



City of Kuna
 Planning & Zoning Department

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

Agency Transmittal

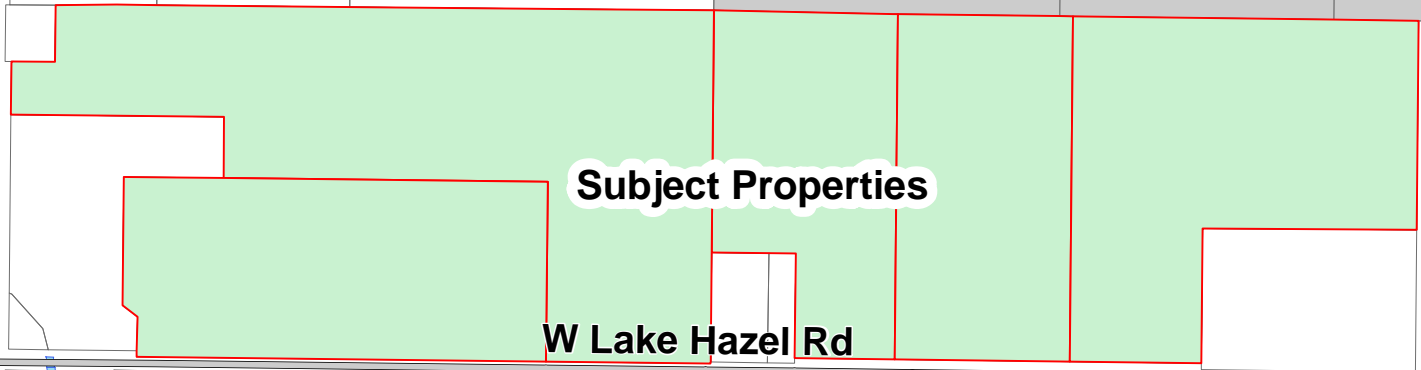
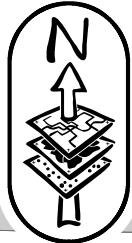
February 2, 2017

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBERS:	17-01-ZC (Rezone) and 17-01-S (Pre Plat) – Caspian Subdivision.		
PROJECT DESCRIPTION	Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.		
SITE LOCATION	Between Ten Mile and Linder Roads, on the north side of Lake Hazel Road in beautiful Kuna, Idaho, 83634.		
REPRESENTATIVE / OWNER	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <i>B & A Engineers</i> David Crawford 5505 W. Franklin Rd. Eagle, ID 83616 (208) 343.3381 dacrawford@baengineers.com </td> <td style="width: 50%; vertical-align: top;"> <i>DBTV Development LLC</i> Tim Eck 6152 W. Half Moon lane Eagle, Idaho 83606 (208) 286.0520 timothyeck@me.com </td> </tr> </table>	<i>B & A Engineers</i> David Crawford 5505 W. Franklin Rd. Eagle, ID 83616 (208) 343.3381 dacrawford@baengineers.com	<i>DBTV Development LLC</i> Tim Eck 6152 W. Half Moon lane Eagle, Idaho 83606 (208) 286.0520 timothyeck@me.com
<i>B & A Engineers</i> David Crawford 5505 W. Franklin Rd. Eagle, ID 83616 (208) 343.3381 dacrawford@baengineers.com	<i>DBTV Development LLC</i> Tim Eck 6152 W. Half Moon lane Eagle, Idaho 83606 (208) 286.0520 timothyeck@me.com		
SCHEDULED HEARING DATE	Tuesday, March 28, 2017 6:00 P.M.		
STAFF CONTACT	Troy Behunin Planner III Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989		

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can provide as to how this action could affect the service(s) you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.**

VICINITY MAP



Subject Properties

W Lake Hazel Rd

S Durrant Ln







S Linder Rd

S Ten Mile Rd

**Kuna's
WWTP**

Mason Creek Feeder

Legend

-  Caspian Sub
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL

TB

Kuna Canal

Caspian Subdivision Vicinity Map



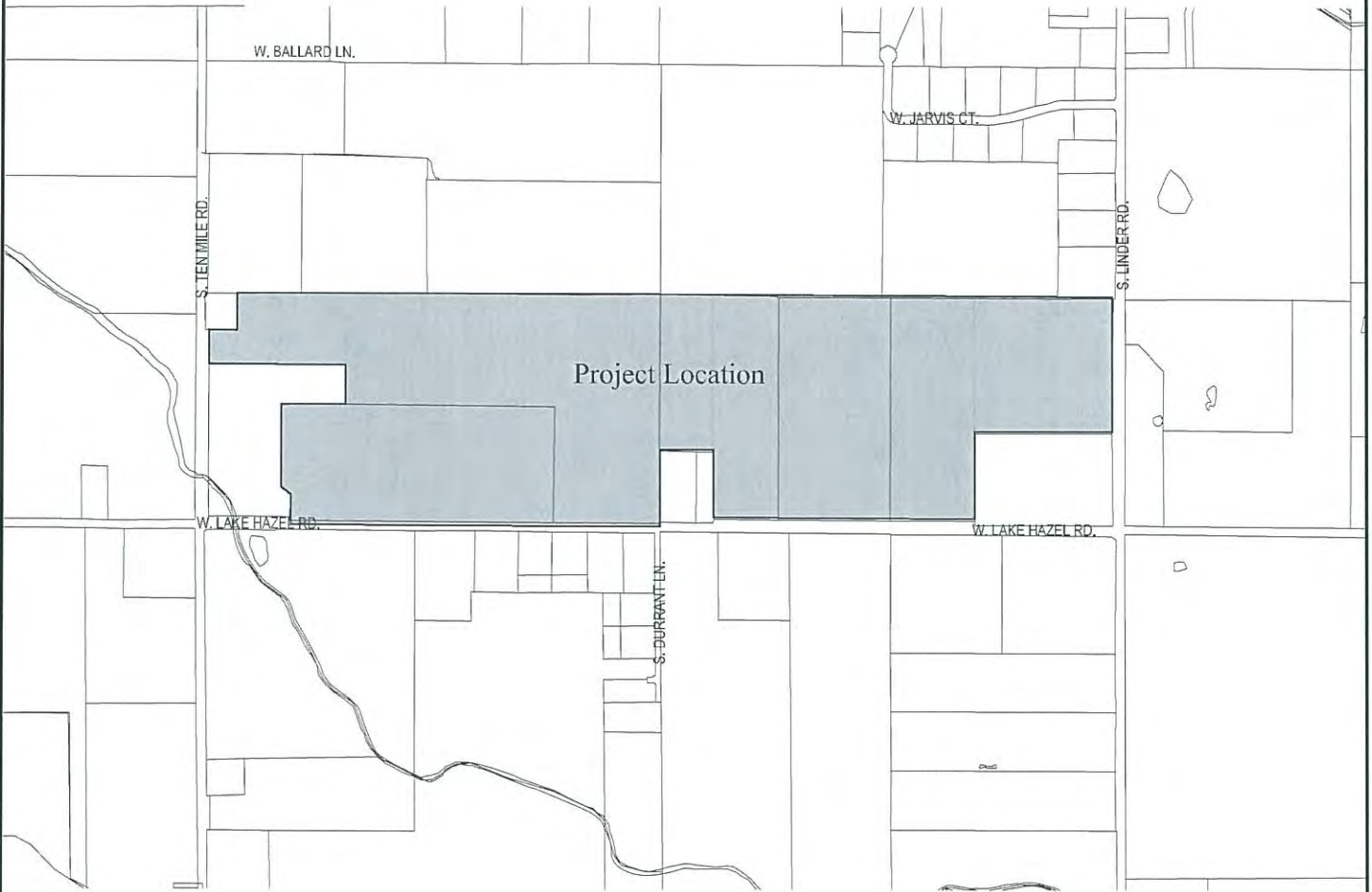
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5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



NORTH
1"=600'

Caspian Subdivision Vicinity Map



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NORTH
SCALE: 1"=1000'



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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)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>DBTV Mason Creek Farm, LLC</u>	Phone Number: _____
Address: <u>6152 W. Half Moon Ln.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Same as Owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>David A. Crawford - B&A Engineers</u>	Phone Number: <u>(208) 343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>W. Lake Hazel Rd., S. Ten Mile Rd. to S. Linder Rd.</u>
Parcel Number (s): <u>S1235346610, R848870305, S1235438411, S1235449215, S1235347051</u>
Section, Township, Range: <u>Section 35, Township 3 North, Range 1 West</u>
Property size : <u>131.75 Acres</u>
Current land use: <u>Public/Rural-Urban Transition</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>P, RUT</u> Proposed zoning district: <u>R6</u>

Project Description

Project / subdivision name: Caspian Subdivision

General description of proposed project / request: Subdivision for Single Family Residential

Type of use proposed (check all that apply):

Residential R6

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Residential Houses, Barn

Any existing buildings to remain? Yes No

Number of residential units: 497 Number of building lots: 497

Number of common and/or other lots: 68

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): 3.77/acre Net density (DU/acre-excluding roads): 5.08/acre

Percentage of open space provided: 6.22% Acreage of open space: 8.2

Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping/Common/Power Easement

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

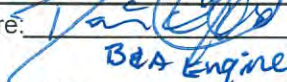
a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature:  Date: 1/24/17

BEA Engineers, Inc.

B & A Engineers, Inc.

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

January 23, 2017

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634
208.922.5274

Subject: **Preliminary Plat Approval Request for Caspian Subdivision**

Council, and Staff:

We are pleased to present this request for approval of a Preliminary Plat for Caspian Subdivision on behalf of the land owner, Mason Creek Farm, LLC. The project is generally located between Linder and Ten Mile Roads north of Lake Hazel Road in Kuna City, Idaho. The address is generally listed as 2111 N. Linder Rd.

The site consists of 131.74 acres of land more or less. It is located within the Kuna City Limits, and is included within the City of Kuna Sanitary Sewer Local Improvement District.

Site Information

The property consists of several parcels of land. The Ada County Assessor lists the parcel numbers as follows:

S1235449215
R8468870305
S1235346610
S1235347051
S1235438411

Containing 131.74 Acres Total

The lands are currently utilized for agricultural activities.

General Site Features

The property has several special elements which are to be considered. These elements are generally described with some discussion as follows:

Existing Public Streets

N. Linder Road on the project's east boundary
N. Ten Mile road on the project's west boundary
W. Lake Hazel Road along the projects southerly boundary

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Each of the roadways noted are considered Arterial roads. Each is unique in their situation and current improvements. Each is presented in a manner consistent with the required improvements for their classification. A detailed description of all the nuances necessary for development of these roads is not being presented with this letter. Recommendations from the Ada County Highway District will be followed.

The attached plan is representative of communication with the City, the Ada County Highway District (ACHD) and the developer, to ensure proper alignment, width and construction of the roadways that is consistent with the City's and ACHD's vision. We will continue to work with and provide for the required improvements on these roadways.

Sanitary Sewer

The project has access to the City Sewer system which is planned to be located in Ten Mile Road, and Lake Hazel Road. All properties in the development have been shown to be serviced from City sanitary sewer service as required.

The City of Kuna has a planned extension of Sanitary Sewer main lines in the area which will service this development and others for future development.

Water

The development will provide main line extensions as necessary, in accordance with the City's master plan, to provide water service to all the lots in the subdivision. This will include oversized mainlines, as required by the City's master plan.

Pressure Irrigation

The development will provide main line extensions as necessary, in accordance with the City's master plan, to provide pressure irrigation service to all the lots in the subdivision. This will include oversized mainlines, as required by the City's master plan.

Gravity Irrigation

There are several surface irrigation ditches that exist on the property. These are anticipated to be piped through the development to ensure continued delivery of surface irrigation waters to downstream users.

Site History

These lands were previously owned by the city and designated on a previous comprehensive plan as public park lands. The site was sold by the City to the current owner of the property. A public park is no longer planned for this area.

Caspian Subdivision has been proposed with a commensurate development strategy, fitting with the lands already developing in the area. The development anticipates a total of 497 single family

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homes.

Pre-Application Meeting

A pre-application meeting was held for the project with City Staff. During this meeting it was identified that the project does consist of more than 50 lots and is considered a Large Scale Subdivision.

Kuna Fire Chief John Tillman indicated that all public roadways shall be constructed to public road standards which shall act as fire access roads. He also indicated a secondary access would be required for any development beyond 30 lots. Additionally, dead end fire apparatus access roads in excess of 150 feet shall be provided with turnarounds.

The City Engineer Gordon Law indicated that the project will need to provide water, sewer and pressure irrigation mainlines as required to service the development in accordance with the City's master plan.

Neighborhood Meeting

The neighborhood meeting list was provided by the City of Kuna. Neighbors within 300-feet of the property were invited to the meeting. 11 people signed in and attended the meeting.

The meeting was held on September 29 at 6:00PM at the City of Kuna Waste Water Treatment Facility. The neighborhood sign in sheet has been included within the application. Several questions and concerns were brought up during the meeting from individual land owners. These were as follows:

- Concern:* *Hunting on the property will Disturb neighbors.*
Answer: Gunfire in and or around neighborhoods may be disturbing. Legal discharge of Firearms is not prohibited with the development.
- Concern:* *Additional animals and barking dogs may be disturbing to the peace.*
Answer: The City of Kuna has ordinances to work with these types of issues.
- Concern:* *Several owners expressed concern about irrigation Discharges being maintained.*
Answer: It is required by the development ordinance to continue irrigation facilities which protect downstream users and legal irrigation discharges. This development will maintain these irrigation and discharge flows.
- Concern:* *Home sizes are too small.*
Answer: Based on current sales the homes are being built to serve the home purchasing market. Current home sales trends in the area are being followed.
- Question:* *How will the new homeowners react to ongoing agricultural activities?*
Answer: The State of Idaho is clear about agricultural activities not being a nuisance. In compliance with Idaho Code and requirements of the City of Kuna this is clearly stated on every plat recorded in the City of Kuna as stipulated in Idaho Code 22-

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4503 as the right to farm act.
Concern: Concerns about traffic.
Answer: The development is required to provide a traffic impact study. Compliance with the findings of the traffic impact study are mandatory with the development. Growth does cause increased traffic.

Adjoining Land Use

The properties that comprise the development are located within Kuna's city limits.

The following list generally identifies adjoining land uses:

North:	Agricultural & Residential– Ada County RUT Kuna Zone R-2
South:	Agricultural & Ada County RUT
East:	Agricultural & Ada County RR City of Kuna R-6 (Southeast)
West:	Agricultural & Ada County RUT and City of Kuna R-6 (Southwest)

Zoning

Kuna City Code 5-2-2 indicates the following:

Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

The following identifies the specific items related to Caspian Subdivision as follows:

- **Density**

Density has been calculated as 3.77 residential homes per acre, far under the maximum listed as 6 dwelling units per acre. We believe that this is consistent with surrounding land uses and other developments near the project area.

- **Public Utility Connections sewer and water**

The development will provide utility connections for water, sewer, and pressure irrigation service to each lot in the development through necessary and required extensions of the City services. The project is located within the City of Kuna Sanitary Sewer Local Improvement District.

- **Zone R6**

This development anticipates providing lots for single family homes.
No mixed use activity is being provided with this development.

The requested zoning is consistent with the intended area and a recent R-6 zoning granted in other areas of development such as Spring Hill and Memory Ranch projects adjacent to this development area.

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Recent annexation requests to the north of West Lake Hazel Road and nears Ten Mile Road are sure to spur additional development in the area. The majority of the development is currently annexed into the City. A smaller 23 acre portion is the subject of an annexation request with the City prior to submittal of this application. Should the annexation prove successful all the lands will be within the City limits.

The proximity to city services such as the waste water treatment facility and mainline extensions planned to the waste water treatment plant will allow the connection to the City sanitary sewer systems and other City services such as pressure irrigation and domestic water. This area is essentially prime for its re-development.

R-6 zoning is required for the development to continue to meet the market needs for the area. It should be noted that the majority of the lot sizes are more consistent with a less dense zone of R-4. In order to meet the frontage requirements for the marketable home sites R-6 zoning is required.

Economic Study

An economic analysis has been attached with the application for the City's review.

Traffic Analysis

A traffic analysis has been provided with this application for the city's review.

Utilities

Extensions of existing city infrastructure will provide the necessary utilities to develop the property. This will include the extension of sanitary sewer, potable water and pressure irrigation as discussed earlier in this letter.

Proposed expansion of the City sanitary sewer mainlines in Ten Mile and Lake Hazel Road will allow this and other development to occur.

Public utilities such as power, phone, etcetera's will be provided to the extent necessary to serve the appropriate elements within the project.

Though the specifics of these utility extensions have not been designed for every area of the property, specific information for the design elements have been provided on the preliminary plat indicating the water services, sanitary sewer lines and pressure irrigation lines to service the entire property.

With the development of Caspian Subdivision, the necessary infrastructure of public utilities,

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such as gas, phone, and power have been coordinated for extension throughout Caspian Subdivision. These utilities will also be provided to the remaining lots within the subdivision via specific plans as they are required for construction.

Storm Drainage

Each Phase of Caspian Subdivision requires the installation of public roads meeting the Ada County Highway District's policy construction standards to be accepted into the public street system. Each phase of development is anticipated to retain all storm drainage on site in the form of underground seepage facilities.

Specific plans for the additional phases of the development are anticipated to be consistent with this development strategy and mitigation of stormwater as required.

Hazardous Areas

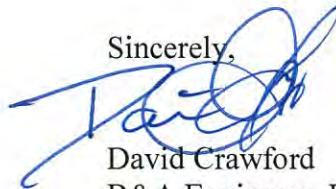
This property is not located within a flood hazard area.
The property does not have any slopes in excess of 15%.
There are not rock outcroppings on the site.

Summary

We look forward to continue working with the city of Kuna throughout this process and ultimately to the completion of this development. The goal is to provide an attractive economic asset for the city. The proposed development is intended to reasonably blend into the fabric of the existing neighborhood with proposed land uses that comply with the uses proposed. A reasonable development is being presented that has considered the area, projected land uses and economic viability.

On behalf of the applicant, as their representative, we respectfully request approval for the preliminary plat of Caspian Subdivision.

Sincerely,



David Crawford
B&A Engineers, Inc.

David A. Crawford

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, December 27, 2016 10:05 AM
To: David A. Crawford
Cc: Joseph D. Canning
Subject: Caspian Subdivision Name Reservation

December 27, 2016

David Crawford, B&A Engineers
Joseph Canning, B&A Engineers

RE: Subdivision Name Reservation: **Caspian Subdivision**

At your request, I will reserve the name Caspian 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, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Ada County
2025

Collaborate. Innovate. Thrive
www.adacounty2025.com

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: David A. Crawford [<mailto:dacrawford@baengineers.com>]
Sent: Wednesday, December 14, 2016 5:00 PM
To: Jerry Hastings
Subject: [EXTERNAL] Subdivision Name Reservation request

Jerry,

We are beginning work on a new subdivision in Ada County, and Kuna City.
Please consider this request to reserve the following subdivision name:

CASPIAN SUBDIVISION

For its use on the following parcel numbers in Ada County, Idaho:

S1235346610
R8468870305
S1235438411
S1235449215
S1235449250



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Caspian Subdivision Re-zone Description

January 17, 2017

Lot 3, Block 1 of Titus Subdivision as shown in Book 77 of Plats at Pages 8143 through 8144 records of Ada County, Idaho and a portion of land situate in the south half of the south half of Section 35, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast section corner of said Section 35; thence N00°04'55"E, 548.95 feet along the easterly boundary of the southeast quarter of said Section 35 and the centerline of South Linder Road to the **Point of Beginning**:

Thence N89°40'35"W, 840.09 feet;

Thence S00°08'29"W, 549.21 feet to the southerly boundary of said Section 35 and to the centerline of West Lake Hazel Road;

Thence N89°41'40"W, 1,502.99 feet continuing along the southerly boundary of said Section 35 and the centerline of West Lake Hazel Road and along the southerly boundary of said Titus Subdivision to the extension of the easterly boundary of Lot 2, Block 1 of said Titus Subdivision;

Thence N00°18'20"E, 435.60 feet along the extension of and the easterly boundary of Lot 2, Block 1 of said Titus Subdivision to the northeast corner of said Lot 2;

Thence N89°41'40"W, 310.78 feet along the northerly boundary of said Lot 2 and the northerly boundary of Lot 1, Block 1 of said Titus Subdivision to the northwest corner of said Lot 1;

Thence S00°10'52"W, 435.60 feet along the westerly boundary of said Lot 1 and the westerly boundary of said Lot 1 extended to the south quarter corner of said Section 35 and to the centerline of West Lake Hazel Road;

Thence N89°43'48"W, 2,122.07 feet along the southerly boundary of said Section 35 and the centerline of West Lake Hazel Road;

Thence N00°58'33"E, 173.75 feet;

Thence N53°06'54"W, 69.89 feet;

Thence N00°08'18"E, 475.26 feet;

Thence S89°43'19"E, 369.43 feet;



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Thence N00°09'03"E, 225.48 feet;

Thence N89°43'20"W, 836.35 feet to the westerly boundary of the southwest quarter of said Section 35 and to the centerline of South Ten Mile Road;

Thence N00°08'18"E, 195.69 feet along the westerly boundary of the southwest quarter of said Section 35 and the centerline of South Ten Mile Road;

Thence S89°56'11"E, 209.19 feet;

Thence N00°14'47"E, 209.31 feet;

Thence N89°06'59"E, 226.24 feet;

Thence S89°49'53"E, 2,207.60 feet to the southeast corner of Berryman Subdivision as shown in Book 72 of Plat at Pages 7348 through 7349 records, Ada County, Idaho;

Thence S00°11'21"W, 5.90 feet to the southwest corner of Patriot Ridge Estates Subdivision as shown in Book 60 of Plats at Pages 6017 through 6018 records of Ada County, Idaho;

Thence S89°40'26"E, 2,651.20 feet along the southerly boundary of said Patriot Ridge Estates Subdivision;

Thence S00°04'55"W, 774.65 feet along the easterly boundary of the southeast quarter of said Section 35 and the centerline of South Linder Road to the **Point of Beginning**.

Comprising 134.49 acres, more or less.

This easement description has been prepared based on information shown on Record of Survey Nos. 8150 and 8334, the plat of Titus Subdivision, the plat of Berryman Subdivision, the plat of Patriot Ridge Estates Subdivision and Warranty Deed Instrument Number 2015-038409, all records of Ada County, Idaho.

