



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

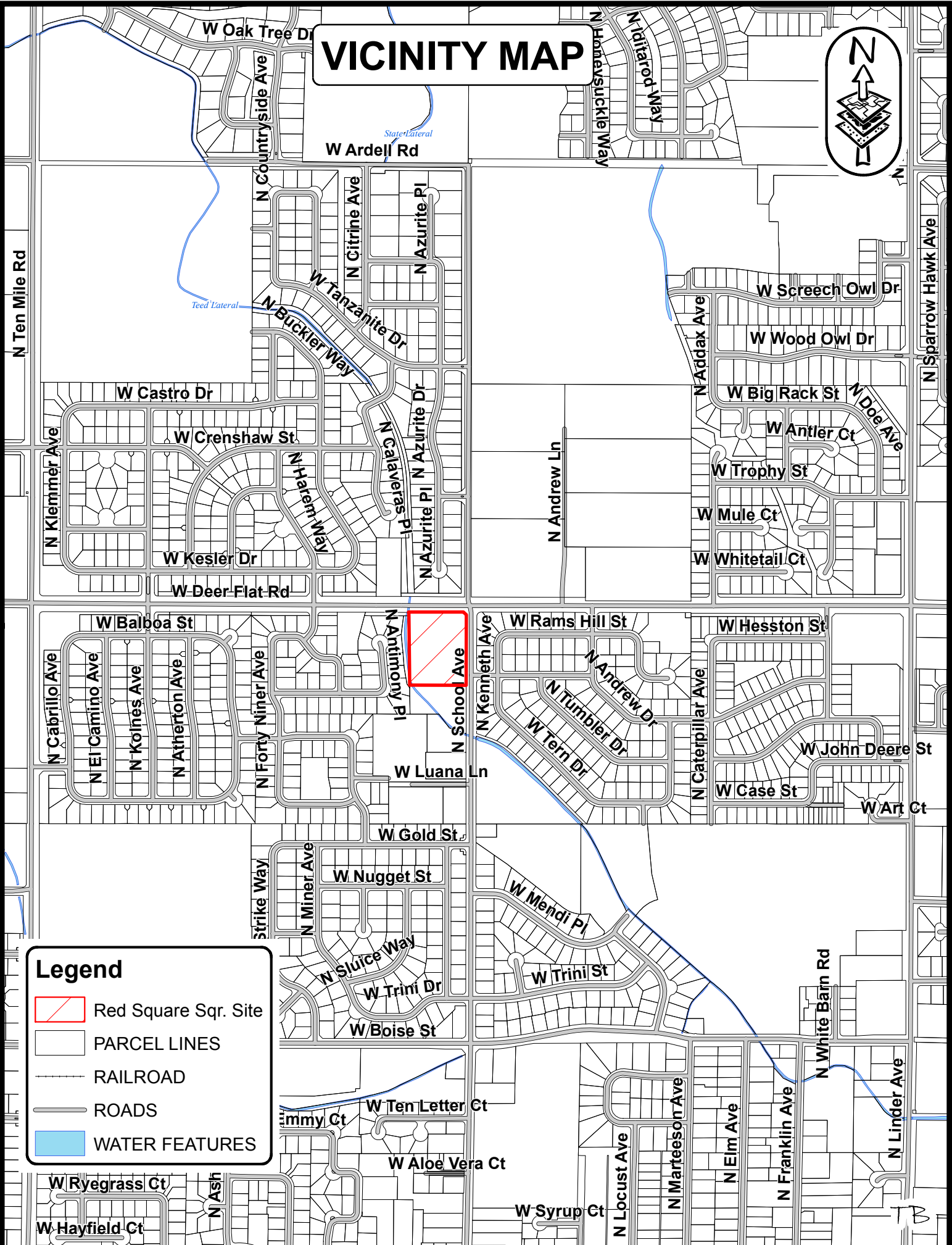
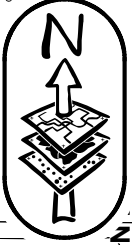
January 17, 2018

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






FILE NUMBER:	17-12-S (Pre-Plat) & 17-08-ZC (Zone Change) – Red Hawk Square Commercial Subdivision.
PROJECT DESCRIPTION	Applicant requests a rezone for the subject property from the current zone of Medium Density Residential (R-6) to Neighborhood Commercial (C-1). The rezone will include commercial businesses and up to three townhouse buildings (a tri-plex within each building), on a total of approximately 3.46 acres.
SITE LOCATION	The hard SWC of Deer Flat and School Roads, Kuna, Idaho 83634
REPRESENTATIVE	Jay Walker <i>AllTerra Consulting</i> 849 E. State Str., Ste. 104 Eagle, Idaho 83616 208.484.4479 jwalker@allterraconsulting.com
SCHEDULED HEARING DATE	Tuesday, February 27, 2018 6:00 P.M.
STAFF CONTACT	Troy Behunin 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 supply us as to how this action would 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



Legend

-  Red Square Sqr. Site
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES



N Forest Ave

N Dredge Ave

N School Ave

N Spruce St

N Kenneth Ave

W Deer Flat Rd

W Tern Dr

W White Fang St

W Rams Hill St

N Antelope Dr

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Google Earth



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)	17-12-S
Project name	REDHAWK SQUARE
Date Received	10-31-17
Date Accepted/ Complete	
Cross Reference Files	17-08-ZC
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

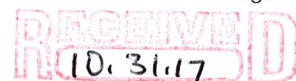
- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: <u>JAY WALKER, AIA/LEED</u>	Phone Number: <u>(208) 484-4479</u>
Address: <u>849 E. STATE ST. #104</u>	E-Mail: <u>walker@allterraconsulting.com</u>
City, State, Zip: <u>EAGLE, ID 83616</u>	Fax #: <u>N/A</u>

Subject Property Information

Site Address: <u>1425 N. SCHOOL AVE, KUNA, ID 83634</u>
Site Location (Cross Streets): <u>N SCHOOL AVE & DEER FLAT RD</u>
Parcel Number (s): <u>#51323212410</u>
Section, Township, Range: <u>NE 1/4 NW 1/4 OF SECTION 23, T4S2N, R1W, BOISE-MER</u>
Property size: <u>3.46 AC</u>
Current land use: <u>R-6</u> Proposed land use: <u>C-1</u>
Current zoning district: <u>MU in COMM. DIST.</u> Proposed zoning district: <u>C-1/MU</u>



Project Description

Project / subdivision name: NSDF DEVELOPMENT - REDHAWK SQUARE
General description of proposed project / request: LIGHT COMMERCIAL } SERVICES AND TRANSITIONAL RESIDENTIAL USE
Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other w/ RESIDENTIAL DENSITY TO TRANSITION COMPONENT
Amenities provided with this development (if applicable): GREENSPACE, ROADWAY EXPANSION, TIED LATERAL PRESERVATION

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: N/A
Any existing buildings to remain? Yes No
Number of residential units: 3 Number of building lots: 9
Number of common and/or other lots: 1/2
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other COMMERCIAL
Minimum Square footage of structure (s): 1500 SF
Gross density (DU/acre-total property): 0.38 Net density (DU/acre-excluding roads): 0.41
Percentage of open space provided: 10% Acreage of open space: 0.34 AC
Type of open space provided (i.e. landscaping, public, common, etc.): PARKWAY, LATERAL FRONTAGE

Non-Residential Project Summary (if applicable)

Number of building lots: 6 Other lots: 1-2
Gross floor area square footage: 20,461 SF Existing (if applicable): N/A
Hours of operation (days & hours): MF 8am-6pm, 24h Building height: [REDACTED]
Total number of employees: +/- 35 Max. number of employees at one time: 35
Number and ages of students/children: 3-6 yrs old / 30-40 Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking:
a. Handicapped spaces: [REDACTED] Dimensions: _____
b. Total Parking spaces: [REDACTED] Dimensions: _____
c. Width of driveway aisle: [REDACTED]
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 10/23/17



October 21, 2017

Trevor Kesner, MCRP
Planner II
Kuna Planning & Zoning Department
751 w. 4th Street
Kuna, ID 83634
Phone: (208) 387-7731
tkesner@kunaaid.gov

Re: N. School Ave/Deer Flat Rd 3.47ac Development: Rezone and Prel Plat Submittal Narrative

Trevor,

We have appreciated meeting with you and staff over the past months since the 15-03-AN annexation and 15-03-LS lot split. Your continual help in the entitlement application process with the City of Kuna is appreciated. This letter serves as a narrative to the continuation of the entitlement process for this parcel.

Kolo, LLC, subsidiary of Liberty Investments, owns the approx. 3.47 acres on parcel #S1323212410 in Kuna, Idaho 83634 and desires to rezone from the R-6 designation to C-1 zoning consistent with the City's transportation commercial corridor planning while platting/subdividing to provide commercial and a few residential transitional lots for mixed uses. This rezone and proposed preliminary plat are consistent with the City's Comprehensive Plan. Residential lots would be located on the south and west boundaries of the development where Teed Lateral exists to assist in the transitioning and buffering of the residential neighbors to higher density residential and commercial uses. The proposed, attached preliminary plat and subdivided acreage creates beautiful lots while meeting community requirements and desires. Recent applications have been made and development is occurring all around this Kuna City area to similar multi-family and commercial uses as Kuna City experiences growth. The plat is harmonious with the area plans and existing, surrounding uses. The City and neighbors see imminent growth and a continued demand for mixed uses. No adverse impacts are anticipated to the neighbors and no opposition came from neighborhood at the meeting held September 26th, 2017 other than against the proposed ACHD roundabout concept. There was positive feedback and interest of the participants to know what types of uses and tenants would occupy the commercial lots.

Entitlement needs with the City and ACHD agencies include Rezone and Preliminary Plat/Subdivision applications to which this narrative serves. The lots will be access by Deer Flat Rd and N. School Ave, ingress/egress access. The Deer Flat Rd right-in/right-out access is appropriately spaced from the intersection 345' west per ACHD's requirements. The N School Ave full access will align with W. White Fang St also per ACHD's requirements. The remaining residential and common lots will be accessed by continued, extended construction of internal circulation driveways and private roads with shared access and parking easements. Sewer, water, pressurized irrigation and all dry utilities exist on the perimeter of the development in Deer Flat Rd and N. School Ave. Owner and consultant met with and reviewed the design layout with the Engineering Department, Health District and Irrigation District. They are agreeable and necessary soils and engineering investigations will be provided supporting future detailed design of all sewer, water and other utility layouts. Surface irrigation rights will be dedicated to the City as requested and main lines sized to accommodate this additional development. Buffers and setbacks are

shown on submitted plat drawings per City and ACHD code. A common lot exists for dedication needs for future road improvements as requested by ACHD.

Agency requirements will be fully met and designed for your review and comment in the near future. Initial meetings show agencies conceptually are agreeable to our plat request for this parcel. Kolo, LLC, as well as, their development team will use best engineering, architectural, and construction practices in creating a subdivision that enhances this parcel. Thank you again for your attention to this matter and review of our submitted applications.



Jay Walker, PM
AllTerra Consulting, LLC

COMMERCIAL DEVELOPMENT

DEER FLAT ROAD



VICINITY MAP:



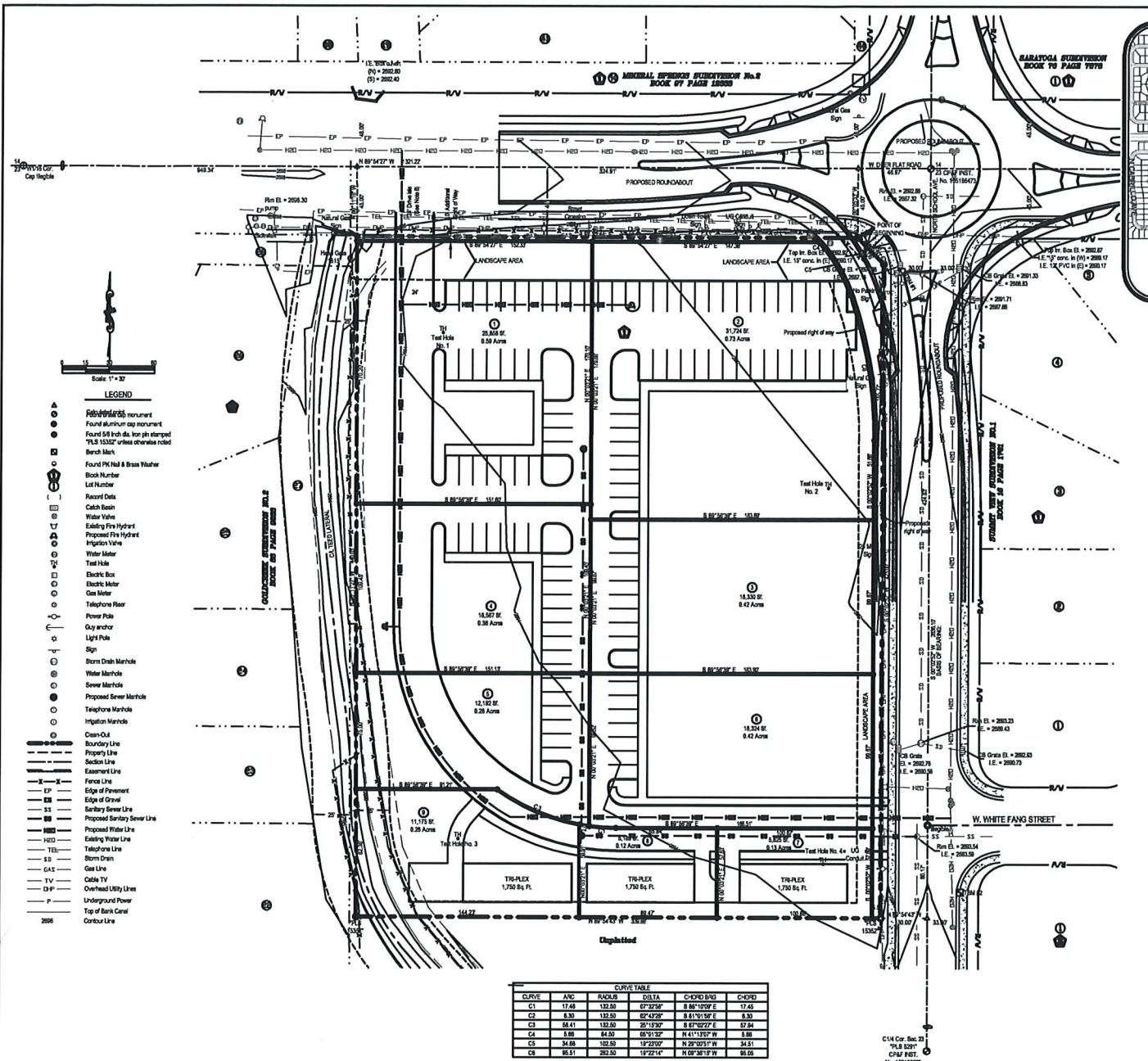
0 30 60
Scale: 1" = 30'-0"



SCHOOL AVENUE

SCHOOL AVENUE
KUNA, IDAHO

RECEIVED
10.31.17



- NOTES:**
1. THIS PROPERTY LIES WITHIN THE INCORPORATED LIMITS OF THE CITY OF KUNA. THIS PROPERTY IS IN THE ROSE PARK IRRIGATION DISTRICT. THE CITY OF KUNA PROVIDES A MUNICIPAL PSEUDO-PRESCRIPTION FEE TO EACH LOT WITHIN THIS DEVELOPMENT. AT THE TIME PRESCRIPTION ASSESSMENTS SHALL BE PAID TO THE CITY OF KUNA BY THE SEED LANDSCAPE ASSOCIATION ASSOCIATES.
 2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS FOR THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 3. THIS DEVELOPMENT RECOGNIZES SECTION 24.03.02 OF THE EXISTING CODE. RIGHT OF FARM ACT, WHICH STATES NO AGRICULTURAL OPERATOR AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME AN INVASIVE, PRIVATE OR PUBLIC BY ANY OWNED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN OPERATED OR BUILT FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT AN INVASIVE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN AN INVASIVE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATOR AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 4. ALL EASEMENTS SHALL BE SHOWN ON FINAL PLAT AS REQUIRED.
 5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
 6. PRIVATE DRIVE, RIGHT TURN IN A RIGHT TURN ONLY.
 7. ADD 3.00' ADDITIONAL RIGHT OF WAY ALONG DEERFLAT ROAD AS SHOWN HEREON. A VARIABLE WIDTH RIGHT OF WAY FOR A PROPOSED ACHD ROUNDABOUT ALONG N SCHOOL AVE AS REQUIRED BY ACHD STANDARDS. RIGHT OF WAY WIDTHS TO BE DETERMINED BY ACHD.

- PROJECT INFORMATION**
1. PARCEL NUMBER: 800293949
 2. PRIMARY OWNER: POLYCO, INC.
 3. CURRENT ZONE: RM (PCN)
 4. PROPOSED ZONE: C1
 5. SIZE: 3.44 GROSS ACRES
 6. LAND-USE: CURRENT: VACANT
 7. LAND-USE: PROPOSED: RESIDENTIAL
 8. NO. OF LOTS: 9 (PROPOSED 3 DWELLING UNITS AND 6 COMMERICAL)
 9. PROPOSED NO. OF BUILDINGS: 9
 10. ALL INTERNAL DRIVE RULES AND PARKING AREAS SHALL BE PRIVATE AND SHALL POLICE BLANKET EASEMENTS FOR USE BY ALL OWNERS, TENANTS, AND GUESTS.
 11. A 5' LANDSCAPE EASEMENT SHALL BE PROVIDED ALONG NORTH SCHOOL AVENUE PUBLIC RIGHT AND A LANDSCAPE EASEMENT ALONG DEERFLAT ROAD.
 12. ALL NEW BUILDINGS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
 13. WATER & SEWER MAINS SHALL BE PUBLIC EXTENSIONS OF THE EXISTING CITY OWNED SYSTEM. EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY.
 14. STORM WATER SHALL BE RETAINED ON SITE.
 15. TYPED LATERAL HAS A 30' FOOT EASEMENT ON EACH SIDE OF THE CENTERLINE OF DITCH FOR ROSE PROJECT BOARD OF CONTROL.
 16. BUILDING PADS AND PARKING LAYOUTS CONCEPTUAL ONLY.

NAVD 88 TBM #1 E=2891.24
Found Brass Cap on Catch Basin "01904"

NAVD 88 TBM #2 E=2893.89
Found Brass Cap on Catch Basin "01905"

CURVE TABLE					
CURVE	A/C	RADIUS	DELTA	CHORD BRG	CHORD
C1	17.46	132.00	07°32'02"	S 89°10'02" E	17.45
C2	5.30	132.00	07°47'07"	S 81°01'58" E	5.30
C3	58.41	132.00	25°19'30"	S 87°02'27" E	57.84
C4	3.88	84.00	05°01'22"	N 41°19'57" W	3.88
C5	34.58	132.00	12°21'25"	S 29°02'57" W	34.51
C6	65.51	252.00	15°22'14"	N 09°38'13" W	65.05

C1/4 Cor. Sec. 23
79.8 2591
CRK. NET.
No. 10213062

NO.	BY	DATE	DESCRIPTION

REVISIONS

ALL TERRA CONSULTING
640 E. STOKES AVENUE
SUNDERLAND, IDAHO 83426
PHONE: 208-448-0115
FAX: 208-448-1419

CURT: ALL TERRA CONSULTING

COMPASS LAND SURVEYING
640 E. STOKES AVENUE
SUNDERLAND, IDAHO 83426
PHONE: 208-448-0115
FAX: 208-448-1419

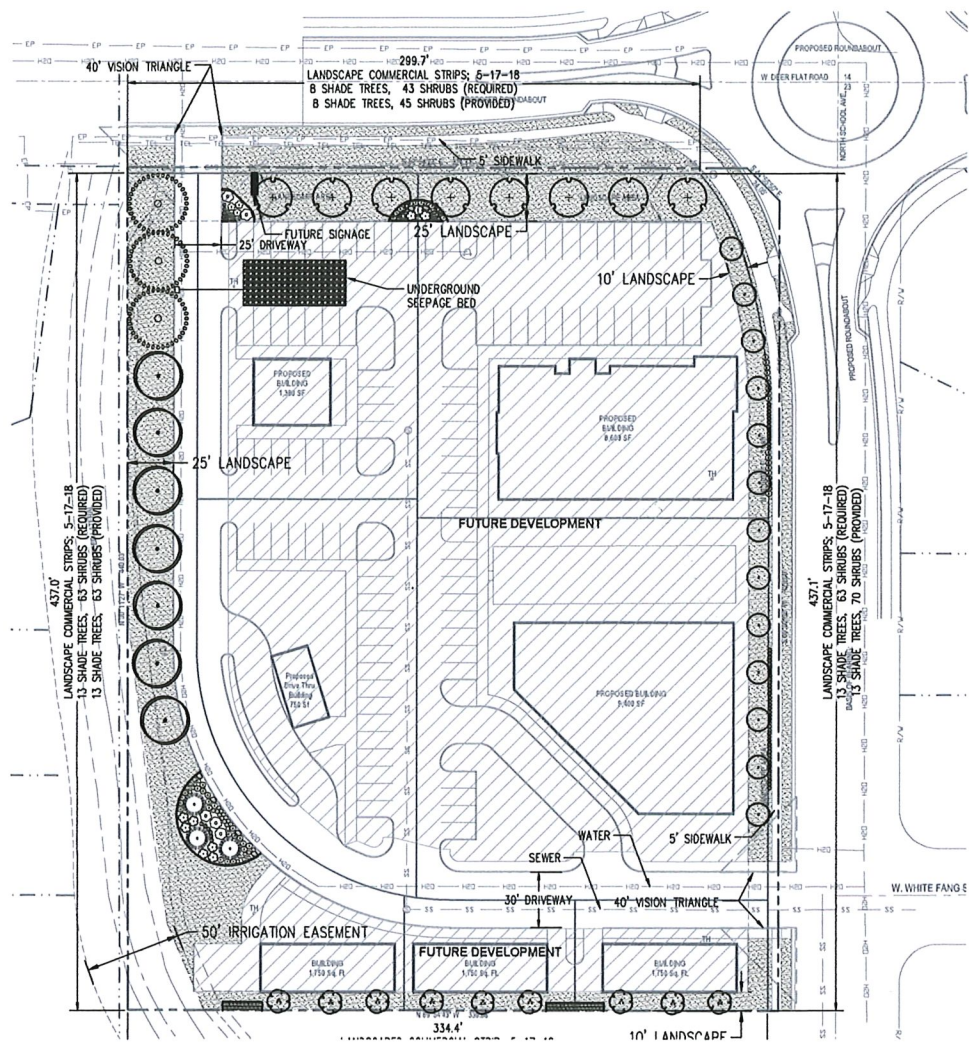


TITLE: EXHIBIT PLAT		SCALE: 1"=20'		DATE: 10.31.17	
PREPARED BY	ALL TERRA CONSULTING	DATE		SCALE	
CHECKED BY	DAVID L. GABLE	DATE		SCALE	
DATE	10/31/17	DATE		SCALE	
DATE	10/31/17	DATE		SCALE	

Exhibit A-20

7732

10.31.17



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
	<i>Acer platanoides</i>	Norway Maple	2" CAL. B&B	35'x30'	Class II	7
	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	2" CAL. B&B	50'x40'	Class II	3
	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Columnar Sweet Gum	2" CAL. B&B	25'x15'	Class II	13
	<i>Liriodendron tulipifera 'Emerald City' TM</i>	Emerald City Tulip Tree	2" CAL. B&B	55'x25'	Class II	6
	<i>Pyrus calleryana 'Capitol'</i>	Capitol Callery Pear	2" CAL. B&B	35'x15'	Class I	9
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
	<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Vanderwolf's Pyramid Pine	10"-12" B&B	25'x15'		3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
	<i>Corypteria x clandonensis 'Blue Mist'</i>	Blue Mist Shrub	5 GAL.	3'x3'		44
	<i>Cornus sericea 'Kelsey'</i>	Kelsyl Dogwood	5 GAL.	2'x3'		7
	<i>Hydrangea arborescens 'Abetwo'</i>	Incrediball Hydrangea	5 GAL.	4'x4'		3
	<i>Physocarpus opulifolius 'Summer Wine'</i>	Summer Wine Ninebark	5 GAL.	5'x5'		9
	<i>Rhus aromatica 'Gra-Low'</i>	Gra-Low Fragrant Sumac	2 GAL.	3'x6'		5
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily	1 GAL.	1'x2'		6
	<i>Lavandula angustifolia 'Thumbelina Leigh'</i>	Thumbelina Leigh English Lavender	1 GAL.	1'x1.5'		23
	<i>Penstemon eatonii</i>	Firecracker Penstemon	1 GAL.	2'x2'		18
	<i>Rudbeckia fulgida 'Goldstrum'</i>	Coneflower	1 GAL.	2'x2'		28
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HxW	CLASS	QTY
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 GAL.	4'x2'		53
	<i>Calamagrostis x acutiflora 'Overdam'</i>	Overdam Feather Reed Grass	1 GAL.	6'x2'		25
	<i>Hakonechloa macro 'All Gold'</i>	Japanese Forest Grass	1 GAL.	1'x2'		6
GROUND COVERS	BOTANICAL NAME	COMMON NAME	COVT	QTY		
	<i>Festuca rubra</i>	Red Fescue	500			3,072 sf

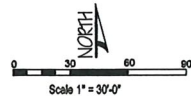


RED HAWK SQUARE SUBDIVISION
 IDAHO
 KUINA

**DESIGN REVIEW
 SITE & LANDSCAPE PLAN
 SUBMITTAL**

Project Name	1924
Drawn by	DB
Checked by	
Date	11/21/2017
Sheet No.	L1.0

Exhibit
 A-20





Allterra Consulting
Date: 10/20/2017
Job No.: 0417

BOUNDARY DESCRIPTION

The following Describes a Parcel of Land being a portion of NW1/4 NW 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found Brass Cap Marking the Northeast Corner of the NW 1/4 NW 1/4 (North 1/4 Corner) of said Section 23; From which, the Center 1/4 Corner of said Section 23 bears, South 00°02'52" West, a distance of 2636.10 feet which is being Monumented with a found Brass Cap;

Thence along the Northerly Boundary Line of the NW 1/4 NW 1/4 of said Section 23, North 89°54'27" West, a distance of 46.97 feet to a point;

Thence leaving said Northerly Boundary Line, South 00°05'33" West, a distance of 46.97 feet to a point on the Southerly Right of Way Line of West Deer Flat Road, the **POINT OF BEGINNING**;

Thence along said Northerly Right of Way Line, South 44°55'50" East, a distance of 24.05 feet to a point on the Westerly Right of Way Line of North School Avenue;

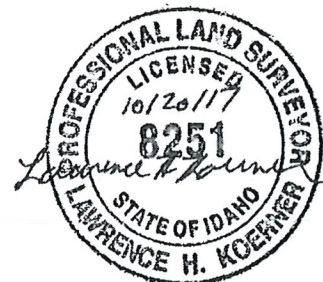
Thence leaving said Northerly Right of Way Line, and along the Westerly Right of Way Line of North School Avenue, South 00°02'52" West, a distance of 423.00 feet to a point;

Thence leaving said Westerly Right of Way Line, North 89°54'43" West, a distance of 339.88 feet to a point;

Thence, North 00°11'27" West, 440.03 feet to a point on the Southerly Right of Way Line of West Deer Flat Road;

Thence along the Southerly Right of Way Line of West Deer Flat Road, South 89°54'27" East, a distance of 324.71 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 3.44 Acres, more or less.

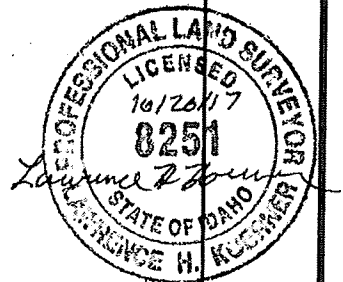


s89°54'27"e
324.71

440.03
n00°11'27"w

423
s00°02'52"w

339.88
n89°54'43"w



ALLTERRA CONSULTING BOUNDARY DESCRIPTION

10/20/2017

Scale: 1 inch= 51 feet

File:

Tract 1: 3.4391 Acres (149809 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/496090), Perimeter=1552 ft.

- 01 s44.5550e 24.05
- 02 s00.0252w 423
- 03 n89.5443w 339.88
- 04 n00.1127w 440.03
- 05 s89.5427e 324.71

Jaylen Walker

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, September 26, 2017 9:55 AM
To: Jaylen Walker; Trevor Kesner
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Jay,
If you want to mix uses, there is no better tool than a C-1... depending on what type of residential you are aseeking, of course. Townhouses, your proposal, this is perfect, just keep three units under EACH ROOF. If you want sing fam's, we should look at another zone.
Troy

From: Jaylen Walker [mailto:jwalker@allterraconsulting.com]
Sent: Tuesday, September 26, 2017 9:35 AM
To: Troy Behunin <tbehunin@kunaid.gov>; Trevor Kesner <tkesner@kunaid.gov>
Subject: RE: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Thank you for the explanation. Is there any designation that allows for a little more flexibility on the residential component? If not, we go with C-1 and make it work.

Jay Walker, Principal

AllTerra Consulting | www.allterraconsulting.com
849 E. State Str., Ste 104
Eagle, Idaho 83616
Cell 208.484.4479
jwalker@allterraconsulting.com



"Life's most persistent and urgent question is: 'What are you doing for others?'"
-Dr. Martin Luther King, Jr.

From: Troy Behunin [mailto:tbehunin@kunaid.gov]
Sent: Tuesday, September 26, 2017 9:32 AM
To: Jaylen Walker <jwalker@allterraconsulting.com>; Trevor Kesner <tkesner@kunaid.gov>
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Jay,
The Comp Plan map (CPM) is just a *designation*, it's not actually ZONING. The CPM illustrates what the City would like to see for sections of the City to guide development, it's not the end all, be all, it's a living document, but as long as you are close, we try to make it work and see if the P & Z and CC go for it.
There is no MU zone, that's only a use/designation. The C-1 zone is the *best tool* for MU, as it allows for a wide variety of commercial uses and a number of residential uses. The R-6 only allows *limited commercial* (and all of the residential). Conversely, commercial allows for much more commercial and more residential. So the C-1 is a perfect fit for this MU *designated* corner. Make any sense?
Troy

From: Jaylen Walker [<mailto:jwalker@allterraconsulting.com>]
Sent: Tuesday, September 26, 2017 8:44 AM
To: Troy Behunin <tbehunin@kunaid.gov>; Trevor Kesner <tkesner@kunaid.gov>
Cc: Jaylen Walker <jwalker@allterraconsulting.com>
Subject: RE: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Troy/Trevor:

Thank you for digging up the information available for N. School/Deer Flat SW corner by way of annexation and lot split Findings and Facts/Conclusions of Law/Conditions with the description. I want to make sure I have everything accounted for in our Rezone and preliminary plat/subdivision application to the City on this property. We are seeking a rezone from R-6 to C-1. I'm wondering if it would be better to rezone it to MU consistent with the Comp Plan allowing more flexibility for the residential component. What do you both think? Could you explain the difference?

Look forward to hearing from you,

Jay Walker, Principal

AllTerra Consulting | www.allterraconsulting.com
849 E. State Str., Ste 104
Eagle, Idaho 83616
Cell 208.484.4479
jwalker@allterraconsulting.com



"Life's most persistent and urgent question is: 'What are you doing for others?'"
-Dr. Martin Luther King, Jr.

From: Troy Behunin [<mailto:tbehunin@kunaid.gov>]
Sent: Friday, September 22, 2017 4:34 PM
To: Jaylen Walker <jwalker@allterraconsulting.com>
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Jay,
A pleasure as always. I don't find the CC signed findings... I'll ask Trevor where they are and get back with you on it.
Troy

From: Jaylen Walker [<mailto:jwalker@allterraconsulting.com>]
Sent: Friday, September 22, 2017 1:09 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: RE: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Troy,

I appreciated our discussion this morning. Wanted to shoot a reminder on Staff's report/packet and the Finding, Facts and Conclusion of Law with the full conditions from the annexation/split.

Almost the weekend,

Jay Walker, Principal

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"Life's most persistent and urgent question is: 'What are you doing for others?'"
-Dr. Martin Luther King, Jr.

From: Troy Behunin [<mailto:tbehunin@kunaid.gov>]
Sent: Friday, September 22, 2017 8:44 AM
To: Jaylen Walker <jwalker@allterraconsulting.com>
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Here is the correct report.

From: Troy Behunin
Sent: Thursday, September 21, 2017 4:46 PM
To: 'Jaylen Walker' <jwalker@allterraconsulting.com>
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Jay,
We may need to count what we had the other day as the pre app. ACHD can't make it work until late next week, & public works is really busy too. I will meet with PW, and I've attached ACHD comments for the annexation (it's what Christy wanted me to do), and I sent it to Fire and Police for some pre-app comments which I'll pass to you. OK? Saves another meeting.
Troy

From: Troy Behunin
Sent: Tuesday, September 19, 2017 12:22 PM
To: 'Jaylen Walker' <jwalker@allterraconsulting.com>
Subject: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Jay,
Nothing yet. When I hear, I will let you know.
Thanks,
Troy

From: Jaylen Walker [<mailto:jwalker@allterraconsulting.com>]
Sent: Tuesday, September 19, 2017 11:54 AM
To: Jaylen Walker <jwalker@allterraconsulting.com>
Cc: Troy Behunin <tbehunin@kunaid.gov>; Logan Patten (logan@libinc.net) <logan@libinc.net>
Subject: RE: N. School Ave/Deer Flat, Kuna, ID Kolo Development

Troy,

I'm still waiting for the exact time/date of a Pre-App meeting for our N. School/Deer Flat Development. We are excited to meet with you, Staff and other agencies prior to our neighborhood meeting on the Rezone and prel plat/subdivision application. The last thing we want to do is convey erroneous information.