



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

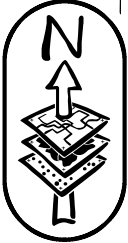
February 12, 2018

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

FILE NUMBER:	18-01-ZC (Rezone) & 18-01-S (Preliminary Plat) Whisper Meadows Residential Subdivision.
PROJECT DESCRIPTION	Applicant requests a rezone of approximately 73.17 acres from Agriculture to R-6 (Medium Density Residential) and preliminary plat approval for the same lands, in order to subdivide approximately 73.17 acres into 310 single family lots, with an additional 38 common lots. The proposed gross density is 4.25 DUA.
SITE LOCATION	West side of Linder Road, near the NWC Linder & Columbia Roads, Meridian, Idaho 83634.
REPRESENTATIVE	Bailey Engineers Katie Miller 4242 N. Brookside Ln. Boise, ID 83713 208.938.0013 KMiller@baileyengineers.com
SCHEDULED HEARING DATE	Tuesday, April 10, 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 as to how this action would affect the service(s) your agency provides. 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/additional plans or paper copies to review, notify our office and we will send them. Please notify our office who future packets should be sent to, include their email.** If your agency needs additional time for review, please let our office know ASAP.

VICINITY MAP



W Lake Hazel Rd

S Durrant Ln

Mason Creek Feeder

S Linder Rd





W Cogburn St

S Chisum Way

W Columbia Rd

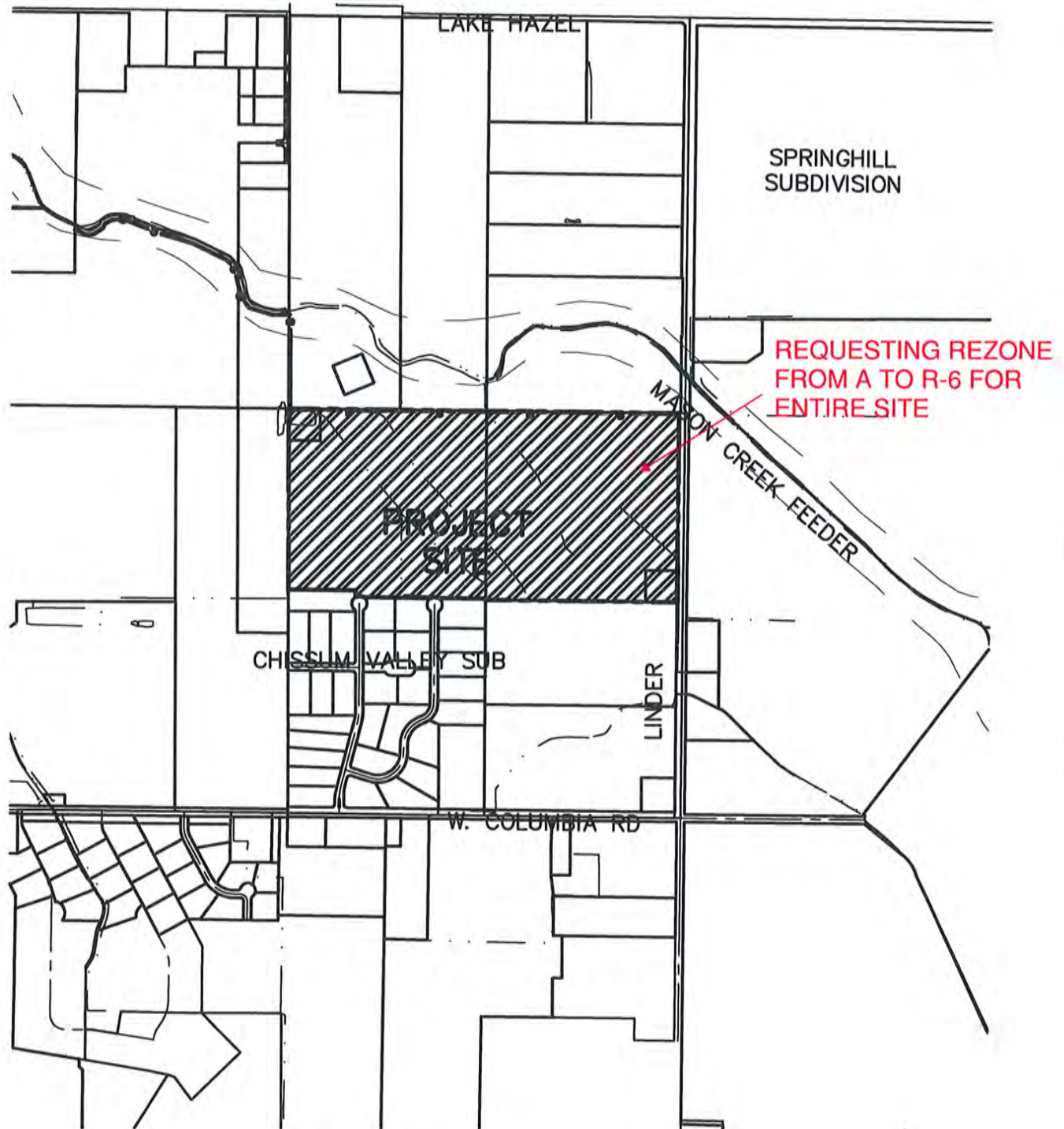
Painter Lateral

Legend

-  Whisper Meadows
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

VICINITY MAP FOR WHISPER MEADOWS SUBDIVISION

A PORTION OF LOTS 1, BLOCK 1 OF CHISSUM VALLEY NO. 1, LOTS 2, 29, & 30, BLOCK 1
OF CHISSUM VALLEY SUBDIVISION NO. 2, LOCATED IN THE SE 1/4 IF SECTUIB 2, T.2N., R.1W.,
B.M., KUNA, ADA COUNTY, IDAHO
2018



WHISPER MEADOWS
SCALE 1" = 1000'

Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

January 11, 2018

Troy Behunin, Senior Planner
Planning & Zoning Department
Kuna City Hall
751 W. 4th St.
Kuna, ID 83634

RE: **Whisper Meadows Subdivision – Zoning and Preliminary Plat Application**

Dear Mr. Behunin:

Bailey Engineering Inc., in conjunction with Vanderkooy Farm LLC, is please to submit zoning and preliminary plat applications for the *Whisper Meadows Subdivision*, a 73.17 acre, 310 unit single-family residential development in northeast Kuna.

The project is located west of Linder Road, north of Columbia Road and south of Lake Hazel Road at the mid-mile as depicted below.



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This site consists of four parcels which are currently used for agriculture.

Parcel #1 R1693860010
Parcel #2 R1393850100
Parcel #3 R1693860290
Parcel #4 R1693860280

Proposed Zoning

The City's *Medium Density Residential* (R-6) zone is proposed. The R-6 zone will "blend" the range of potential densities anticipated by the City's *Comprehensive Plan*. Applying the City's R-6 lot area, density, and setback standards throughout the entire project will provide consistency phase-to-phase and a smooth transition from the *Low Density Residential* (1-3 units/acre) that exists on the south west boarder of the site.

Adjoining Land Use

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

North:	Agriculture and Rural Residential	A/ RR
South:	County Property, low residential	
East:	Medium Density and future High School Site	R6
West:	Agriculture	A

Comprehensive Plan

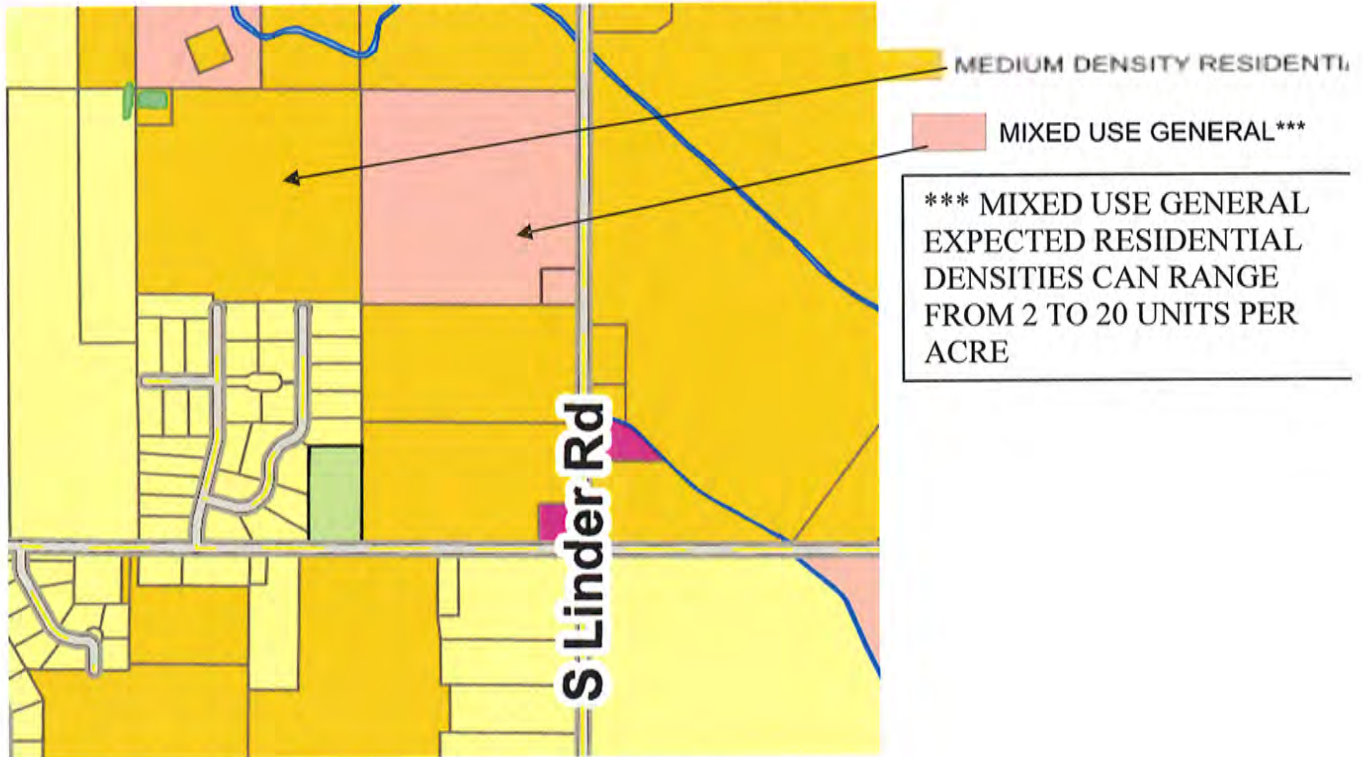
As depicted in the map below, the proposed development area spans two (2) residential land-use designations from the City of Kuna's *Comprehensive Plan Future Land Use Map*:

Medium Density Residential (R-6) averages 4-6 units/acre

Mixed Use General (R-8, R-12 & R-20) averages 2-20 units/acre

Bailey Engineering, Inc.

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Neighborhood Meeting

A neighborhood meeting was held on November 14, 2017 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The residents of Chisum Valley, directly to the south (County Property), have raised concerns about connecting to their development and the cut through traffic that may be generated. In addition, they are not supportive of the densities being proposed.

After hearing the neighbors' concerns, we met with ACHD and they are allowing us to only connect 1 of the 2 cul-de-sacs which were intended for future connection. The applicant has no desire to connect to the Chisum Valley Subdivision however, that decision is not up to the applicant. We chose to connect the culdesac furthest to the east to reduce cut through traffic. A majority of the traffic generated by the *Whisper Meadows Subdivision* will come from Linder Road and the future, mid-mile collector, Butterfly Street.

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The overall density for this project is 4.25 dwellings/acre. We have chosen to put larger lots along the southern border of the development to address the neighbors' concerns and create a nice transition between densities in the Chisum Valley Subdivision to Whisper Meadows Subdivision.

The density proposed for Whisper Meadows is in compliance with the City of Kuna's Comprehensive Plan.

Sewer and Water:

An 8" force main will run from our site to the Springhill Subdivision Sewer Lift Station. Water for this project will be provided via a tie in to a 12-inch water main located on Linder Road (eastern boundary of our project).

Pressure Irrigation

A 12" PIRR line will run from our site and tie into the Pressure Irrigation Pump Station in the Springhill Subdivision located north east of our site.

Storm Drainage

Storm drainage will be mitigated by gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches and seepage beds. All storm drainage will be in compliance with ACHD design criteria.

Project Features:

Open Space, Common Areas and Pathways

This site contains a total of 5.56 acres of open space. One of the main amenities is the 2.39 acre park which is large enough for two U6/U8 regulation size soccer fields, or one U14/U19 regulation size soccer field.

There are pathways throughout this development making pedestrian circulation safe, efficient and convenient.

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Traffic Circulation

- A traffic impact study has been conducted and submitted for review with this application.
- The primary entrance to *Whisper Meadows Subdivision* will initially be from of the future mid-mile collector, Butterfly Street. Phase 1 of the development will commence on the northern portion of the site. In Phase 1 two entrances will be built, Cardinal Avenue and Chisum Avenue.

Project Phasing

- The first of 5 phases of *Whisper Meadows Subdivision*, as depicted on the phasing plan submitted with this application, will commence on the northern boundary along future Butterfly Street and continue along the west boundary (Durant Lane) and move east from there (Phases 3-5). The development is projected to occur over the next 6 years.

Project/Preliminary Plat Information

- **Total Site Area**
 - Preliminary Plat 73.17 Acres
- **Number of Lots**
 - Single-family Residential Lots 310
 - Common Lots 38
 - Total Lots 348**
- **Density**
 - Gross 4.24 Dwellings/Acre
- **Qualified Open Space**
 - Total Open Space 5.56 Acres/ 7.59%
 - Street Buffers 2.07 Acres/ 2.82%
 - Open Space with Pathways 2.39 Acres/ 3.27%
 - End Caps 1.00 Acres/ 1.37%

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CIVIL ENGINEERING|PLANNING|CADD

Summary

The proposed rezone and preliminary plat applications for the Whisper Meadows Subdivision carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,



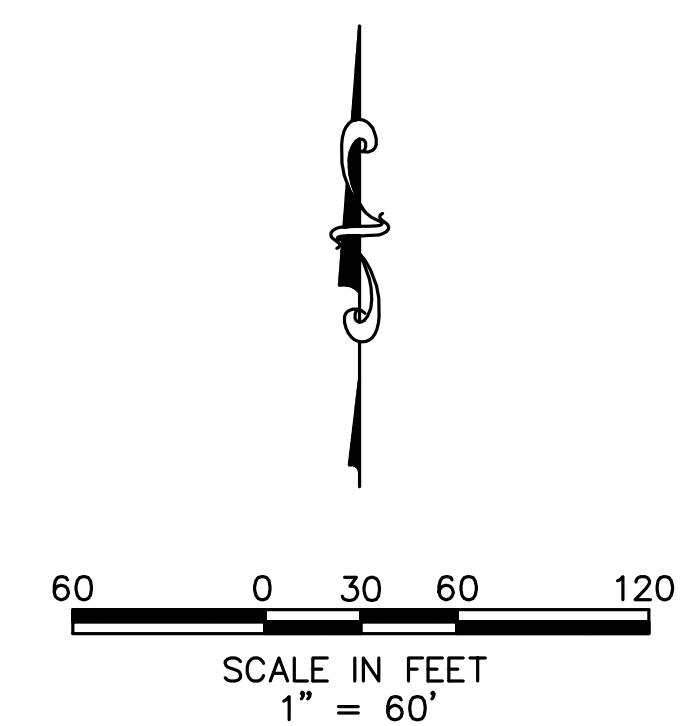
Katie Miller
Project Manager

**PRELIMINARY PLAT FOR
WHISPER MEADOWS SUBDIVISION**
A RESUBDIVISION OF LOTS 1, BLOCK 1 OF CHISSUM VALLEY NO. 1, LOTS 2, 29 & 30, BLOCK 1
OF CHISSUM VALLEY SUBDIVISION NO. 2, LOCATED IN THE SE 1/4 OF SECTION 2, T.2N., R.1W.,
B.M., KUNA, ADA COUNTY, IDAHO
2018



Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length
C1	50.00	78.02	C204	54.00	20.14	C224	25.00	16.06	C242	54.00	9.33	C266	54.00	31.89			
C2	50.00	79.06	C206	25.00	23.18	C225	54.00	48.09	C245	25.00	15.83	C267	54.00	38.41			
C3	300.00	57.40	C207	25.00	15.83	C226	54.00	33.11	C246	25.00	23.18	C268	54.00	35.71			
C4	300.00	57.40	C208	54.00	25.38	C227	54.00	31.00	C247	54.00	49.24	C269	54.00	14.17			
C5	50.00	78.02	C209	54.00	25.23	C228	54.00	44.66	C248	54.00	22.05	C270	50.00	78.65			
C6	300.00	94.44	C210	54.00	29.85	C230	25.00	39.32	C249	54.00	25.90	C271	25.00	16.14			
C7	300.00	94.18	C211	54.00	38.48	C231	54.00	52.96	C250	54.00	33.51	C272	25.00	23.18			
C8	50.00	79.10	C212	54.00	38.15	C232	54.00	48.05	C251	54.00	26.23	C273	55.00	59.69			
C9	50.00	79.06	C213	54.00	1.83	C233	54.00	42.16	C253	25.00	16.37	C274	55.00	36.46			
C10	50.00	78.47	C215	25.00	23.18	C234	54.00	13.59	C254	25.00	23.18	C275	55.00	15.05			
C11	50.00	78.65	C216	25.00	16.35	C236	25.00	15.81	C255	325.00	102.03	C276	55.00	36.20			
C12	50.00	77.97	C217	54.00	32.14	C237	25.00	23.18	C256	275.00	1.23	C277	55.00	60.32			
C13	50.00	78.02	C218	54.00	38.27	C238	54.00	20.51	C257	275.00	85.34	C278	50.00	23.05			
C200	54.00	39.90	C219	54.00	20.12	C239	54.00	37.70	C262	25.00	16.35	C279	50.00	20.34			
C201	54.00	38.48	C220	54.00	37.30	C240	54.00	33.71	C263	25.00	23.18	C280	50.00	8.84			
C202	54.00	32.96	C221	54.00	29.01	C241	54.00	20.59	C264	54.00	16.26	C281	54.00	6.06			
C203	54.00	25.28	C223	25.00	23.18	C242	54.00	34.92	C265	54.00	20.43	C282	54.00	42.05			
C309	25.00	15.83	C310	325.00	28.64	C311	325.00	51.63	C312	325.00	22.04	C313	275.00	27.67			
C314	265.00	9.43	C315	265.00	41.27												

- PLAT LEGEND**
- BOUNDARY
 - LOT LINES
 - ROAD CENTERLINE
 - RIGHT OF WAY
 - LOT NUMBER
 - BLOCK NUMBER
 - EASEMENT
 - SETBACK
 - CURB GUTTER SW
 - STREET NAME
 - HANDICAP RAMP
 - SEWER LINE
 - WATER LINE
 - STORM DRAIN LINE
 - PRESSURE IRRIGATION
 - GRAVITY IRRIGATION
 - FLOW ARROW
 - PHASE LINE
 - FIRE HYDRANT
 - CATCH BASIN
 - FLOODWAY
 - 100 YR FLOOD PLAIN



REVISED NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING/PLANNING/CADD
4024 N. BROOKSIDE LANE TEL: 208-558-0313
BOISE, ID 83714 www.baileyengineers.com

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2016-026 DATE: 01-12-2018

PRELIMINARY PLAT
WHISPER MEADOWS SUBDIVISION
VANDERKOOY FARMS LLC

SHEET **PP-2**

January 9, 2018

**Description For
Whisper Meadows Subdivision
Preliminary Plat**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

thence North 00°04'12" West, 43.70 feet;

thence North 89°25'21" West, 447.06 feet to the SW corner of said Lot 2;

thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.



January 9, 2018

**Rezone Description For
Whisper Meadows Subdivision**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

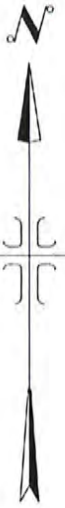
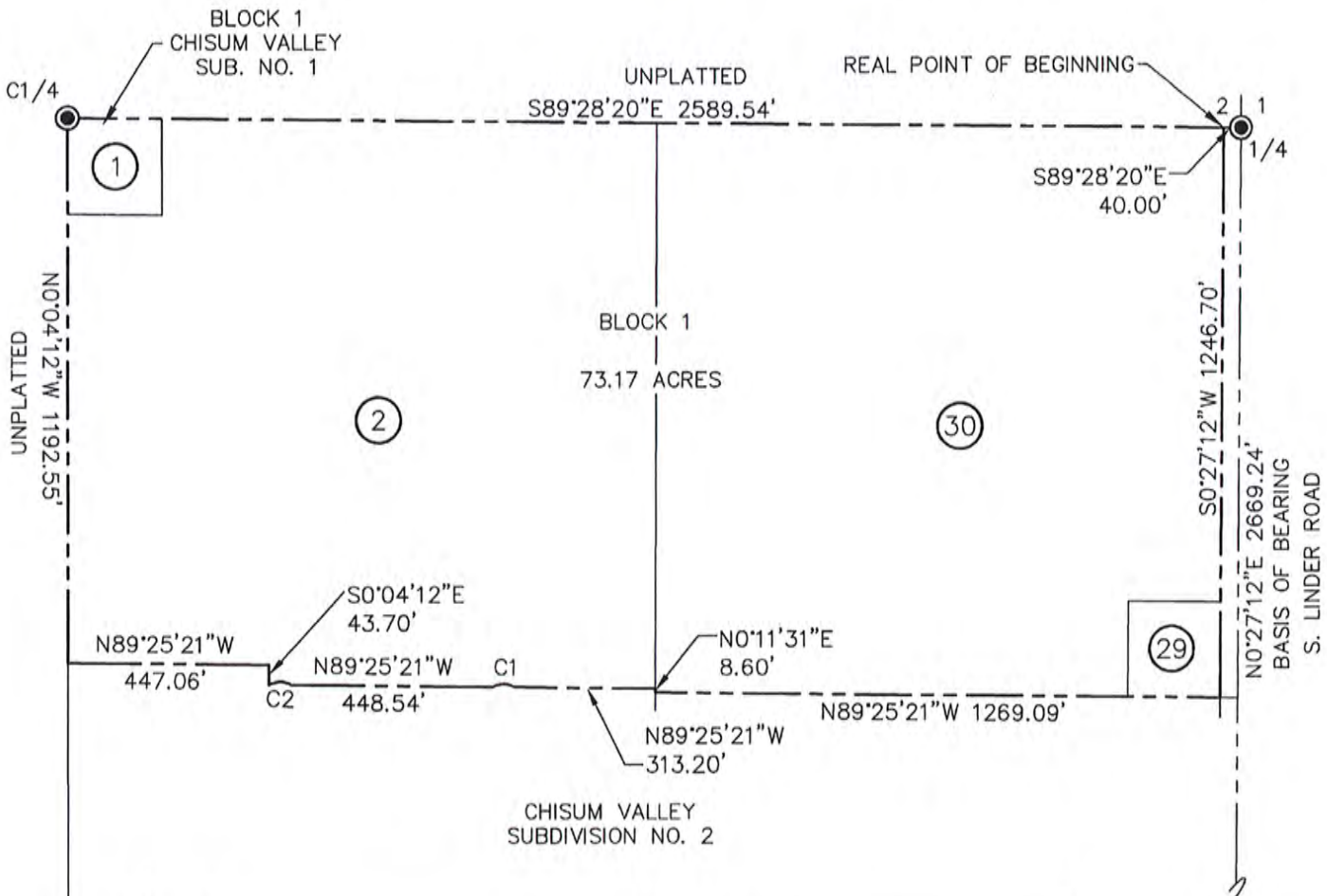
thence North 00°04'12" West, 43.70 feet;

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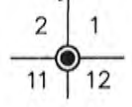
thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	52.23	49.89	N89°25'21"W	59°51'16"
C2	50.00	52.86	50.43	N89°47'09"W	60°34'11"



SCALE: 1" = 400'



ISG IDAHO SURVEY GROUP, LLC

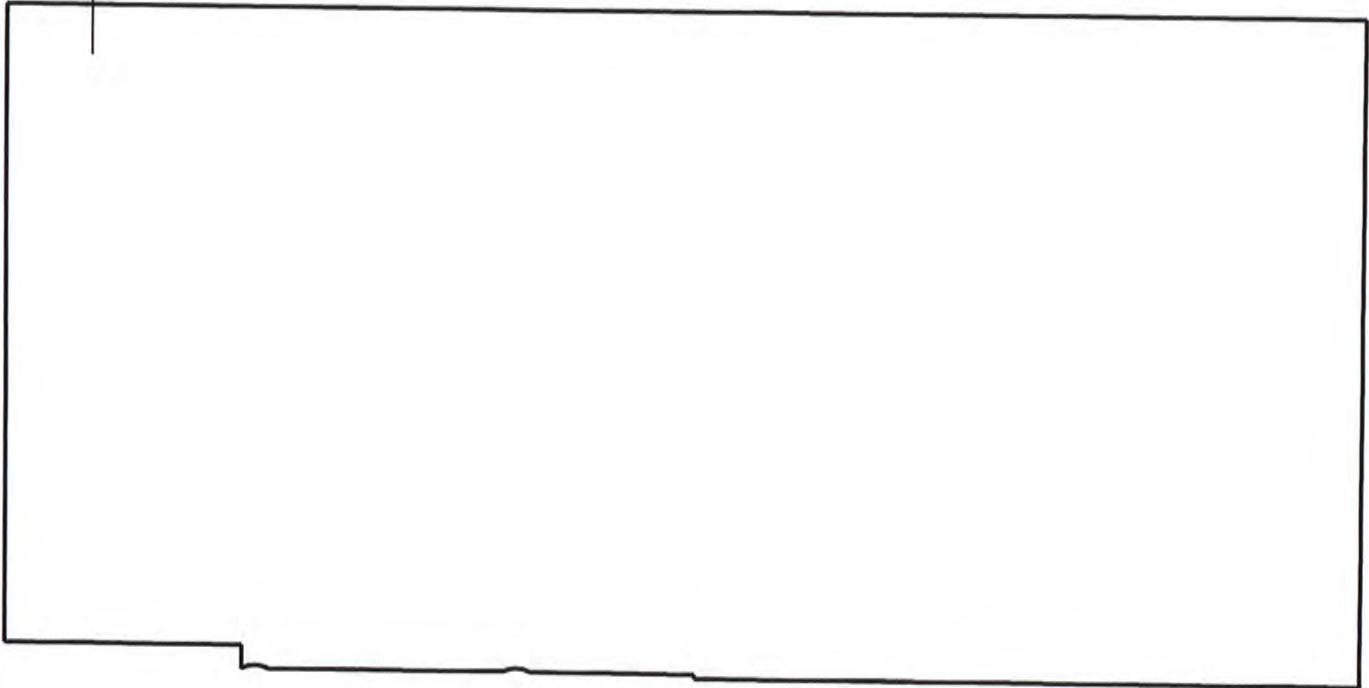
1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570

REZONE EXHIBIT DRAWING FOR WHISPER MEADOWS SUBDIVISION

LOCATED IN THE SE ¼ OF SECTION 2, T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 17-124
SHEET NO. 1
DWG. DATE 1/9/2018

WHISPER MEADOWS SUBDIVISION
REZONE DESCRIPTION CLOSURE SHEET



1/9/2018

Scale: 1 inch= 360 feet

File:

Tract 1: 73.1702 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7664 ft.

01 s00.2712w 1246.7

10 n00.0412w 1192.55

02 n89.2521w 1269.09

11 s89.2820e 2589.54

03 n00.1131e 8.6

04 n89.2521w 313.2

05 Lt, r=50.00, delta=059.5116, chord=n89.2521w 49.89

06 n89.2521w 448.54

07 Lt, r=50.00, delta=060.3411, chord=n89.4709w 50.43

08 n00.0412w 43.7

09 n89.2521w 447.06

Katie Miller

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Wednesday, November 15, 2017 9:00 AM
To: Katie Miller; Gregory Carter (gcarter@idahosurvey.com)
Subject: Whisper Meadows Sub Name Reservation
Attachments: [EXTERNAL] RE Subdivision Name Reservation

November 15, 2017

Katie Miller, Bailey Engineers
Greg Carter, Idaho Survey Group

RE: Subdivision Name Reservation: **WHISPER MEADOWS SUBDIVISION**

At your request, I will reserve the name **Whisper Meadows 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,



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: Katie Miller [<mailto:kmiller@baileyengineers.com>]
Sent: Tuesday, November 14, 2017 1:18 PM
To: Sub Name Mail
Subject: [EXTERNAL] RE: Subdivision Name Reservation

Thank you Glen. Do I need to submit again, or can you take care of it from here?

Let me know what you need.

Thanks,

Katie Miller
Bailey Engineering, Inc.
4242 N. Brookside Lane
Boise, ID 83714
Ph (208) 938-0013
Cell (208) 412-3478