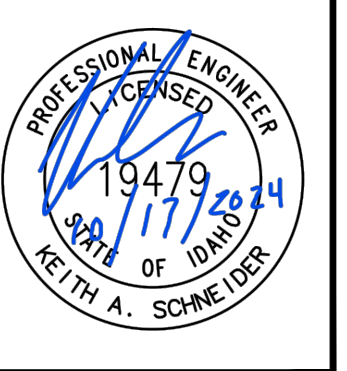


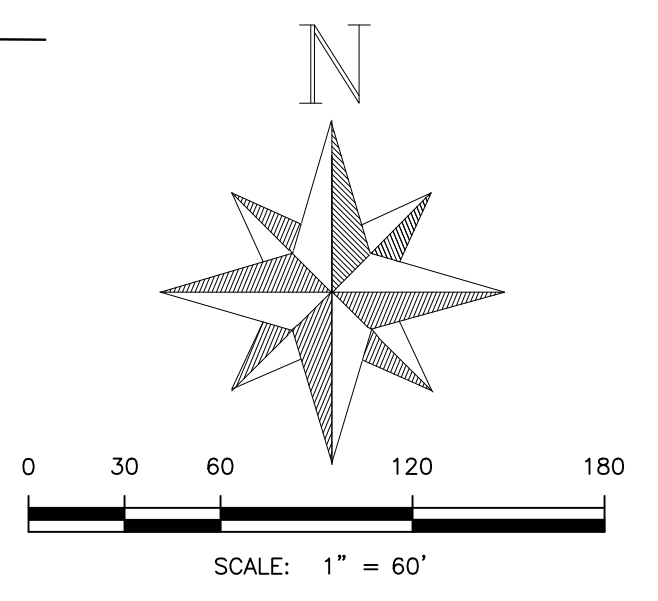
20-FOOT WIDE EMERGENCY ACCESS, TWO 4" BOLLARD INSTALLED 20' APART PER IFC 312 WITH HEAVY CHAIN AND KNOX PADLOCK

**BLOSSOM MEADOWS SUBDIVISION
PROPOSED PHASING PLAN**

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE
ITEM	
NO.	

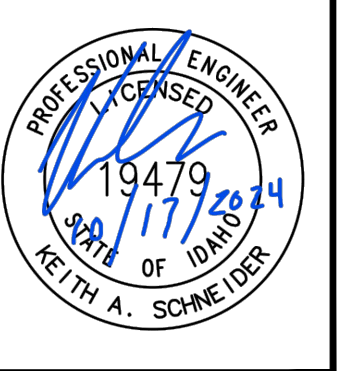




BLOSSOM MEADOWS SUBDIVISION
OPEN SPACE EXHIBIT

DESIGNED JKS
 DRAWN JKS
 CHECKED KS
 APPROVED KS

NO.	PROJECT REVISIONS	DATE



OPEN SPACE CALCULATIONS (QUALIFIED)

LOT	BLOCK	OPEN SPACE (s.f.)	OPEN SPACE (ACRES)
1	1	54,867	1.26
1	2	2,406	0.05
13	3	3,887	0.09
25	3	7,737	0.18
26	4	2,006	0.05
1	5	1,260	0.03
24	5	6,680	0.15
38	5	1,270	0.03
15	6	2,363	0.05
1	7	4,727	0.11
12	7	4,718	0.11
1	8	4,727	0.11
12	8	4,534	0.10
1	9	45,934	1.05
1	10	3,886	0.09
11	10	5,207	0.11

NOTES

- NO LANDSCAPE BUFFERS LOCATED BETWEEN THE COLLECTOR ROAD SECTIONS AND THE PROPOSED RESIDENTIAL LOTS ARE INCLUDED IN THE OPEN SPACE CALCULATIONS.