

# B & A Engineers, Inc.

Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
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May 11, 2017

## City of Kuna

751 W. 4<sup>th</sup> St.  
Kuna, Idaho 83634

Subject: **Preliminary Plat Approval and Re-zone to R6 request for the for Deserthawk  
Subdivision No. 4**

Council, Commission and Staff:

We are pleased to present this request for approval of a Preliminary Plat of Deserthawk Subdivision No. 4 on behalf of the land owner, Endurance Holdings LLC. The project site is located east of Ten Mile Road, south of Sunbeam Road.

The site consists of 9.5 acres of land. It is located within the Kuna City Limits, Zoned Agricultural, and is included within the City of Kuna Sanitary Sewer Local Improvement District. The Ada County Assessor lists the address as 874 S. Ten Mile Road, and the parcel number as R5070501800.

The project is a re-subdivision of Lot 13 of the original Kuna Orchard Tracts Subdivision. It lies adjacent to the existing Deserthawk Subdivisions. This development continues with the Deserthawk name but was not part of the original Deserthawk preliminary plat.

### Site Information

The property consists of one parcel of land. The Ada County Assessor lists the parcel number as follows:

R1727730050

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**

North Ten Mile Road on the project's west boundary  
W. sunbeam Street is on the project's north boundary



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Each of the roadways noted are considered collector 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.

It should be noted that the existing Sunbeam street has not been improved. This development will improve the street in accordance with the requirements from ACHD. A full street section consisting of 2 travel lanes curb, gutter, and sidewalk will be provided south of the projects north boundary. We do not intend to disturb any of the property on the north to complete these improvements.

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 as necessary during the development of the subdivision.

## **Sanitary Sewer**

The project has an existing sanitary sewer trunk line located at the Ash and Penelope Street intersection to the north east of the project site. While there are existing facilities located within Ten Mile Road, those facilities are not adequate to provide service to the development. Offsite construction of approximately 1,700 lineal feet of domestic water, sewer and pressure irrigation lines are necessary to serve this 9.5 Acre site. This equates to a total of approximately 5,100 lineal feet of infrastructure to serve the development. This does not include the construction of these items within the development.

The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision. The preliminary design of the sanitary sewer mainlines to service the development is represented within the preliminary plat.

## **Water**

The project has an existing domestic water line located at the Ash and Penelope Street intersection north east of the project site. While there are existing facilities located within Ten Mile Road, those facilities are not adequate to provide service to the development. Offsite construction of approximately 1,700 lineal feet of domestic water lines are necessary to serve this 9.5 Acre site.

## **Pressure Irrigation**

The project has access to the pressure irrigation line located near the northwest corner of the development. The project will extend the City's pressure irrigation mainline to the project site and the lots within the development.

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## **Irrigation**

There is a surface irrigation ditch that exist on the property's west boundary. This is anticipated to be piped through the development to ensure continued delivery of surface irrigation waters to downstream users.

## **Site Summary**

This development takes into account surrounding land uses, the current marketing and economics of the area. Additionally what is presented here takes is prepared in accordance with applicable portions of Kuna City Code, input from City staff, Fire Department and the Ada County Highway District.

## **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 not consist of more than 50 lots and is not considered a Large Scale Subdivision.

Kuna Fire Chief Terry Gammel 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 indicated that the services for the site were to be accessed at the Ash and Penelope Street intersections.

The Ada county Highway District indicated that stub streets to the projects east boundary are to be locate wholly on a single property and not split along adjacent property lines.

## **Neighborhood Meeting**

A neighborhood meeting was held for the proposed project on Monday July 20, 2015 at 6:00PM at the project Site. The neighborhood sign in sheet has been included within the application. Several questions were brought up during the meeting from individual land owners. These were as follows:

*Question:* ***Will the project be phased? When and where will the project start construction?***

*Answer:* We do anticipate only one phase. Construction of the development may realistically commence within 12-18 months and is dependent on many factors.

*Question:* ***Will the development disturb the fence along the north boundary?***

*Answer:* Fencing will be installed as required by Kuna City Code and is anticipated to be constructed south of Sunbeam street. We do not anticipate disturbing the fence along the

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- north boundary.
- Question:* **How was the contact information for the neighborhood meeting notification generated?**
- Answer:* The neighborhood meeting list was provided by the City as requested and as required by Kuna Code. Neighbors within 300-feet of the development site were notified.
- Question:* **Will construction of the development create dust?**
- Answer:* Construction will create dust. Good housekeeping practices will be utilized during construction to minimize dust creation to the extent practical.

## **Adjoining Land Use**

The properties that surround the subject lands are not all within Kuna's city limits. However all adjoining properties are located within of the city of Kuna's impact area and surrounded by the City Limits.

The following list generally identifies adjoining land uses:

North:	Single Family Residential, Agricultural
South:	Single Family Residential, Agricultural
East:	Single Family Residential –Agricultural
West:	Single Family, R6, Agricultural

## **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 Ardell Estates Subdivision as follows:

- **Density**  
Density has been calculated as 3.64 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 previous developments adjacent to the project.
- **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**

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

## **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.

Public utilities such as power, phone, etceteras 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 Deserthawk Subdivision No. 4, the necessary infrastructure of public utilities, such as gas, phone, and power will be coordinated for extension throughout the development via specific plans as they are required for construction.

## **Storm Drainage**

The 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. the development anticipates retaining all storm drainage on site in the form of underground seepage facilities.

## **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.

## **Project Phasing**

The project anticipates only one phase of development.

## **Summary**

We look forward to continue working with the city of Kuna throughout this process and

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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 in the comprehensive plan. 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 and Re-zone request to R6 for Deserthawk Subdivision No. 4.

Sincerely,



David Crawford  
B&A Engineers, Inc.