



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

August 3, 2021

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

FILE NUMBER:	21-04-ZC (Rezone), 21-05-S (Preliminary Plat)
PROJECT DESCRIPTION	Sterling Land Development Inc requests a rezone for approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 319 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APN: S1315212403).
SITE LOCATION	4387 W Hubbard Road, Kuna, Idaho 83634.
REPRESENTATIVE	Bonnie Layton 690 S Industry Way, Suite 10 Meridian, ID 83642 208.724.2624 bonnie.layton@nv5.com
SCHEDULED HEARING DATE	Tuesday, September 28, 2021 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.



Planning & Zoning Application Coversheet

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



****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

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

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES **NO**

No. of Residential Units: _____ No. of Building Lots: _____

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

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, 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:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: _____ Date: _____



Rezone Application

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



Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: _____ *Valid for three (3) months*

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Digital Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).



Preliminary Plat Application

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



Preliminary Plats require Public hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
 - Topography at 2' intervals
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots

- Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".
- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).



DESIGN REVIEW APPLICATION

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



****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: _____

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. (*PDF or photo of materials acceptable.*)

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan (*pedestrian, vehicle, security, decoration, etc.*)
- Types and wattage of all light fixtures. (*NOTE: Lighting fixtures shall comply with "Dark Sky" policies.*)
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: Sterling Land Development - Brian Sinderhoff

Address: 1159 E Iron Eagle Dr., Ste 170-K
Eagle, Idaho 93616

Phone: 949.226.4482 Email: bls@sterlinghomes.us

Applicant Information

Name: Sterling Land Development - Brian Sinderhoff
Address: 1159 E Iron Eagle Dr., Ste 170-K
Eagle, Idaho 93616
Phone: 949.226.4482 Email: bls@sterlinghomes.us

Engineer/Representative

Name: NV5 - Bonnie Layton
Address: 690 S Industry Way, Ste 10
Meridian, Idaho 83642
Phone: 208.275.8742 Email: bonnie.layton@nv5.com

Property Information

Address: 4387 W Hubbard Rd & W Ardell Rd
Parcel No(s): S1315212403 & S131524460
Closest Major Cross Streets: S Black Cat Road

Please check the box that reflects the intent of the application:

- Building Design Review Design Review Modification
 Staff Level Application Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: 303 single family detached residential
subdivision with lot widths of 50', 60', 70' and 80' along with 21 common
lots for community use.

2. Dimension of property: 80.75 acres

3. Current land use(s): Vacant

4. What are the land uses of the adjoining properties?

North: Agricultural - Plat submitted South: Residential
East: Agricultural West: Agricultural-Residential Plat Approved

5. Is the project intended to be phased? If so, what is the phasing time period?
Yes - Unknown at this time

6. Number and use(s) of all structures: 303 SFD Homes - Proposed new Construction Residential

7. Building Height: Not to exceed 30'

8. Number of Stories: 2

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:
3.75%

Exterior Building Materials and Colors

	Material	Color
Roof:	N/A	
Walls: (include percentage of wall coverage of each material)	N/A	
% of Wood Application:	N/A	
% EIFS: (Exterior Insulation Finish System)	N/A	
% Masonry:	N/A	
% Face Block:	N/A	
% Stucco:	N/A	
Other:	N/A	
Windows/Doors:	N/A	
Soffits and Fascia:	N/A	
Trim, etc.:	N/A	

Mechanical Units

Please identify mechanical unit(s) size and placement: N/A

Proposed screening method? N/A

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: N/A

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? City of Kuna

What is the proposed method of on-site drainage retention/detention? Infiltration beds or basins.

Fencing

Is there any existing fencing that will remain? YES **NO**

If Yes, what is the fencing material, size and location? Vinyl - Per City Code

What is the fencing material for all new fencing? NO

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	N/A	
% of site devoted to landscaping? (Include landscaped rights-of-way)	N/A	Square Footage:
% of site that is hard surface? (paving, driveways, walkways)	N/A	Square Footage:
% of site devoted to other uses:	N/A	Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

6'.0" Shayta Ave

8'.0" Hubbard Road

Are there any existing trees of 4" or greater in caliper on the property? YES **NO**

If Yes, what type, size and general location? (Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)

NO

Dock Loading Facilities

Will there be any dock loading facilities? YES NO (If Yes, please continue; if No, please skip this section.)

No. of dock loading facilities and their location: N/A

What is the proposed method of screening? N/A

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: Pathways

Parking

Total number of parking spaces? N/A Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

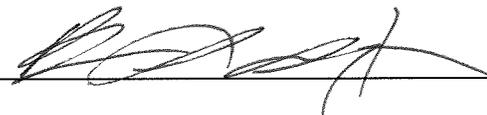
Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature:  Date: 6/25/21

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

May 24, 2021

Mr. Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

via email

**RE: Ewing Meadows (formerly known as Sterling Meadows)
Parcel No. S1315212403
Request for Rezone & Preliminary Plat Application**

Dear Mr. Behunin,

On behalf of our client, Sterling Land Development, Inc. please accept the attached applications for Rezone and Preliminary Plat for the subject property approximately 79 acres located between Hubbard and Ardell Roads, west of Ten Mile Road. Our request is to Rezone the property from zoning designation A-Agriculture to R-6 Medium Density Residential as the property was originally previously annexed however a city zoning designation was not applied at that time. This request is supported by the City of Kuna's Comprehensive Plan and Future Land Use Map designation for Medium Density Residential. The project proposes to develop 304 building lots ranging in size from 4,729 square feet to 21,771 square feet, with the average lot size of 7,107 square feet.

Ewing Meadows will be a single family detached residential subdivision with a gross density of 3.75 dwelling units per acre, along with a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, along with landscape buffers and pathways. In addition to providing 304 building lots the project contemplates 11.83 acres of open space (14.65%) including pathways and sidewalks providing connectivity to various parks dispersed throughout the site. In total there are 20 common lots dispersed throughout the site that will be developed, irrigated and landscaped in accordance with City of Kuna standards.

Sewer flows are proposed to be collected by 8-inch diameter gravity sewer main lines located within the new streets. Sewer flows will be routed to the proposed lift station located on Lot 23 Block 11. The lift station is proposed to discharge to the pressure sewer main at Hubbard Road and Ten Mile Road. Telemetry is proposed for communication with the Crimson Point Lift Station in order to coordinate discharge flows and avoid simultaneous pumping.

Water is proposed to be provided to the new lots via 8-inch diameter water mains to be located within the new streets. The new water mains are proposed to be connected to the existing water distribution mains in West Ardell Road and Hubbard Road. Fire hydrants are to be located in accordance with Kuna Rural Fire District.

Storm water is proposed to be collected and routed to underground infiltration systems to be located within common lots near the low points of the subdivision. The drainage system will be designed in accordance with the City of Kuna and Ada County Highway District standards.

Overall, we believe our project will compliment the surrounding approved and proposed residential developments and provide much needed housing in the area.

We have appreciated your and the rest of city staff's assistance and guidance on this project are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

Ewing Meadows

Vicinity Map



May 24, 2021 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I, TELCO ONE LLC, 1500 N. ELDERADO
(name) (address)

BOISE, IDAHO
(city) (state)
being first duly sworn upon
oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my
permission to

Sterling Land Development, Inc. 1159 E. Iron Eagle Drive, Suite 170-K Eagle ID
83616

to submit the accompanying application pertaining to that property. SO LONG AS PROPERTY IS
UNDER CONTRACT AND IN GOOD STANDINGS WITH BOTH PARTIES. JTE
Address or location of property: 4387 W. Hubbard Road Kuna, ID 83642

2. I agree to indemnify, defend and hold the City of Kuna and it's employees harmless
from any claim or liability resulting from any dispute as to the statements contained
herein or as to the ownership of the property which is the subject of the application.

Type of application: Zone Change, Preliminary Plat

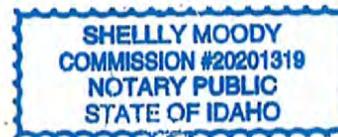
Dated this 10 day of MAY, 20 21

[Handwritten Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

[Handwritten Signature: Shelly Moody]
Notary Public for Idaho
Residing at ADA COUNTY

My Commission Expires: 4.13.2026



2301961DE



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifelman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 10/23/03 02:39 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer
AMOUNT 3.00



1

WARRANTY DEED

For Value Received Kenneth D. Wiscombe and Deborah A. Wiscombe, husband and wife also known as Kenneth Dean Wiscombe and Deborah Ann Wiscombe, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Y.E.S. Development L.L. C. an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1500 El Dorado Suite #4 Boise, Idaho 83704, the following described premises, to-wit:

PARCEL II:

The East half of the Northwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: October 22, 2003

By: Kenneth D. Wiscombe

By: Deborah A. Wiscombe

STATE OF IDAHO. County of ADA, ss.

On this 22nd day of October, in the year of 2003, before me the undersigned, notary public personally appeared Kenneth D. Wiscombe and Deborah A. Wiscombe known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Desiree A. Egusquiza
Notary Public of IDAHO
Residing at Nampa, Idaho
Commission expires: March 9, 2006

ZONING LEGAL DESCRIPITON – KUNA STERLING

Date: May 21, 2021

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15, a distance of 1323.43 feet;

THENCE leaving said northerly section line, South 0°18'53" West a distance of 25.00 feet to a point of intersection of the southerly Right-of-Way line of W. Hubbard Rd. and the W1/16th line of said Section 15, also being the **POINT OF BEGINNING**;

THENCE leaving said W1/16th line of said Section 15, coincident with said southerly Right-of-Way line of W. Hubbard Rd., South 89°41'07" East a distance of 1288.52 feet;

THENCE leaving said southerly Right-of-Way line of W. Hubbard Rd., parallel and 35.00 feet offset West of the C1/4 line of said Section 15, South 0°25'18" West a distance of 2607.10 feet to a point conterminous with the northerly Right-of-Way line of Ardell Rd.;

THENCE coincident with said northerly Right-of-Way line of Ardell Rd., North 89°32'26" West a distance of 1290.84 feet to said W1/16th line of Section 15;

THENCE coincident with said W1/16th line of Section 15, North 0°28'22" East a distance of 2603.85 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3360219.43 square feet or 77.14 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Robert Gromatzky, P.L.S

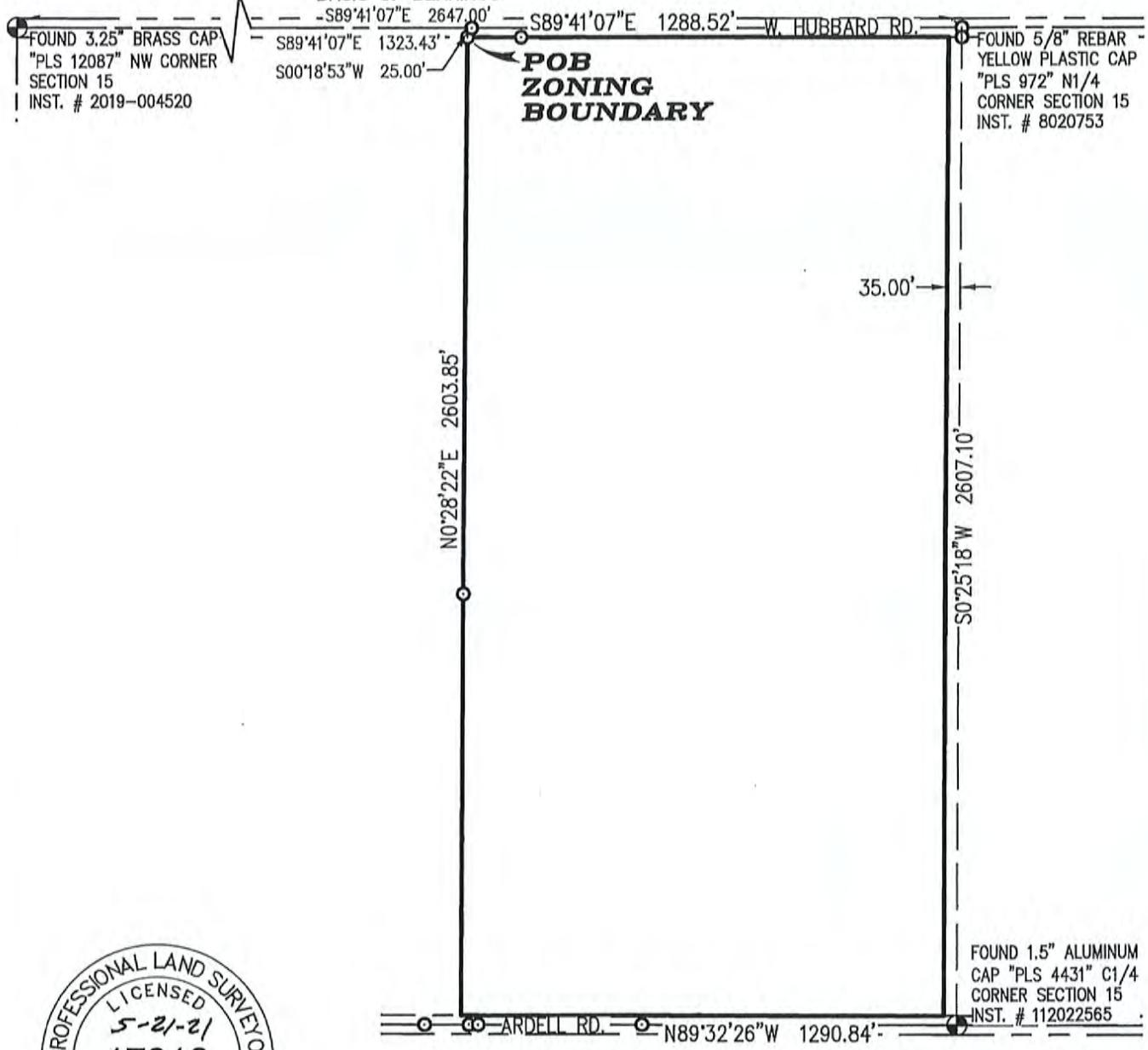
License No. 17216

End of Description





BASIS OF BEARINGS



SHEET NUMBER 3 of 3	ZONING EXHIBIT PARCEL S1315212403 STERLING LAND DEVELOPMENT, INC. Kuna 80 Acre Site	DRAWING INFO	SHEET INFO		 690 Industry Way, Suite 10 Meriden, ID 83642 208-342-5400 www.NIV5.com
		B000209.00	DRAWN	RG	
VX - Exhibits	CHECKED	RG			
1"=400'	LAST EDIT	6/21/2021			
		PLOT DATE			



COMMITMENT TO PROPERTY POSTING

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



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: _____

Signature: _____ Date: _____



Neighborhood Meeting Certification

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



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Single family detached residential subdivision
with a mix of lot sizes ranging from 50' wide up to 80' wide +
with a variety of community amenities and open space

Date of Meeting: 5-6-21 Time: 6:00pm

Meeting Location: Crimson Point Elementary School Cafeteria Room located at 1941 N. Shayla Avenue, Kuna, ID 83634 and via Zoom

Site Information

Location: Quarter NW Section 15 Township 2N Range 1W Total Acres 79

Subdivision Name: _____ Lot _____ Block _____

Address: 4387 W Hubbard Road, Kuna, ID

Parcel No(s): S1315212403

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: YES Development, LLC

Address: 1500 N Eldorado Street, Boise, ID 83704

Contact Person

Name: Brian Sinderhoff

Business Name (if applicable): Sterling Land Development, Inc.

Address: 1159 E. Iron Eagle Drive, Suite 170-K, Eagle, ID 83616

Phone: 949-226-4482 Email: bls@sterlinghomes.us

Applicant

Name: Bonnie Layton

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

I, Bonnie Layton, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: Bonnie Layton Digitally signed by Bonnie Layton
Date: 2021.05.24 15:34:29 -06'00' Date: 5-24-21

SIGN-IN SHEET

Project Name: Sterling Meadows 5-6-21

③

	Name	Address	Phone
1	Tim Eick	6153 W Holtman	850 0521
2	Tack Ewing	1506 N. ELORADO BOISE	843-1696
3	RYAN JACOBSON	2755 W. GAINSBORO DR.	208-484-5487
4	Neil Durant	4000 W Hubbard Rd.	208-941-3839
5	Joel Suest	2322 W Boise Ct	208-392-3967
6	Sandy Harwood	2550 N. Glenlywood	208-371-9348
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Attendee Report

Report Generated: 5/7/2021 11:44
 Topic Webinar ID Actual Start Time Actual Duration (min) # Registered # Cancelled Unique Viewers Total Users
 Sterling Meadows Ne 898 0516 6346 5/6/2021 17:54 28 3 0 3 9

Host Details

Attended	User Name (Original)	Email	Join Time	Leave Time	Time in Session (min)	Country/Region Name
Yes	Bonnie Layton	blayton@whpacific.cc	5/6/2021 17:54	5/6/2021 18:02	9	United States
Yes	Bonnie Layton	blayton@whpacific.cc	5/6/2021 18:03	5/6/2021 18:20	18	United States

Panelist Details

Attended	User Name (Original)	Email	Join Time	Leave Time	Time in Session (min)	Country/Region Name
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Attendee Details

Attended	User Name (Original)	First Name	Last Name	Email	Address	City	Country/Region
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net	2720 W. Gainsboro D	Kuna	US
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net			
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net			
Yes	Ryan Young	Ryan	Young	Ryan.young@nv5.com	690 e industry way	Meridian	US
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us	611 S 8Th St	Boise	US
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us			
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us			

April 21, 2021

Subject: Sterling Meadows Neighborhood Meeting

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans to develop a residential subdivision of approximately 80 acres in Kuna, ID (please see attached map for project location).

The meeting will be held on **Thursday, May 6, 2021 at 6:00pm** at Crimson Point Elementary School – Cafeteria Room located at 1941 N. Shayla Avenue, Kuna, ID 83634.

Additionally, due to COVID-19 concerns, you will be able to attend the meeting online via Zoom. To do so please register in advance for this webinar at:

https://us02web.zoom.us/webinar/register/WN_LnfjSuFGQCuru7B-qeyorw

After registering, you will receive a confirmation email containing information about joining the webinar.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-275-8742 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie Layton

Bonnie Layton
Senior Planner



From: [Terasa O'Brien](#)
To: [Bonnie Layton](#)
Cc: [Matt Munger](#); [Ryan Young](#)
Subject: Fw: Ewing Meadows Subdivision Name Reservation
Date: Monday, May 24, 2021 12:30:20 PM
Attachments: [image001.png](#)

Ewing Meadows was accepted below.

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, May 24, 2021 12:28 PM
To: Terasa O'Brien <Terasa.O'Brien@nv5.com>
Cc: Travis Foster <Travis.Foster@nv5.com>
Subject: RE: Ewing Meadows Subdivision Name Reservation

May 24, 2021

Travis Foster, NV5
Terasa O'Brien, NV5

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

At your request, I will reserve the name **Ewing 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,



Glen Smallwood
Surveying Technician

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Terasa O'Brien <Terasa.O'Brien@nv5.com>
Sent: Monday, May 24, 2021 10:05 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Bonnie Layton <Bonnie.Layton@nv5.com>; Matt Munger <Matt.Munger@nv5.com>; Ryan Young

<Ryan.Young@nv5.com>

Subject: [EXTERNAL] Subdivision name request

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hello,

We would like to reserve the subdivision name "Ewing Meadows" for the parcels noted below.

- **Parcel numbers - S1315212403 and S1315244600**
- **Owner - Brian Sinderhoff, 949.226.4482**
- **Developer - Sterling Land Development, Inc - Brian Sinderhoff - 949.226.4482**
- **Surveyor - Travis Foster - 208.275.8703**

Kind Regards,

Terry O'Brien | **Administrative Assistant**

NV5 Company | 690 Industry Way, Ste 10 Meridian, ID 83642

Phone: 208.342.5400 | terry.obrien@nv5.com

Delivering Solutions | Improving Lives

4.3.7.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services;

4.3.7.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities; and

4.3.7.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting Common Area, public and private streets or land conveyed for any public or quasi-public purpose including, without limitation, pedestrian and bicycle pathways.

4.3.8 Newsletter. If it so elects, the Association shall have the power to prepare and distribute a newsletter on matters of general interest to Members of the Association, the cost of which shall be included in Regular Assessments;

4.3.9 Other. The Association shall have such other and further powers as the Association Board deems reasonable and appropriate, it being the intent of Declarant that the Association have broad power and authority consistent with the Project Documents and applicable law.

4.4. Duties.

In addition to duties necessary and proper to carry out the powers delegated to the Association by the Project Documents, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

4.4.1 Operation and Maintenance of Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Common Area, including the repair and replacement of property damaged or destroyed by casualty loss, including any signs placed at the entrances to, or otherwise in the vicinity of the Real Property. The Association shall, at Declarant's discretion, operate and maintain all properties owned by Declarant which are designated by Declarant for temporary or permanent use by Members of the Association.

4.4.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

4.4.3 Maintenance of Berms and Retaining Walls. Maintain any berms, retaining walls, and water amenities within and abutting any Common Area.

4.4.4 Improvements in the Public Right-of-Way. Maintain, improve, operate, repair and replace the facilities and improvements described in Section 4.3.5.

TRAFFIC IMPACT STUDY FOR

STERLING – KUNA80 SUBDIVISION W HUBBARD ROAD

DATE:

June 16, 2021

LOCATION:

Kuna, Idaho

PREPARED FOR:

Sterling Land Development, Inc.

PREPARED BY:

NV5 Engineers and Consultants, Inc.

Contact: Robert Beckman, PE, PTOE
Robert.Beckman@NV5.com



1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's (ACHD) requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual*. It evaluates the traffic impacts associated with a proposed residential development located in Kuna, Idaho. The study area, scope, specific analysis parameters, and requirements are the result of an Area of Influence review performed by the Community Planning Association of Southwest Idaho (COMPASS), a preliminary scoping memo submitted to ACHD for concurrence prior to this study and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

The proposed development consists of 284 single-family dwelling units located on 80 acres on the south side of Hubbard Road, west of Ten Mile Road in Kuna, Idaho. As buildout of the proposed development is expected to be completed in 2-3 years, 2025 was selected as a conservative buildout year. Due to the short duration of buildout, an interim evaluation was not required. The proposed development is estimated to generate 2,716 daily trips, 206 AM peak hour trips, and 277 PM peak hour trips.

The primary roadway network serving this proposed development includes the following intersections and roadway segments:

- Intersections
 - Ardell Road & Shayla Avenue
 - Deer Flat Road & Ten Mile Road
 - Ardell Road & Ten Mile Road
 - Hubbard Road & Ten Mile Road
 - Columbia Road & Ten Mile Road
 - Hubbard Road & Linder Road
 - Hubbard Road & Shayla Avenue
 - All site access locations

- Segments
 - Ardell Road, between Ten Mile Road & Shayla Avenue
 - Ten Mile Road, between Deer Flat Road and Ardell Road
 - Ten Mile Road, between Ardell Road and Hubbard Road
 - Ten Mile Road, between Hubbard Road and Columbia Road
 - Hubbard Road, between Ten Mile Road and Linder Road

Primary access to the site will be provided via two new access points located along Hubbard Road and Ardell Road.

Proposed Mitigation for Existing Traffic

For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

For the existing traffic conditions analyzed with the existing intersection control, and lane configuration, all intersections meet minimum requirements. No intersection improvements are needed to mitigate the existing traffic.

Proposed Mitigation for 2025 Background Traffic

For the 2025 Background traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the 2025 Background traffic.

For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, the intersection of Columbia Road & Ten Mile Road does not meet minimum operational thresholds.

The following mitigations are recommended:

- Columbia Road & Ten Mile Road
 - Single-Lane Roundabout
 - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway configuration, the roadway segment of Ten Mile Road, between Ardell Road and Hubbard and between Hubbard Road and Columbia Road do not meet minimum operational thresholds.

The following mitigations are recommended:

- Ten Mile Road, between Ardell Road and Hubbard Road
 - Continuous Left-Turn Lane
- Ten Mile Road, between Hubbard Road and Columbia Road
 - Continuous Left-Turn Lane

For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or previously recommended mitigations, the intersections of Hubbard Road & Ten Mile Road and Hubbard Road & Linder Road do not meet minimum operational thresholds.

The following mitigations are recommended:

- Hubbard Road & Ten Mile
 - Single-Lane Roundabout
 - Traffic Signal
- Hubbard Road & Linder Road
 - Westbound Left-turn Lane