



KUNA PLANNING AND ZONING COMMISSION Agenda for November 27, 2018

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Commissioner John Laraway

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for November 13, 2018.

3. NEW BUSINESS

18-37-DR (Design Review) – Freedom Fitness; Richard Wilmot, with ALC Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct a *Freedom Fitness* gymnasium with accompanying landscaping, lighting and a parking lot. The project is within Ensign Commercial Subdivision No. 2 at 821 North Meridian Road, Kuna, Idaho 83634 (APN# S1324142215). **ACTION ITEM.**

4. PUBLIC HEARING

- a. **18-05-S (Preliminary Plat) & 18-26-DR (Design Review)** – Lete Commercial Subdivision; The applicant, Inaki Lete, requests to subdivide approximately 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots and has reserved the name Lete Commercial Subdivision. A Design Review application for site landscaping, and an addition to an existing on-site mini storage facility, which features eight (8) additional storage buildings on approximately 4.93-acres, accompanies this application. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056). **ACTION ITEM.**
- b. **18-03-AN (Annexation), 18-01-CPM (Comprehensive Map Change), 18-04-ZC (Rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) & 18-20-DR (Design Review)** – Falcon Crest Subdivision; Scott Wonders with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 996 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and one private road. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application. **ACTION ITEM.**

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 13, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for October 23, 2018.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

18-12-SUP (Special Use Permit Modification), 18-03-ZC (Rezone) & 18-31-DR (Design Review) – Kuna CTE High School; Wayne Thowless with LKV Architects, (on behalf of Kuna School District No. 3), requests a rezone approval for a approx. 60 acres, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot CTE High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the New School, parking lot, landscaping and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads.

Wayne Thowless: I am with LKV Architects, I am the project architect for the proposed CTE High School. I am representing Kuna School District No. 3. Jim Obert is also here from the school district to answer any questions. The school district passed a forty-million-dollar bond, and approximately 24 million dollars of that bond will be used to construct phase one. CTE High School will not be the permanent name for the school. The unique thing about the school is that it will have a career, technical education focus. Students in the district will likely be attending both schools. There will be programs such as athletics, music, art, etc. Depending on a student's academic priorities, they may or may not take the majority of their classes at the CTE High School. The long-range plan is to expand the facility into a full-fledged high school. The school will retain more of a career and technical education focus. The site is approximately 60 acres and is located at the northeast corner of Columbia and Linder. This high school will have basically all amenities that Kuna High School has. There will be two accesses from Linder and one from Columbia. Ultimately the campus will have 900 off-street parking spaces or space for that many as the district chooses to develop them. The Special Use Permit before you tonight is for approval of the high school to be built over time with an enrollment of up to 1,600 students and a maximum size of 260,000 square feet. How long it will take to realize that facility will largely depend on the will of the people. Phase one will be constructed starting early next year and will involve 17 in the northwest corner of the site. Phase one will be bounded by Linder, Mason Creek, and the remainder of the site may continue to be farmed. If the site is not farmed, the

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school district will maintain it by tilling it. The two driveway accesses have been worked out in conjunction with the city and ACHD to align with the proposed subdivision streets on the west side of Linder as you can see there. For phase one, we're proposing about 450 off-street parking spaces. There is additional parking along Linder, and the driveway by Mason Creek will be open for students and faculty. When the school is up and running, bus traffic will be segregated from parent and student traffic. The fencing for the outdoor area is going to be a solid metal fence for privacy. The sawtooth fencing is going to be a decorative fencing. The decorative portion will involve some perforated metal. The gates associated with the construction yard and auto compound area will be coated chain-link. The rectangular area in the corner is part of phase one, and tennis courts will go there. Most of the main building will be split-face concrete masonry. There will be three different colors of masonry being proposed. The primary color is a walnut, the accent banding will be a cream color, and the vertical panels on the building are called granite gold in mixture of split-face and smooth colors. The gravel area in the foreground within that compound will remain gravel for the foreseeable future. That area could expand the automotive research area. The sloped roof portions of the CTE wings will be a pre-engineered metal building system with a standing seam metal roof and textured metal insulated wall panel system. There is masonry above the metal siding panels. Everything developed in the image will be enclosed by a six-foot chain-link fence. The only openings in the fence are a proposed bridge to Springhill Subdivision, and there will be an access gate or two on the phase one portion of the campus. There are two generous pedestrian pathways from Linder. I will stand for any questions.

C/Laraway: This phase one covers the 24 million-dollar bond and that's it, correct? **Wayne Thowless:** Correct. The phase one portion of the building is 72,000 square feet. The 72,000 square feet is designed to accommodate 500-600 students. **C/Young:** Have you read the staff report and all of the conditions within it? **Wayne Thowless:** Yes, and I might add that for condition number one, we did ask for some rewording within that to make it clear as to Special Use Permit (SUP) modification. We want to make sure that the school district isn't in a position to have to come back with that SUP for a modification. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III. What's before you tonight is about one-third of the overall project. Staff would like to mention that there was a staff report, and staff would like to recognize that it is not a modification. Staff would like to note that this does comply with the comprehensive plan even though they're asking for a public designation. Staff believes that the rezone from agriculture to public appears to conform with the comprehensive plan map. There will be competitions, tournaments, games, noises, traffic, etc. Staff supports that the applicant is applying for everything up front. As Wayne acknowledged, the land owner or other having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process. After careful consideration and the applicant's request in the letter of intent, I think they covered all of the proposed uses that they intend to do. Staff also had a discussion with the applicant about the roads. The school district will be responsible for widening Linder Road and Columbia Road. The applicant is proposing an eight-foot sidewalk on Linder and Columbia, but we're expanding that requirement that all frontage from center line to the sidewalk. Columbia road-way improvements and street-lights should not be required in phase one, because they're not even touching Columbia. I will stand for any questions you may have. **C/Young:** With Troy's commentary, does that satisfy the needs for the school district? **Wayne Thowless:** I think that all of us here tonight understand the long-range intent of the school district with regard to development of the property. Our concern is 10-15 years down the road, if none of us are here any longer, we read this condition number one and take it at face value when it describes making an amendment to the Special Use Permit. We talked to Troy about adding additional language about enlarging the land beyond the scope of the SUP as was originally approved. **Troy Behunin:** Staff would support adding language that says something about 1,600 students and 260,000 square feet to make it more definitive. **C/Laraway:** Troy, you talked about the futuristic approval of what we're trying to do to make things more streamlined. Is there a timestamp that you're looking at as for how long this waiver is good for? If hypothetically they don't get this bond passed for the next 10 years, where is the Special Use Permit for this back section going to go? **C/Hennis:** Correct me if I'm wrong, Troy, but isn't that the purpose of this? The SUP would be in effect if they were to change or alter the use of that site to use it as the high school has described it here. They basically have an indefinite period of time. **C/Laraway:** If hypothetically 10 years down the road, if we don't get the bond

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passed in this section, do we have to do this same thing if it reverts back to agriculture? **Troy Behunin:** If they build the initial first phase and they have classes going on and they use the SUP as intended, there wouldn't be a need for the zone to go back to agriculture. **C/Laraway:** If phase two does not kick in for 10 to 15 years, what happens to the land? **Troy Behunin:** I believe that Wayne stated they hope to use it agriculturally until it's needed for a school site. They would till it. They can use the current land use now, so for the other 43 acres, that's a pretty good chunk of land. After this agreement, they're going to start holding school and acting upon what's being used. **C/Laraway:** For the second part of my question for clarification, we're talking about the sidewalks on both Linder and Columbia. Is that the extreme portion of it, or are we talking minus the Durrant property? **Troy Behunin:** It would be only for their frontage. **Troy Behunin:** The city, nor ACHD, is accustomed to those kind of improvements for non-involved properties. **C/Young:** I'll open the public testimony at 6:45 and close the public testimony at 6:46. Now is our discussion. **C/Hennis:** It's needed. I like the phrasing on it. **C/Laraway:** The concern I have is the traffic generated. That road is going to be busy. **C/Hennis:** ACHD is requiring signalization. **Troy Behunin:** This project entered as an interim. There's another development nearby participating in Linder and Lake Hazel. **C/Damron:** I'm a little concerned with the end phase, we've got Springhill Subdivision right next to all the ball fields. That'll be built out before phase two goes in. **Troy Behunin:** Touching back on traffic, the traffic impact study that the school paid a lot of money for was reviewed by ACHD. The study mitigates a lot of the traffic concerns. In terms of where the ball fields are, two of the practice soccer fields do touch Springhill Subdivision. The developer has been in constant contact with the school district, the whole point being to notify people that they're next to a school and regional pathway system. To the southeast of what will become a football field, that is in for application right now for a rezone. There are no defined uses, but that will be brought up in the future public hearing. This applicant is showing Springhill adjacent to them. They will have to show that there is a school going next to them. They won't show adjacent uses.

Commissioner Hennis motions to recommend approval of Case No. 18-03-ZC with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0. Commissioner Hennis motions to approve Case No. 18-12-SUP and 18-31-DR with the conditions as outlined in the staff report, with a condition for the Special Use Permit that we amend Condition No. 1 for staff to come to an agreement on the wording for the document with regards to the future use. Commissioner Damron Seconds, all aye and motion carried 3-0.

NEW BUSINESS

18-33-DR (Design Review) & 18-17-SN (Sign) – Winfield Springs Pool House and Sign; Bill Stanton, with Toll Brothers, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct one pool house, one pool and one playground with an accompanying parking lot. Additionally, the applicant seeks Design Review approval to construct two illuminated monument signs. The project is for Winfield Springs Subdivision on E Deer Flat Road, Kuna, Idaho 83634 (APN# S1313428000).

Bill Stanton: I'm with Toll Brothers at 3103 West Sheryl Drive in Meridian. We are seeking approval for our residential community's clubhouse and pool and entry monument signage off Deer Flat. The pool house is a very typical design that has bathrooms on one side, storage on the other and breezeways as you walk through. We like to put a different skin on all club houses. We want the pool house to be a showpiece. We're hoping to get the pool house open around Memorial Day. The pool deck is a little bit larger than past ones. There is a shade structure by the fenced area. The roof line will coordinate directly with the pool house building. There is stone coating and a dark metal roof with accent trim on the siding. The monument sign is made of the same exact material with back-lit wording. **C/Young:** On the site plan that was provided, is there any parking along the pool house? **Bill Stanton:** There is on-street parking along the side of the pool, and ACHD approved it and it is already built. I believe there are nine parking spaces there. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a pool, pool house, and playground with an accompanying parking lot. The pool area will be the future Lot 1 Block 5 of Winfield Springs #1. The property as it sits now is vacant, within

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city limits, and currently zoned R-6. Vehicle ingress and egress to the site is currently available from East Deer Flat Road. Additionally, the applicant is also seeking Design Review Approval for two illuminated monument signs for the Winfield Springs #1 Subdivision entrance. The two monument signs conform with Kuna City Code, Title 5 Chapter 10. The applicant has provided a material sample board for the pool house and monument sign for the Commission. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; the Kuna Comprehensive Plan; and the Future Land Use Map. Staff forwards a recommendation of approval for Case No. 18-33-DR (Design Review) & 18-17-SN (Sign) to the Planning and Zoning Commission, subject to the recommended conditions of approval. Staff forwards a recommendation of approval. I will now stand for any questions you may have. **C/Young:** This brings up our discussion. The back lighting is nice and appealing to the eye. **C/Hennis:** Same for the pool house, they've provided a lot of amenities.

Commissioner Hennis motions to approve Case No. 18-33-DR and 18-17-SN with the conditions as outlined in the staff report; Commissioner Laraway Seconds; Motion carried 3-0.

18-32-DR (Design Review) & 18-16-SN (Sign) – MRS Properties Multi-Tenant Sign; The applicant, Michael Smith, requests Design Review approval to install a multi-tenant sign located at the site address 679 S Best Business Ave.

Andy McClelland: Good evening Commissioners, Andy McClelland, Planning Technician, 751 W 4th St. The application currently before you this evening is seeking approval for a multi-tenant sign located at 679 South Best Business Avenue. The applicant proposes the sign be placed to the south of the main entrance to the building complex at the corner curve of South Best Business Avenue and East Access Street. The sign will include three columns and four rows of panels. The top row would be 16"x44" panels, the remaining panels would be 12"x44". A total of 12 panels. The proposed sign complies with all City Codes and staff therefore recommends approval. With that I stand for any questions you may have. **C/Hennis:** Do we have colors associated with this? **Andy McClelland:** They stated in the letter of intent that they would be using earth tones. **C/Young:** The overall layout looks good for that industrial area. **C/Hennis:** We need to condition the colors a little bit. **C/Young:** I think it's really needed for his property too.

Commissioner Hennis motions to approve Case No. 18-32-DR and 18-16-SN with the conditions as outlined in the staff report, with an additional condition that the applicant verify with staff that the colors coordinate with the building. Commissioner Damron seconds; Motion carried 3-0.

18-31-DR (Design Review) – Dynamite Subdivision; The applicant, Biltmore Company, requests Design Review approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 W Deer Flat Rd, Kuna, ID 83634.

Andy Cabianca: I'm representing Biltmore Company at 1548 W Cayuse Creek Drive in Meridian. This is our first multi-family project in Kuna. We're requesting Design Review approval for 13 four-plex buildings for a total of 52 units on a total of 4.7 acres. About halfway between Ten Mile and Linder is the location. We've begun site work and we're about three quarters done at this point. Over 55 percent of the property will be dedicated to landscape, so there will be a lot of open space there. We've accounted for 107 parking spaces. We also have four different color schemes. We will alternate them to create a diversified look. The kitchens will have a hard-wood floor. We will have a stone veneer. There was one comment in the staff report that states that the applicant proposes a color called Sherwin Williams Wool Skin for the soffits. I don't remember requesting that after listening to previous meetings, maybe something got mixed up. **Andy McClelland:** That is probably from previous approvals for the project when it was TNT Subdivision. **C/Hennis:** I see the variation of grays, and you said there were four different color schemes and three types, approximately. **Andy Cabianca:** The interior is up top, and we bury the body and the trim colors. **C/Young:** Do you have on site anything that can be designated as an amenity for the outdoor

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spots. **Andy Cabianca:** We have just designated open space but no amenities. **C/Laraway:** The problem is that if you don't supply a place for the kids to attend, they go elsewhere. **C/Young:** Is that something you'd be interested in looking into? **Andy Cabianca:** We would definitely consider looking into amenities. **C/Damron:** Where is the trash enclosure? **Andy Cabianca:** If you're looking at the property facing north. On the northeast corner and the southwest corner. **Andy McClelland:** Chairman and Commissioners, Andy McClelland, Planning Technician. The application currently before you this evening is seeking approval for 13 four plex buildings, a total of 52 units, accompanied with landscaping, lighting, and parking within the new Dynamite Subdivision. Staff would like to note that in the Staff Report in front of you, section E-2, lists the parcel number, parcel size, and current zoning of R-12. The applicant proposes one access driveway from West Deer Flat Road and a total of 107 parking stalls, including six handicap parking stalls. This exceeds the minimum standard of 1.5 stalls per unit. Staff finds the proposed landscape plan complies with Title 5, Chapter 17, Landscaping Requirements, and Chad Gordon, with J&M Sanitation, has suggested the need for three trash enclosures. Staff would recommend a condition of approval that the applicant work with Kuna Rural Fire District on the location of fire hydrants, per Kuna City Code Title 6, Chapter 4, Section 2-F. Staff also recommends a condition of approval that the location of the fire hydrants and street lights be shown in the preliminary plat, per Kuna City Code Title 6, Chapter 4, Section 2-T. For the trash enclosures, staff recommends a condition of approval that the applicant work with J&M Sanitation on the trash enclosures and the construction of a CMU to match the colors of the buildings. Staff recommends approval for Dynamite Subdivision. With that I stand for any questions you may have. **C/Laraway:** The turning radius in the center of that property, is that enough for a fire truck to get around? **C/Young:** I believe the fire department looked at that on the preliminary plat and they found it to be acceptable. **Andy McClelland:** That has not changed since the approval of the preliminary plat. **C/Young:** This brings up our discussion. I appreciate the amount of open space. **C/Hennis:** The color schemes look good and the quality of materials looks good.

Commissioner Hennis motions to approve Case No. 18-31-DR with the conditions as outlined in the staff report, with an additional condition that the applicant show the locations of the fire hydrants and street lights on the preliminary plat, an additional condition that the applicant work with the fire department on the location of the fire hydrants, and an additional condition that the applicant work with J&M Sanitation to evaluate the possible need for three trash enclosures and to construct those out of a matching CMU, and to work with staff to look at adding some additional amenities such as a gathering place or a playground; Commissioner Damron Seconds; Motion carried 3-0.

3. COMMISSION REPORTS

Wendy Howell: You asked for a meeting with City Council. I talked to the mayor about it, because we are getting down to the nitty gritty on the first contract with the Comprehensive Plan. The second contract of the Comprehensive Plan will include a user-friendly guide to the Comp Plan, a checklist for staff, developers and citizens. The hope is to aid the assistant plan interpretation and implementation. I talked to the mayor about coming together as Commission, Council and staff about this at that point in time so that we align with the Comprehensive Plan.

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 13, 2018**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Design Review Staff Memo

P.O. Box 13
Kuna, ID 83634
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www.kunacity.id.gov

To: Planning and Zoning Commission (acting as Design Review Committee)

Case Numbers: 18-37-DR (Design Review); Freedom Fitness

Location: 821 North Meridian Road, Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: November 27, 2018

Owner: Jim Lesley
7551 South Flat Lane
Kuna, ID 83634

Applicant: ALC Architecture
Richard Wilmot
1119 East State Street, Suite 120
Eagle, ID 83616
208.514.2713
richardw@alcarchitecture.com

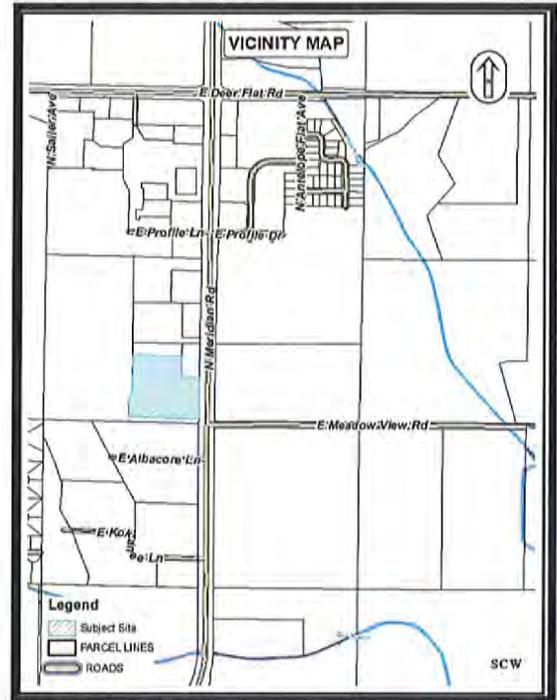


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| D. General Project Facts | |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial buildings, landscaping, and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- | | |
|-------------------------|-------------------|
| i. Agency Notification | October 31, 2018 |
| ii. Completeness Letter | November 1, 2018 |
| iii. Agenda | November 27, 2018 |

B. Applicants Request:

Richard Wilmot, with ALC Architecture, seeks Design Review (DR) approval for a new commercial building, approximately 11,588 square feet, to house a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and parking lot, within the Ensign Commercial Subdivision No. 2; The site is located at the northwest corner of North Meridian Road and East Meadow View Road, Kuna, Idaho 83634.

C. Aerial Map:



D. General Projects Facts:

1. Surrounding Land Uses:

North	C-1	Neighborhood Commercial District – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	A	Agricultural – Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 5.71 acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1324142215

3. Services:

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

4. Existing Structures, Vegetation and Natural Features:

The property has no existing buildings and consists of low vegetation.

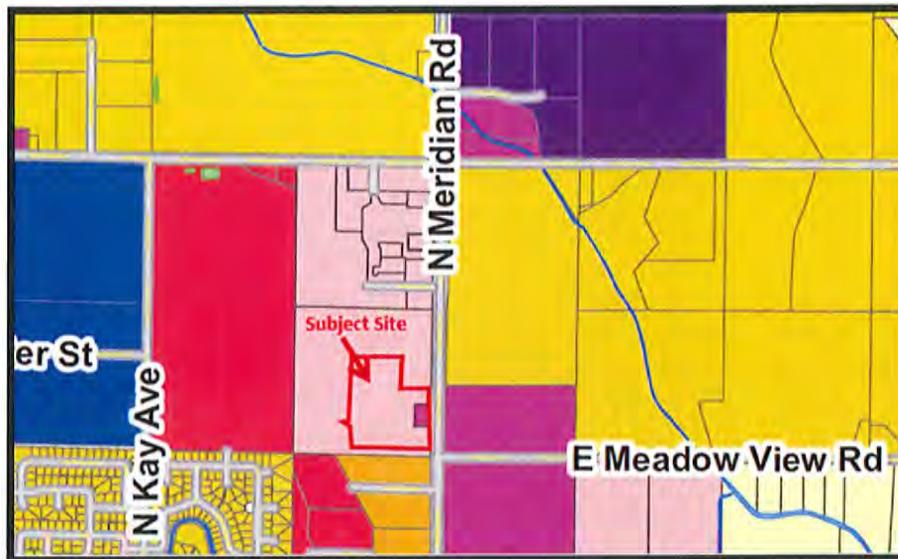
5. Transportation / Connectivity:

The applicant proposes two driveway access points from Meadow View Road.

6. Environmental Issues:

The subject sites lie within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

7. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this project location as Mixed-Use General.



E. Staff Analysis:

The applicant is proposing a new *Freedom Fitness* gymnasium, approximately 11,588 square feet in size, along with landscaping, a parking lot and lighting. Staff has reviewed the application and finds that the proposed commercial building, landscaping, lighting and parking lot satisfy the intent of Kuna's Codes and conform to the Kuna architecture guidelines and parking standards.

The applicant proposes 78 total parking spaces and four accessible spaces. Staff notes the applicants' parking lot lighting plan complies with Kuna City Code. Staff finds that the parking lot and lighting comply with KCC Title 5, Chapter 9, Off-Street Parking and Loading Facilities. Staff would note that the applicant will be required to have all drainage and storm water retention plans for the parking lot reviewed and approved by the City Engineer. All landscaping complies with KCC Title 5, Chapter 17, Landscaping Requirements.

Comments received from J&M sanitation indicate that the proposed enclosure meets their needs and standards. Staff would note the applicant was required to submit a new site plan illustrating the new location, dimensions and material types.

The applicant is hereby notified that this project is subject to a Design Review inspection and fees. Required inspections, post construction, are to verify Design Review compliance for the building, parking lot and landscaping prior to issuance of the Certificate of Occupancy for the building.

Applicant has *not* proposed a sign which will require a separate design review application. If such signs are desired, the application shall be submitted in conformance with KCC Title 5, Chapter 10, Signs. A sign permit will be required.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-37-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

F. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Proposed Decision by the Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

The decision is based on the facts outlined in staff's report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case No. 18-37-DR, a Design Review request by ALC Architecture to construct a new commercial building (*Freedom Fitness* gymnasium), approximately 11,588 square feet, accompanying landscaping, a parking lot and lighting, with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan from the Kuna City Engineer.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
3. All signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign permit prior to construction.*
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements.
5. This development is subject to building and landscaping design review inspections prior to receiving a certificate of occupancy. Inspection fees shall be paid prior to requesting staff inspection.
6. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
7. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
8. Applicant shall comply with all local, state and federal laws.

DATED: This 27th day of November, 2018.



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

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-37-DR
Project name	Freedom Fitness
Date Received	10-17-18
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Jim Lesley</u>	Phone Number: _____
Address: <u>7551 South Faith Lane</u>	E-Mail: _____
City, State, Zip: <u>Kuna, Idaho 83634</u>	Fax #: _____
Applicant (Developer): <u>ALC ARCHITECTURE</u>	Phone Number: <u>208.514.2713</u>
Address: <u>1119 East State Street</u>	E-Mail: <u>richardw@alcarchitecture.com</u>
City, State, Zip: <u>Eagle, Idaho 83616</u>	Fax #: _____
Engineer/Representative: <u>ALC Architecture</u>	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>321 N. Meridian RD</u>	
Site Location (Cross Streets): <u>Meadow View and N. Meridian RD</u>	
Parcel Number (s): <u>S132 4142306</u>	
Section, Township, Range: <u>24, 2N, 1W</u>	
Property size: <u>21.76 AC</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Gym</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: _____
 General description of proposed project / request: Workout / Gym

Type of use proposed (check all that apply):
 Residential _____
 Commercial FITNESS GYMNASIUM
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable) N/A

Are there existing buildings? Yes No
 Please describe the existing buildings: _____
 Any existing buildings to remain? Yes No
 Number of residential units: N/A Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____

Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
 Gross floor area square footage: 11,588 Existing (if applicable): _____
 Hours of operation (days & hours): 6AM - 9PM Building height: 26'-0" H-
 Total number of employees: 20 + Max. number of employees at one time: 10
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:
 a. Handicapped spaces: 4 Dimensions: 9' x 20'
 b. Total Parking spaces: 78 Dimensions: 9' x 20'
 c. Width of driveway aisle: 24'-0"

Proposed Lighting: should be building
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): parking, common areas rear

Applicant's Signature: [Signature] Date: October 30, 2018



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 18-37-DR

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process 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 the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>8.16.18</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 ½" x 11" PLAN REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use

North Arrow

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

Existing structures, identify those which are to be 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 / proposed utility service and any above-ground utility structures and their location

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

Trash storage areas and exterior mechanical equipment, with proposed method of screening

Sign locations (a separate sign application must be submitted with this application)

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

Locations and uses of ALL open spaces

Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Locations of subdivision lines (if applicable)

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location of walls and fences and indication of their height and material of construction

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

Location and designation of all rights-of-way and property lines

Staff Use

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	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.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

Lighting Plan

Applicant
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: ALC ARCHITECTURE Phone: 208.514.2713
 Owner Representative Fax/Email: _____

Applicant's Address: 1119 EAST STATE STREET, SUITE 120
EAGLE, IDAHO Zip: 83616

Owner: JIM LESLEY Phone: _____

Owner's Address: 7551 SOUTH FLAT CANYON Email: _____
KUNA, IDAHO Zip: 83634

Represented By: (if different from above) Richard Wilmot (ALC Architecture) Phone: _____

Address: _____ Email: _____
 _____ Zip: _____

Address of Property: 821 NORTH MERIDIAN ROAD
KUNA, IDAHO Zip: 83634

Distance from Major Cross Street: 2,221 FEET Street Name(s): DEER FLAT ROAD

Please check the box that reflects the intent of the application

- | | |
|--|---|
| <input checked="" type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

This Design Review application is a request to construct, add or change the following: (Briefly explain the nature of the request.)

AN APPROXIMATE 11,600 SF. GYMNASIUM AND FITNESS FACILITY.

1. Dimension of Property: 596' x 534'
2. Current Land Use(s): N/A (UNDEVELOPED)
3. What are the land uses of the adjoining properties?

North:	<u>R-6 (MEDIUM DENSITY RESIDENTIAL)</u>	_____
South:	<u>RUT (RURAL URBAN TRANSITION)</u>	_____
East:	<u>C-1 (NEIGHBORHOOD COMMERCIAL)</u>	_____
West:	<u>RUT (RURAL URBAN TRANSITION)</u>	_____

4. Is the project intended to be phased, if so what is the phasing time period?
 Please explain: YES - RETAIL, TO BE DETERMINED NO - GYMNASIUM
YES - REMAINING RETAIL

5. The number and use(s) of all structures: (1) = GYMNASIUM

6. Building heights: 26'-0" Number of stories: 1

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
<u>C-1: 35'</u>	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 4.65%

8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

Roof: MATERIAL STANDING SEAM / SINGLEPLY MEMBRANE COLOR (BLACK / WHITE)

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

WEST = 2,669 SF , EAST = 2,669 SF NORTH = 2,989

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: NORTH = 320 SQ. FT. WEST = 2,669 EAST = 795 (WHITE)

& other material(s): MARBLE NORTH = 2,669 SQ FT WEST = 0 EAST = 1,874 SQ FT. (RED, BLUE, WHITE, BLACK)

List all other materials: MARBLE

Windows/Doors: NORTH = 300 WEST = 840 EAST = 560
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: MARBLE / BLACK

Trim, etc.: MARBLE / BLACK

Other: _____ / _____

9. Please identify Mechanical Units: BEV' ROOF TOP UNITS,

Type/Height: 5'-0"

Proposed Screening Method: PARAPET

10. Please identify trash enclosure: (size, location, screening & construction materials) CONCRETE MASONRY UNIT

13'-4" x 34'-0" x 8'-0" TRUCK.

11. Are there any irrigation ditches/canals on or adjacent to the property? No

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)

Type: N/A N/A

Size: _____

Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention: SEE CIVIL DESIGN

14. Percentage of Site Devoted to Building Coverage: 13.2%

% of Site Devoted to Landscaping: 27.9% Square Footage: 24,476
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 58.9% Square Footage: 51,577
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: N/A

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 10.9% (3,880) SF. / (35,595 SQ. FT.)

15. For details, please provide dimensions of landscaped areas within public rights-of-way: SEE SITE PLAN.

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.)
If yes, what type, size and the general location? (The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):

NO

17. Dock Loading Facilities:
Number of docking facilities and their location: T.B.D / N/A

Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) ENTRANCE PLAZA, BIKE RACKS

19. Setbacks of the proposed building from property lines:
Front 182'-0" -feet Rear 14'-8" -feet Side 33'-7" -feet Side 0'-0" -feet

20. Parking requirements:
Total Number of Parking Spaces: 78 Width and Length of Spaces: 9' x 20'

Total Number of Compact Spaces 8'x17': APPROXIMATELY 4

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 10.16.15

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



October 15, 2018

**City of Kuna Planning and Zoning Department
Re: Freedom Fitness – Design Review Application**

To Whom It May Concern:

Pursuant to our Design Review application for a new fitness and exercise facility located at 111' North Meridian Road we respectfully request approval to construct approximately 11,600 s.f. fitness and exercise facility building.

The proposed project is located on a single parcel in the Neighborhood Commercial Overlay District and the (C-1) zoning district. The building will be part of a larger mixed commercial use development with the purpose of address the needs of nearby neighborhood residents.

The proposed building is designed to address the requirements for commercial buildings in arterial roadway district. The architectural character of the building will have varying roof heights and profiles, the tallest portion of the building is a parapet of approximately 26'-0" above finished grade, this will conceal any proposed roof top mechanical equipment. Additionally this height is comparable with most retail storefronts allowing for a good transition between this building and future building. All uses for this facility will be located on the street level given the building is only a single story, allowing for 100% of the street level façade to front on to a public sidewalk with plaza area directly adjacent to the buildings main entrance. We are also proposing to incorporate a fenced outdoor (sod) playfield adjacent to the facility.

Our building entrance is facing East towards Meridian Road, the vehicle parking area and the public sidewalk and plaza. The entry is covered with a sloped roof overhang supported by steel brackets, the roof is clad with standing seam metal roofing. The entrance doors are part of a recessed fully glazed curtain wall providing full visual transparency into the facility. The sloping roof protecting the building entrance and continuing north is sloped at 1/12 less than the required 3/12. Our exterior material treatments include a mixture of metal panel with

different profiles and colors and painted cement plaster. Approximately 30% of the façade is treated with a framed projection around storefront glazed openings.

All trash disposal containers will be contained within an accessible trash enclosure with adequate access for trash service vehicles located to the west of the proposed building.

We appreciate your approval of our design review application. And we look forward to helping Kuna develop the Meridian Road corridor.

Should you have any questions or concerns regarding this project please don't hesitate to contact us. We thank you for your time and consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'RW', is written over the printed name 'Richard Wilmot'.

Richard Wilmot
ALC Architecture
richardw@alcarchitecture.com
208.514.2713

Exhibit A

Order No.: 34601704053

For APN/Parcel ID(s): S1324142215

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho begin more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section bears North 00°22'43" East, 2,649.31 feet;
thence along the East-West centerline of said Section 24, North 88°50'19" West, 65.01 feet to a point on the West right of way line of N. Meridian Road;
thence along said West right of way line North 00°22'43" East, 40.01 feet to the Real Point of Beginning;
thence leaving said West right of way line North 88°50'19" West, 551.26 feet;
thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West, 28.09 feet;
thence North 00°22'43" East, 70.22 feet;
thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West, 58.06 feet;
thence North 63°47'00" East, 42.13 feet;
thence North 32°04'50" East, 21.02 feet;
thence North 00°22'43" East, 314.56 feet to the SW corner of Ensign Subdivision as filed in Book 111 of Plats at Pages 16059-16061, records of Ada County, Idaho;
thence along the southerly boundary line of said Ensign Subdivision the following 3 courses and distances:
thence South 89°37'17" East, 401.88 feet;
thence South 00°22'49" West, 170.45 feet;
thence South 89°37'17" East, 143.12 feet to a point on the said West right of way line of N Meridian Road;
thence along said West right of way line South 00°22'43" West, 332.02 feet to the Real Point of Beginning.

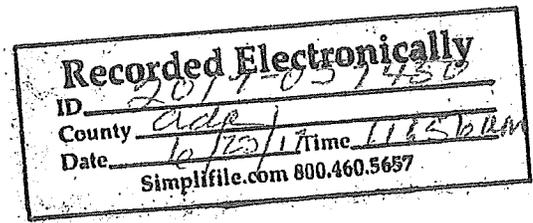
**EXHIBIT B
PERMITTED EXCEPTIONS
EXCEPTIONS**

Order No.: 34601704053

1. Rights of the public to any portion of the Land lying within the area commonly known as
N Meridian Road.
2. Terms, conditions, provisions, easements and obligations set forth in that certain Well User's
Agreement
Between: Elmer R Jensen and Thelma I Jensen
Recorded: November 1, 1989
Instrument No: 8954350, of Official Records.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: Idaho Power Company
Purpose: public utilities
Recording Date: September 25, 1992
Recording No: 9265197
4. Terms, conditions, provisions, easements and obligations set forth in that certain Warranty Deed
to State of Idaho,
Idaho Transportation Department
Recorded: April 18, 1997
Instrument No: 97029946, of Official Records.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: State of Idaho, Idaho Transportation Department
Purpose: irrigation ditch and facilities
Recording Date: April 18, 1997
Recording No: 97029947
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: Idaho Power Company
Purpose: public utilities
Recording Date: May 19, 1999
Recording No: 99050459
7. Matters as disclosed by Record of Survey No. 8346
Recorded: June 19, 2008
Instrument No: 108071919, of Official Records.

8. Terms, conditions, provisions, and obligations set forth in that certain Ordinance No. 2009-12 re Rezoning
By: City of Kuna, Idaho
Recorded: April 27, 2009
Instrument No: 109047092, of Official Records.
9. Matters as disclosed by Record of Survey No. 10364
Recorded: January 21, 2016
Instrument No: 2016-005357, of Official Records.
10. Terms, conditions, provisions and obligations set forth in that certain City of Kuna Ordinance No. 2016-22
Recorded: July 8, 2016
Instrument No: 2016-060881, of Official Records.
11. Terms, conditions, provisions, easements and obligations set forth in that certain Grant of Reciprocal Easements and Declaration of Covenants
Declarant: Emmett Partners, LLC
Recorded: September 26, 2016
Instrument No: 2016-091329, of Official Records.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Kuna
Purpose: Water, sewer and pressure irrigation main
Recording Date: October 24, 2016
Recording No: 2016-102043
13. Terms, conditions, covenants, provisions, easements and obligations set forth in that certain Cross Access Easement Agreement
Between: CJM Limited Liability Limited Partnership, an Idaho limited partnership; Emmett Partners, LLC, a Utah limited liability company; and Rama Group, LLC, an Idaho limited liability company
Recorded: January 4, 2017
Instrument No: 2017-000668, of Official Records.
14. Terms, conditions, provisions, easements and obligations set forth in that certain Restrictive Covenant
Between: Emmett Partners, LLC, a Utah limited liability company; and O'Reilly Auto Enterprises, LLC, a Delaware limited liability company
Recorded: March 16, 2017
Instrument No: 2017-022306, of Official Records.
15. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.



34601704053 n6

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, EMMETT PARTNERS LLC, a Utah limited liability company, whose mailing address is 170 S. Main Street #1600 Salt Lake City, UT 84101, (hereinafter "**Grantor**"), hereby grants, bargains, sells, and conveys unto Lesley Properties LLC, an Oregon limited liability company, whose current address is 7551 S. Flat Lane, Kuna, ID 83634 (hereinafter referred to as the "**Grantee**") all of Grantor's right title and interest in and to the real property legally described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Premises**").

TOGETHER WITH all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all development rights, air rights and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances, unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the following: (a) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed; and (b) all matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (all such matters are referred to herein collectively as "Permitted Exceptions").

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

34601704053 n6

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, EMMETT PARTNERS LLC, a Utah limited liability company, whose mailing address is 170 S. Main Street #1600 Salt Lake City, UT 84101, (hereinafter "**Grantor**"), hereby grants, bargains, sells, and conveys unto Lesley Properties LLC, an Oregon limited liability company, whose current address is 7551 S. Flat Lane, Kuna, ID 83634 (hereinafter referred to as the "**Grantee**") all of Grantor's right title and interest in and to the real property legally described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Premises**").

TOGETHER WITH all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all development rights, air rights and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances, unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the following: (a) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed; and (b) all matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (all such matters are referred to herein collectively as "Permitted Exceptions").

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

Dated effective as of the 22 day of June, 2017.

EMMETT PARTNERS, LLC



By M Brett Jensen, Member

STATE OF Utah, COUNTY OF Cache, -ss.

On this 22 day of June, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared M Brett Jensen, known or identified to me to be the Member of the corporation that executed the instrument or the persons who executed on behalf of Emmett Partners, LLC, an Idaho Corporation and acknowledged to me that he/she executed the same as such Member.

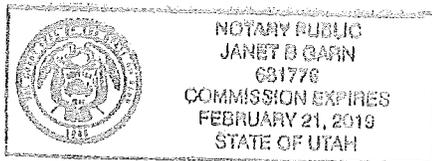
Signature: Janet B. Garn

Name: Janet B. Garn

Residing at: Logan, UT

My Commission Expires: 2/21/19

(SEAL)





City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Jim Lesky, 7551 S. Flat/n
Name Address
Kuna ID 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

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

Permission to Jeff Likes ALC Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its 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.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 19 September day of _____, 2018

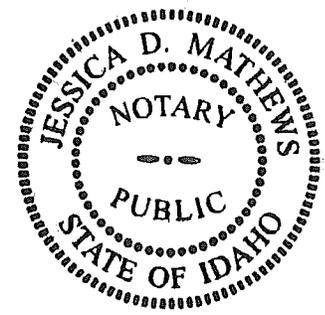
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

Jessica D. Matthews
Notary Public for Idaho

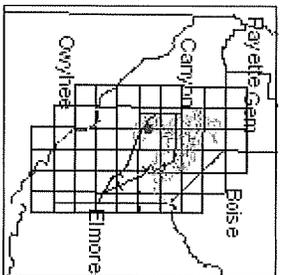
Residing at: Nampa, ID

My commission expires: 10/20/2023



Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- Railroad
- Roads (4,000 - 8,000 s)
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- City Limits
- <all other values>
- BOISE
- EAGLE
- GARDEN CITY
- KUNA
- MERIDIAN
- STAR
- Townships
- Sections
- Condos
- Parcels

Map Scale: 7,766:08

10/15/2018



1. Looking North



2. Looking East



3. Looking South



4. Looking West



5. Looking North



6. Looking East



7. Looking South



8. Looking West



9. Looking North



10. Looking East



11. Looking South



12. Looking West



13. Looking North



14. Looking East



15. Looking South



16. Looking West



17. Looking North



18. Looking East



19. Looking South



20. Looking West



21. Looking North



22. Looking East



23. Looking South

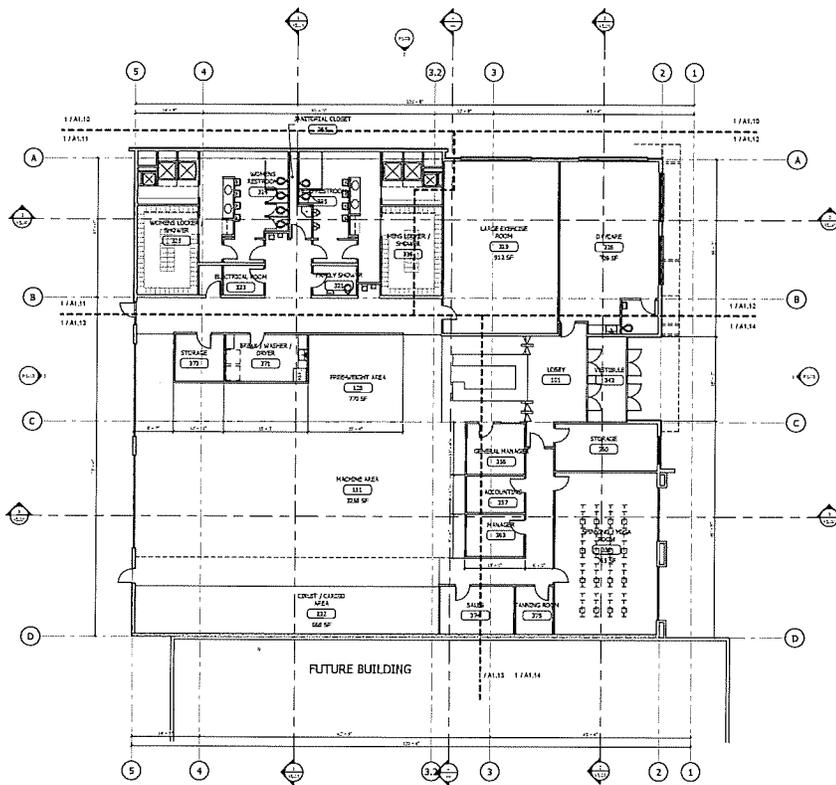


24. Looking West

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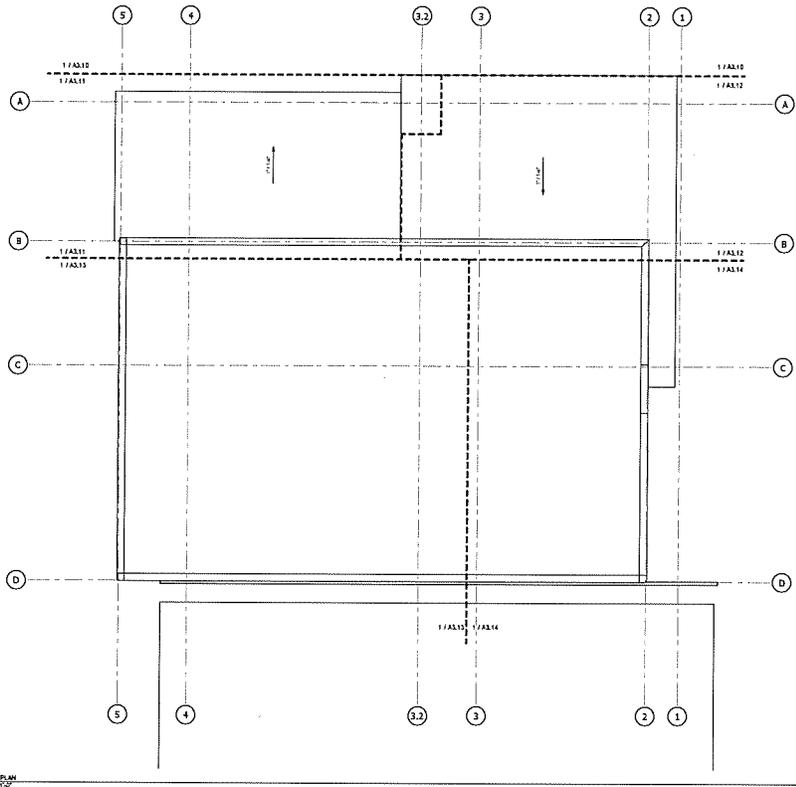
AREA ANALYSIS

LOCKER ROOM	= 203 SQ. FT.
WEIGHT ROOM	= 227 SQ. FT.
LARGE EXERCISE ROOM	= 312 SQ. FT.
SMALLER EXERCISE ROOM	= 72 SQ. FT.
YOGA ROOM	= 243 SQ. FT.
SPINNING ROOM	= 146 SQ. FT.
LEVEL 1 - TOTAL	= 11,383 SQ. FT.



FREEDOM FITNESS
 1001 S. 20th St.
 CONCEPTUAL FLOOR PLANS
 10/26/14
 N.C. - 1502

NOT TO SCALE
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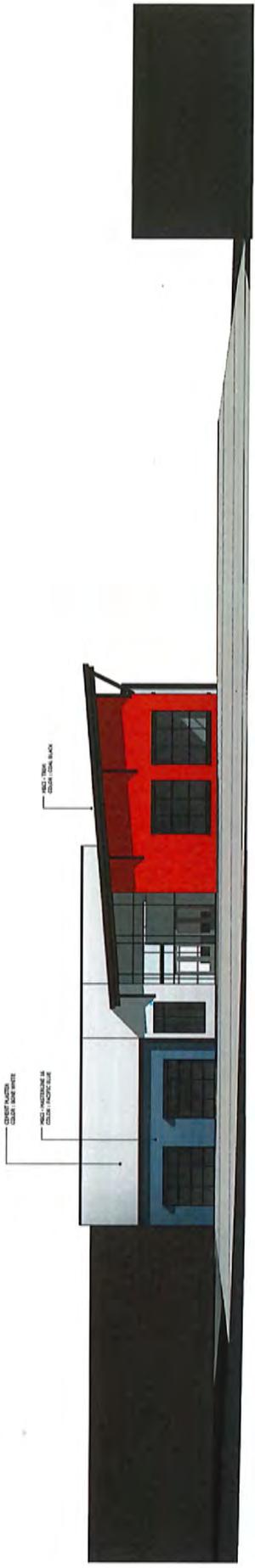


1/8" = 1'-0"

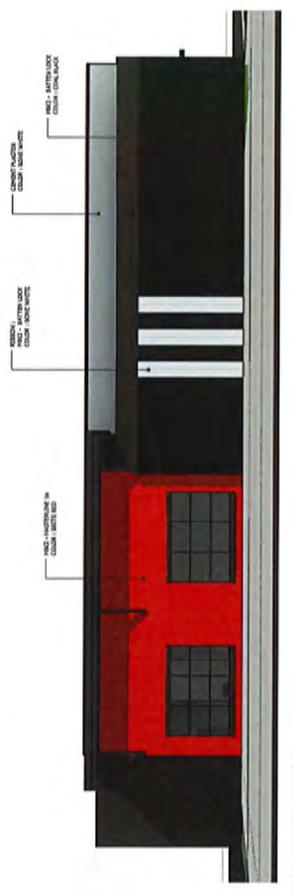


FREEDOM FITNESS
1000 20th Ave
Denver, CO 80202
303.733.1111

ARCHITECTURE AND ENGINEERING CONSULTANTS, INC. (AEC) IS PROVIDING THESE SERVICES TO THE CLIENT UNDER A PROFESSIONAL SERVICES AGREEMENT. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECTURE AND ENGINEERING CONSULTANTS, INC. (AEC) IS NOT RESPONSIBLE FOR THE CLIENT'S OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECTURE AND ENGINEERING CONSULTANTS, INC. (AEC) IS NOT RESPONSIBLE FOR THE CLIENT'S OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



1 EAST ELEVATION - RENDERED



2 NORTH ELEVATION - RENDERED



3 WEST ELEVATION - RENDERED



FREEDOM FITNESS
 1000 S. JEFFERSON
 DENVER, CO 80202
 ALC - 17002



City of Kuna

Planning and Zoning Commission
Staff Report

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 18-05-S (Preliminary Plat) & 18-26-DR (Design Review) **Lete Commercial Subdivision**

Site Location: 1795 W. Deer Flat Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: November 27, 2018

Owner/Applicant: **Lete Family Revocable Trust**
117 North Kings Road
Nampa, ID 83687
208.465.6141
inaki@kingsgateid.com

Representative: Mason and Associates
924 3rd Street South STE B
Nampa, ID 83651
208.454.0256
wmason@masonandassociates.us

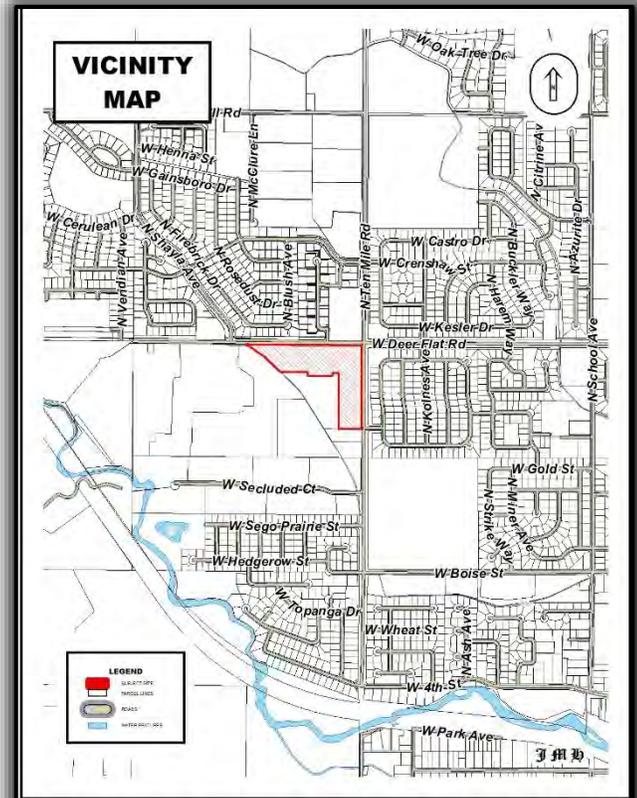


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| B. Applicants Request | I. Proposed Comprehensive Plan Analysis |
| C. Exhibit Maps | J. Proposed Kuna City Code Analysis |
| D. Site History | K. Proposed Findings of Fact and Conclusions of Law |
| E. General Project Facts | L. Recommendation by the Commission |
| F. Staff Analysis | M. Recommended Conditions of Approval |
| G. Applicable Standards | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

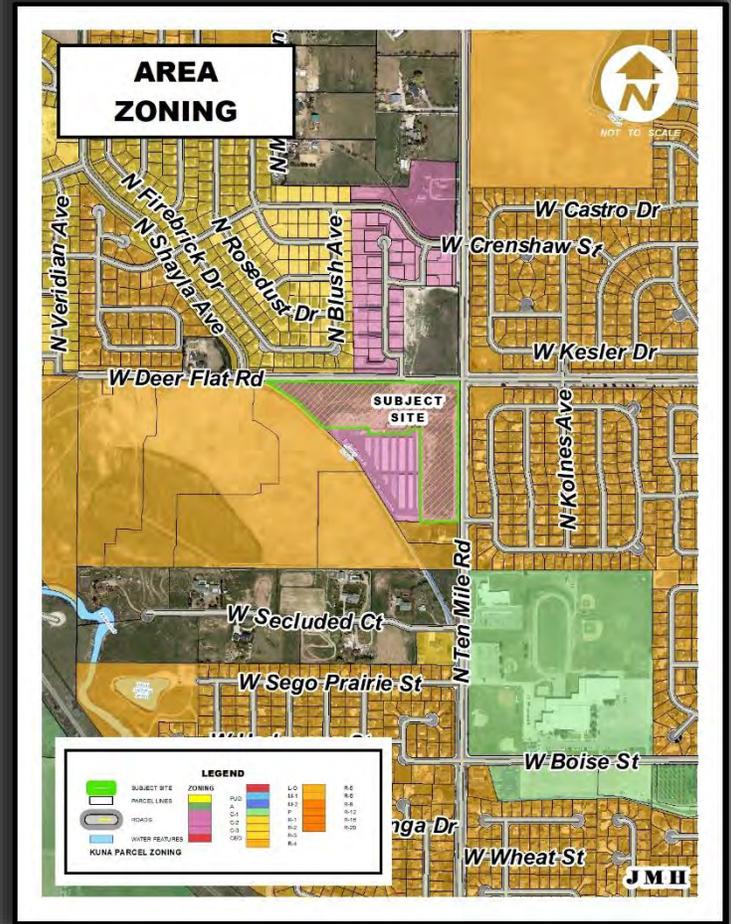
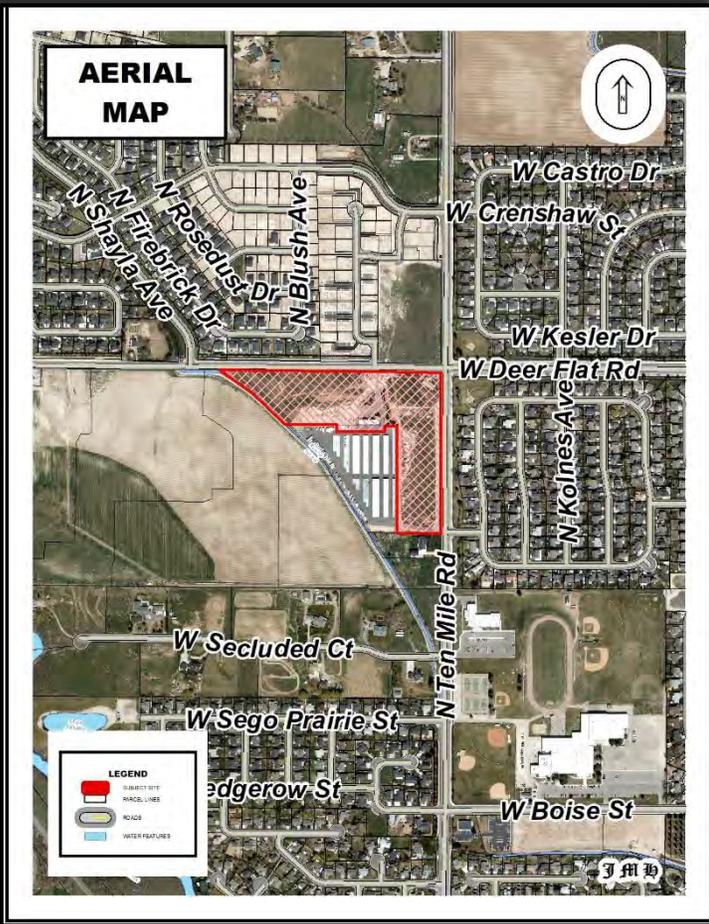
a. Notifications

- | | |
|----------------------------------|-------------------------------------|
| i. Neighborhood Meeting | August 16, 2018 (3 people attended) |
| ii. Agency Comment Request | September 27, 2018 |
| iii. 400' Property Owners Notice | November 7, 2018 |
| iv. Kuna Melba Newspaper | November 7, 2018 |

B. Applicant's Request:

The applicant, Inaki Lete, requests to subdivide approximately 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots and has reserved the name Lete Commercial Subdivision. A Design Review application for site landscaping, and an addition to an existing on-site mini storage facility, which features eight (8) additional storage buildings on approximately 4.93-acres, accompanies this application. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).

C. Exhibit Maps:



D. Site History:

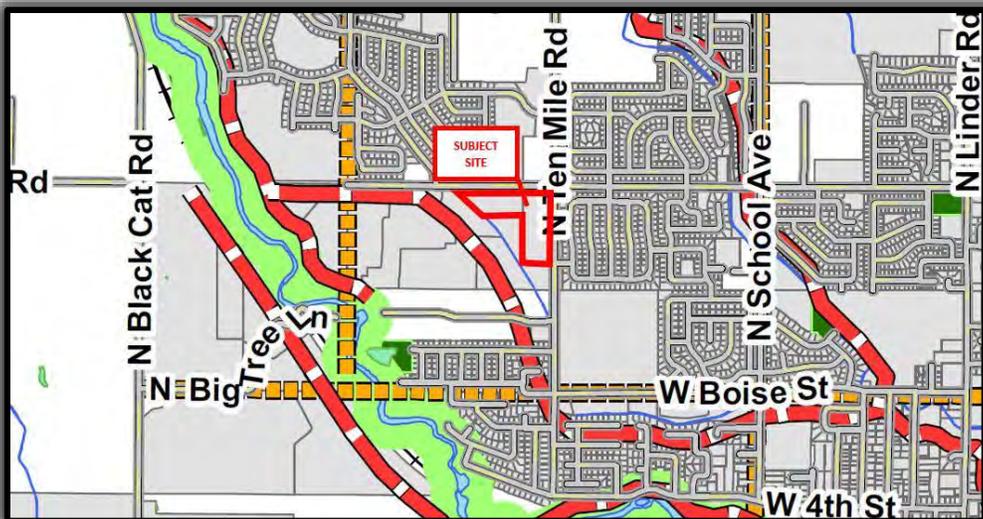
This parcel is currently zoned C-1 within Kuna City Limits. A special use permit for the self-storage addition was approved by the Planning and Zoning Commission on February 13, 2018 and the Findings of Fact and Conclusions of Law were signed on February 27, 2018.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 12.19-acre site as Commercial.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through the proposed project site.



3. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
	R-4	Medium Density Residential – Kuna City
	RUT	Rural Urban Transition – Ada County
South	R-4	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City
	R-4	Medium Density Residential – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Lete Family Revocable Trust	12.19 acres	C-1	S1322111056

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – City of Kuna (KMID)
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

The proposed project site has a single-family residence on the corner of Ten Mile Road and Deer Flat Road, which will remain in place until the remainder of the property is developed in the future. Otherwise, the parcel is generally vacant of any structures and vegetation on-site include natural grasses and shrubbery associated with an ungraded, unimproved building lot. The site is relatively flat with an estimated average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

Current access is available to the site via an existing full access driveway on West Deer Flat Road approximately 410-feet west of Ten Mile Road and an existing full access driveway on Ten Mile Road approximately 916-feet south of Deer Flat Road. Additionally, the existing single-family home is accessed via two driveways located 55-feet south of Deer Flat Road and 80-feet west of Ten Mile Road. Curb, gutter and sidewalk do not abut the site.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Boise Project Board of Control Exhibit C-2
- Idaho Transportation Department Exhibit C-3
- Department of Environmental Quality Exhibit C-4
- Nampa & Meridian Irrigation District Exhibit C-5
- Central District Health Department Exhibit C-6
- Ada County Highway District Exhibit C-7

F. **Staff Analysis:**

The applicant proposes to subdivide an approximately 12.19-acre site into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots. When a portion of this project was granted a special use permit in February of 2018, a condition of approval was added which required the applicant to begin the preliminary plat process for the overall site within one year of the Commission’s Order of Decision. Staff confirms that the applicant has satisfied that condition of approval.

This project is adjacent to Deer Flat Road and Ten Mile. All major public utilities located approximately within 300 feet of the subject site. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

The applicant has proposed shared accesses onto Ten Mile Road between proposed lots 18 and 16, 14 and 13, while the remaining lots are to be accessed via an existing access on Deer Flat Road. Following Correspondence with Ada County Highway District (ACHD) access to the proposed buildable lots will only be granted via approved existing access points on Ten Mile and Deer Flat Roads. However, ACHD will permit an additional right-in/right-out entry point along Ten Mile no further than 550-Ft from the Deer Flat Road and Ten Mile Road Intersection. Staff would recommend the applicant be conditioned to work with ACHD and City in order to provide access to the site that meets Kuna City Code and ACHD Policy. Additionally, Staff will require the applicant to allow cross access across all newly created parcels.

Per comments received by ACHD, the existing driveways that service the above-mentioned household should be approved as temporary full access that may be restricted to a right-out/right-in only in the future as long as the house retains its current function as single-family residence. According to the applicant, the existing house will remain in place until the proposed phase that contains the residence is developed. Staff would note, at such time that the property is redeveloped Ada County Highway District and the City of Kuna will require the applicant to close the existing driveways.

The installation of streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. An updated preliminary plat and site plan will be required to be provided to staff showing the improvements. Staff would note that these street lights must be designed and installed according to "Dark skies" standards.

Applicant proposes to install an eight (8) foot sidewalk. Following Staff's review of the preliminary plat, it appears that the proposed location is within the designated landscape buffer for the site. The road sections of Ten Mile Road and Deer Flat Road that abut the site are designated as minor arterials. Kuna City Code 5-17 requires the construction of detached eight (8) foot sidewalks along the accompany property frontage. This sidewalk needs to be located within the public right-of-way and separated from public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip, which is in addition to the required 20-foot landscape buffer. Staff recommends applicant conform to Kuna City Code and install the proposed sidewalk within the right-of-way separated from the public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip.

A design review application for common area landscaping was included as a part of the overall application. Applicant proposes several dedicated landscaping and buffer areas throughout the project. Much of what the applicant proposed will mirror what was installed when Kuna Caves Storage was built. Staff finds the proposed landscaping complies with the landscaping requirements set by City code. Staff would note the applicant does not identify the type of groundcover that will be used for all landscape buffers. Staff would prefer sod, and Kuna City Code requires organic material for groundcover. Staff would recommend the applicant be conditioned to provide a landscape plan to staff with a Kuna City Code approved groundcover identified.

Additionally, the applicant has proposed to create a second phase of Kuna Caves Storage on some of the lots to be platted. Special Use Permit approval was granted in February of 2018, with the condition that the applicant get design review approval prior to beginning construction. The applicant proposes eight additional storage related buildings on 4.93-acres (as granted by the recently approved special use permit). Extensive landscaping has been proposed along the site's frontage on Deer Flat Road. Colors, fencing and building materials are proposed to be similar those used in the existing Kuna Caves Storage facility.

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify design review compliance for buildings, prior to issuance of the Certificate of Occupancy for the building, and landscaping prior to signature on the final plat.

Staff has determined the preliminary plat and design review complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case Nos. 18-05-S (Preliminary Plat) and 18-26-DR (Design Review), subject to any conditions of approval outlined by Kuna’s Planning and Zoning Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

The proposed project site is located at 1795 West Deer Flat Road. The applicant proposes to subdivide approximately 12.19- acres into nineteen (19) total lots, consisting of ten (10) commercial buildable lots and nine (9) common lots. The applicant proposes to complete this project in four phases.

I. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary and final plat request for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

2.0 – Property Rights

Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property “takings”.

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.

5.0 – Economic Development

Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna’s shopping and entertainment opportunities.

Objective 2.2: Promote the development of neighborhood retail centers throughout the City.

6.0 – Land Use

Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

Objective 2.2: Plan for areas designed to accommodate a diverse range of business and commercial activity within both the community-scale and neighborhood-scale centers to strengthen the local economy and to provide more opportunities for social interaction.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

J. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed applications adhere/do not adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site *is/is not* physically suitable for the proposed development.

Comment: *The 12.19-acre (approximate) site does/does not appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications *are/are not* likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential and commercial.*

6. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for a commercial development.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project.*

K. Proposed Findings of Fact and Conclusion of Law:

Based upon the record contained in Case Nos. 18-05-S and 18-26-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-05-S and 18-26-DR, a request for preliminary plat and design review approval by Inaki Lete:

1. *The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: The Kuna Planning and Zoning Commission held a public hearing on the subject applications on November 27, 2018, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.

2. Based on the evidence contained in Case Nos. 18-05-S and 18-26-DR, this proposal does/does not generally comply with the Comprehensive Plan and City Code.

Comment: The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

3. Based on the evidence contained in Case Nos. 18-05-S and 18-26-DR, this proposal does/does not generally comply with the City Code.

Comment: The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.

4. The Kuna Planning and Zoning Commission has the authority to approve or deny Case No. 18-26-DR and to recommend approval or denial of case no. 18-05-S.

Comment: On November 27, 2018, the Commission voted to approve/deny Case No. 18-26-DR and recommend approval/denial of case no. 18-05-S.

5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on November 7, 2018 and a legal notice was run in the Kuna Melba Newspaper on November 7, 2018. The applicant placed a sign on the property on November 8, 2018.

L. Recommendation by the Commission:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the preliminary plat application. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/denial* of Case No. 18-05-S (Preliminary Plat), a subdivision request from Inaki Lete to subdivide approximately 12.19 acres into 19 total lots (10 buildable commercial lots and 9 common lots), and *approves/conditionally approves/denies* Case No. 18-26-DR (Design Review), subject to the following conditions of approval listed in section M of this staff report.

M. Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.

- b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 5. Curb, gutter and detached sidewalk shall be installed in accordance with Kuna City Code Title 5 Chapter 17 along the proposed project sites frontages on Deer Flat Road and Ten Mile Road.
 6. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
 11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 12. At such time that the existing single-family home, ceases to operate as such, the landowner/applicant/developer shall close the existing driveways that serve as access point to the home.
 13. A cross access agreement shall be created across all proposed lots and shall be identified on the preliminary plat.
 14. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
 15. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 16. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 17. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th day of November, 2018.

received
01/7/18



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

Preliminary Plat Checklist

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.

Project name: *Lete Commercial* **Applicant:** *Mason and Associates*

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	
	Homeowner's maintenance agreement for the care of landscaped common areas.	
✓	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	
✓	Letter of Intent indicating reasons and details for preliminary plat.	
✓	Commitment of Property Posting form signed by the applicant/agent.	
NA	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	
✓	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	
✓	Phasing Plan	
NA	Include Large Scale Development Requirements. KCC 6-5-4	
✓	Landscape Plan—(in color) <i>8 1/2" x 11"</i>	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	8 1/2 x 11 proposed preliminary plat.	
✓	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.. 	

Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) 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, additional copies needed, etc.

Exhibit
A2



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)	18-05-S 18-26-DR
Project name	Vote comm. sub
Date Received	9/7/18
Date Accepted/Complete	9/27/18
Cross Reference Files	
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>Lete Family Revocable Trust</u>	Phone Number: <u>(208) 465-6141</u>
Address: <u>117 N. Kings Road</u>	E-Mail: <u>inaki@kingsgateid.com</u>
City, State, Zip: <u>Nampa, ID 83687</u>	Fax #: <u>(208) 465-5013</u>
Applicant (Developer): <u>Lete Family Revocable Trust</u>	Phone Number: <u>(208) 465-6141</u>
Address: <u>117 N. Kings Road</u>	E-Mail: <u>inaki@kingsgateid.com</u>
City, State, Zip: <u>Nampa, ID 83687</u>	Fax #: <u>(208) 465-5013</u>
Engineer/Representative: <u>Mason and Associates</u>	Phone Number: <u>(208) 454-0256</u>
Address: <u>924 3rd Street South STE B</u>	E-Mail: <u>wmason@masonandassociates.us</u>
City, State, Zip: <u>Nampa, ID 83651</u>	Fax #: <u>(208) 467-4130</u>

Subject Property Information

Site Address: <u>1795 W. Deer Flat Rd, Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. Deer Flat and N. Ten Mile</u>	
Parcel Number (s): <u>S132211056</u>	
Section, Township, Range: <u>Section 22, T. 2N, R1W</u>	
Property size: <u>12.19 acres</u>	
Current land use: <u>Vacant/Residential</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>VA</u>

Project Description

Project / subdivision name: Leve Commercial Subdivision
 General description of proposed project / request: addition to existing storage facility - create commercial lots along N. 10 mile
 Type of use proposed (check all that apply):
 Residential _____
 Commercial storage units and RV coverage - commercial lots along N. 10 mile
 Office _____
 Industrial _____
 Other _____
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: residential home
 Any existing buildings to remain? Yes No
 Number of residential units: one Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 10 Other lots: 9
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): _____ Building height: _____
 Total number of employees: _____ Max. number of employees at one time: _____
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____
 Proposed Parking: existing parking will remain
 a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____
 Proposed Lighting: to match existing on storage buildings
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): See landscape plan but type + character to match existing

Applicant's Signature: [Signature] Date: 8/20/18



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

LETTER OF EXPLANATION
DESIGN REVIEW FOR WEST DEER FLAT STORAGE

West Deer Flat Storage is the anticipated second phase of the Kuna Caves storage facility in Kuna. This phase will add additional storage units to the existing storage facility on the SW corner of W. Deer Flat Road and 10 Mile. This phase will also provide sheltered RV parking/storage. West Deer Flat Storage will continue the continuity and design from the original storage buildings.

The materials used for West Deer Flat Storage facility will match in color, structure and theme to the existing buildings. Please refer to the colored exhibits in this packet that reference the color and type of materials that will be used.

The buildings will be designed to reflect a desirable Kuna architectural style with creative landscaping for a pleasing and inviting environment to the community and adjacent properties. The proposed use will have low impact to the neighboring communities based on the use, location and design. All sides of the storage site will be appropriately fenced for beautification and security purposes. Landscaping will be provided to match the creative use of Kuna approved trees and plants already growing around the existing storage facility. The storage buildings will have attached lighting for safety and security.

The additional storage units and sheltered RV parking West Deer Flat Storage plans to provide will help meet the demands of the growing Kuna community.





Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

LETTER OF INTENT
PRELIMINARY PLAT FOR LETE COMMERCIAL

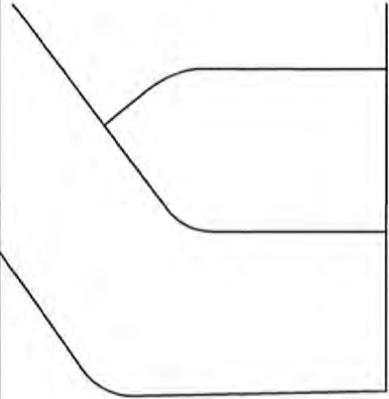
Lete Commercial wishes to continue the expansion of the Kuna Caves storage facility in Kuna. This phase will add additional storage units to the existing storage facility on the SW corner of W. Deer Flat Road and 10 Mile. This phase will also provide sheltered RV parking/storage. In addition the preliminary plat will allow for commercial lots along 10 Mile and Deer Flat Road.

The materials used for the Lete Commercial storage facility will match in color, structure and theme to the existing buildings. Please refer to the colored exhibits in this packet that reference the color and type of materials that will be used.

The buildings will be designed to reflect a desirable Kuna architectural style with creative landscaping for a pleasing and inviting environment to the community and adjacent properties. The proposed use will have low impact to the neighboring communities based on the use, location and design. All sides of the storage site will be appropriately fenced for beautification and security purposes. Landscaping will be provided to match the creative use of Kuna approved trees and plants already growing around the existing storage facility. The storage buildings will have attached lighting for safety and security.

The storage units, sheltered RV parking, and commercial lots Lete Commercial plans to provide will help meet the demands of the growing Kuna community.

VICINITY MAP



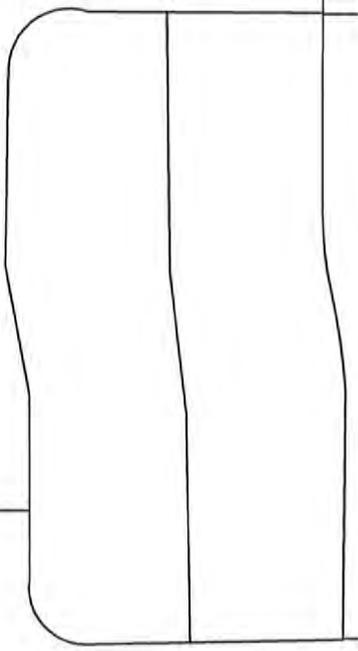
↑
TO INTERSTATE 84



W. DEER FLAT ROAD

PROJECT AREA

N. TEN MILE ROAD



INAKI LETE

LETE COMMERCIAL VICINITY MAP

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 454-0979

JOB NO. FE0517	REV. <input type="checkbox"/>
DWG NO. VIC MAP 300	
SCALE: 1"=300'	
FIELD BOOK NO.	
DRAWN BY: JH	DATE: 6/4/18

Exhibit
A2C

VICINITY MAP



INAKI LETE

LETE COMMERCIAL VICINITY MAP

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners

824 3rd St. South, Nampa, ID 83851
(208) 454-0256 Fax (208) 454-0979

JOB NO. **FE0517**

DWG NO. **VIC MAP 300**

SCALE: **1"=300'**

REV.

FIELD BOOK NO.

DRAWN BY: **JH** DATE: **6/4/18**



Professional Engineers, Land Surveyors and Planners

826 3rd Street South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholtzhey@mseng.us

FOR: Inake Lete
JOB NO.: AU0412
DATE: January 20, 2015

PARCEL 1

A parcel of land being a portion of the NE1/4 NE1/4 of Section 22 Township 2 North, Range 1 West Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at the northeast corner of the NE1/4 NE1/4;

Thence S 00° 04' 19" W a distance of 988.28 feet along the east boundary of said NE1/4 NE1/4 to a point;

Thence N 89° 27' 02" W a distance of 290.01 feet to a point;

Thence N 00° 04' 19" E a distance of 640.46 feet to a point;

Thence N 89° 54' 41" W a distance of 73.00 feet to a point;

Thence S 00° 04' 19" W a distance of 32.32 feet to a point;

Thence N 89° 55' 41" W a distance of 284.00 feet to a point;

Thence N 00° 04' 19" E a distance of 42.32 feet to a point;

Thence N 89° 55' 41" W a distance of 309.55 feet to a point the approximate centerline of the Ramsey Lateral;

Thence along the approximate centerline of the Ramsey Lateral the following courses and distances;

Thence N 46° 17' 36" W a distance of 267.24 feet to a point;

Thence N 55° 20' 14" W a distance of 287.37 feet to a point on the north boundary of the NE1/4;

Thence leaving the approximate centerline of the Ramsey Lateral S 89° 25' 29" E a distance of 1386.59 feet along said north boundary to the **POINT OF BEGINNING**;

This parcel contains 13.65 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Inaki Lete , 117 N. Kings Rd
Name Address
Nampa , Idaho 83687
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Mason and Associates 924 3rd Street South STE B
Name Address Nampa, ID 83651
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its 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.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this July day of 12th, 2018

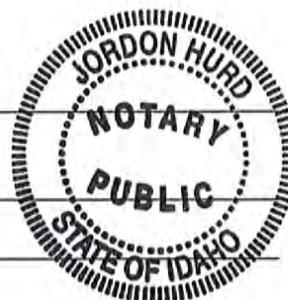
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

Josh Hurd
Notary Public for Idaho

Residing at: Canyon County Idaho

My commission expires: Sept. 23, 2020



ACCOMMODATION

ADA COUNTY RECORDER Christopher D. Rich	2015-018881
BOISE IDAHO Pgs=3 CHE FOWLER	03/10/2015 12:58 PM
PIONEER TITLE CANYON - CALDWELL	\$16.00

QUITCLAIM DEED

FOR VALUE RECEIVED, The Lete Family Revocable Trust does hereby convey, release, remise and forever quit claim unto The Lete Family Revocable Trust whose current address is: 146 North Middleton Road, Private Mail Box 106, Nampa, Idaho 83651 the following described premises:

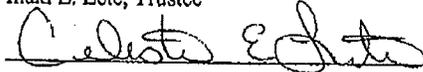
The Parcel of land described on the Exhibit attached hereto and made a part.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: March 10, 2015



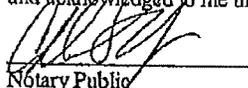
Inaki E. Lete, Trustee



Celeste E. Lete, Trustee

State of Idaho)
County of Canyon)ss

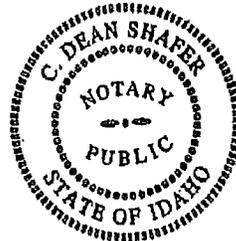
On this 10th day of March, 2015 before me, the undersigned, a notary public in and for said state, personally appeared Inaki E. Lete and Celeste E. Lete known to me to be the Trustees of the Lete Family Revocable Trust and acknowledged to me that they executed the within instrument as such Trustees.



Notary Public

residing in: *NAMPA*

My Bond expires: *12-5-2017*





City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

Per City Code 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 or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City 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.

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

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Applicant/agent signature

Date

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Wednesday, May 2, 2018 2:23 PM
To: Jordon Hurd
Cc: Darin Holzhey (dholzhey@mseng.us)
Subject: RE: Lete Commercial Subdivision Name Reservation

May 2, 2018

Jordan Hurd, Mason & Associates
Darin Holzhey, Mason & Associates

RE: Subdivision Name Reservation: **LETE COMMERCIAL SUBDIVISION**

At your request, I will reserve the name **Lete Commercial 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: Jordon Hurd [mailto:jhurd@masonandassociates.us]
Sent: Friday, April 27, 2018 11:35 AM
To: Sub Name Mail
Subject: RE: Subdivision Name Request

Glen,

Parcel S1322111061 is an existing storage facility with a paved driveway that goes through this parcel. This commercial subdivision and the existing storage will use the same driveway.

Thanks,

Jordon

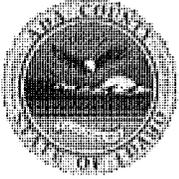
From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Friday, April 27, 2018 11:18 AM
To: Jordon Hurd
Subject: RE: Subdivision Name Request

Jordan;

Exhibit
A2:

When I checked the mapping it appears that the Lete Family Revocable Trust also owns Parcel S1322111061. Since creating a subdivision of only parcel S1322111056 as noted below would land lock parcel 1061, it is not clear if Kuna would allow this.

Is parcel S1322111061 also a part of the development?



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

From: Jordon Hurd [<mailto:jhurd@masonandassociates.us>]
Sent: Friday, April 27, 2018 8:42 AM
To: Sub Name Mail
Subject: RE: Subdivision Name Request

He came in yesterday and decided to go with Lete Commercial. I'm sorry about the confusion on this, we had a real hard time getting him to settle on a name.

Jordon

From: Sub Name Mail [<mailto:subnamemail@adaweb.net>]
Sent: Thursday, April 26, 2018 4:48 PM
To: Jordon Hurd
Subject: RE: Subdivision Name Request

Jordon;

You cancelled this request a couple of days ago.

Before I create another record, does your client really want to reserve the name, or was this latest request in error?



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

From: Jordon Hurd [<mailto:jhurd@masonandassociates.us>]
Sent: Thursday, April 26, 2018 1:46 PM
To: Sub Name Mail
Subject: Subdivision Name Request

WE ARE REQUESTING THE NAME LETE COMMERCIAL FOR A PROJECT IN KUNA. THE PROJECT LOCATION IS A PART OF THE NE 1/4, NE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M., KUNA, ADA COUNTY, IDAHO. THE PROPERTY OWNER/DEVELOPER IS THE LETE FAMILY REVOCABLE TRUST. THE SURVEYOR IS DARIN HOLZHEY, PLS9366 FOR MASON & ASSOCIATES.
PARCEL NUMBER IS S1322111056.

*Mason &
Associates Inc.*

Jordon Hurd
Mason & Associates
826 3rd St. South
Nampa, ID 83651
(208) 454-0256



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Addition to existing storage facility
 Date and time of neighborhood meeting: August 16th, 2018
 Location of neighborhood meeting: 1795 W. Deer Flat Rd

SITE INFORMATION:

Location: Quarter: NE Section: 22 Township: 2N Range: 1W Total Acres: 12.19
 Subdivision Name: Lete Commercial Lot: _____ Block: _____
 Site Address: 1795 W. Deer Flat Rd Tax Parcel Number(s): S132211056
Kuna, ID 83634

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Lete Family Revocable Trust
 Address: 117 N. Kings Rd City: Nampa State: ID Zip: 83687

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Will Mason Business (if applicable): Mason and Associates
 Address: 924 3rd Street South STEB City: Nampa State: ID Zip: 83651



addition to existing storage facility

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

addition to existing storage facility and commercial lots on N Tenmile

APPLICANT:

Name: Leticia Family Revocable Trust

Address: 117 N. Kings Road

City: Nampa State: ID Zip: 83687

Telephone: (208) 465-6141 Fax: (208) 465-5013

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) [Signature] Date 8/20/18



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

Dear Property Owner and Neighbor,

Lete Commercial would like to invite you to a neighborhood meeting to be held from 6:00 p.m. to 6:30 p.m. on August 16, 2018.

The location of this meeting will be 1795 West Deer Flat Road, Kuna ID 83634, at the main office of Kuna Caves Storage facility.

This meeting will be regarding the proposed addition to the existing storage facility as well as additional commercial lots along N. Ten Mile Rd. If you have questions, a representative for the project will be there to discuss them.

Thank you,

A handwritten signature in blue ink that reads "William J. Mason".

William Mason PE

SIGN IN SHEET

PROJECT NAME: Lete Commercial Subdivision

Date: August 16, 2018

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Inaki Lete</u>	<u>117 N. Kings Rd</u>	<u>83687</u>	<u>(208) 989-3721</u>
2	<u>Torre Elliott</u>	<u>1873 W. Feltson</u>	<u>83634</u>	<u>(208) 313-9919</u>
3	<u>Georgyl Butigan</u>	<u>1725 N. Rose Dust Dr</u>	<u>83634</u>	<u>(907) 201-1775</u>
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received
6.28.18



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 18-26-DR (Design Review)

CROSS REF.: _____

FILES: 18-26-DR (Design Review) 18-05-3 (Subdivision)

The City of Kuna has adopted a Design Review process 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 the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi-family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre-application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>

Exhibit
B2



Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)

N/A

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 1/2" x 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

N/A

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input checked="" type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Property lines	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input checked="" type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application)	<input checked="" type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines (if applicable)	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/> N/A
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input checked="" type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input checked="" type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/> M/B
<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>

Building Elevations

Applicant Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Staff Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

 N/A

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

 N/A

Lighting Plan

Applicant Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration) - *lighting will be placed on storage building*

Staff Use

Types and wattage of all light fixtures

 N/A

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant Use

Size and location of all roof top mechanical units

Staff Use

Design Review Application

Applicant: Lete Family Revocable trust Phone: (208) 465-5013
 Owner Representative Fax/Email: _____

Applicant's Address: 117 N. Kings Road
Nampa, ID Zip: 83687

Owner: Lete Family Revocable trust Phone: (208) 465-5013

Owner's Address: 117 N. Kings Road Email: _____
Nampa, ID Zip: 83687

Represented By: (if different from above) Mason and Associates Phone: (208) 454-0256

Address: 924^{3rd} street South STE B Email: wmason@masonandassociates.us
Nampa, ID Zip: 83651

Address of Property: 1795 W. Deer Flat Road Zip: 83634
Kuna, ID

Distance from Major Cross Street: 250' Street Name(s): W. Deer Flat and N. Ten Mile

Please check the box that reflects the intent of the application

- | | |
|--|---|
| <input type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

This Design Review application is a request to construct, add or change the following: (Briefly explain the nature of the request.)

to add storage units and sheltered RV spaces to existing storage facility

1. Dimension of Property: 5 acres - IRREGULAR SHAPED. REFER TO SITE DRAWINGS
 2. Current Land Use(s): _____
 3. What are the land uses of the adjoining properties?

North: W. Deer Flat Road - C-1 commercial
 South: Storage units
 East: N. Ten mile Road C-1 commercial / Residential
 West: Canal

4. Is the project intended to be phased, if so what is the phasing time period? NO
 Please explain: _____

5. The number and use(s) of all structures: 9 STORAGE

6. Building heights: 16' - 20' STORAGE UNITS ^{Number of} 10 stories: Single story
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____
 8. Exterior building materials & colors; (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL

COLOR

Roof: Asphalt composite shingles / metal / asphalt-dark brown, Metal-green

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

STORAGE BUILDING 85% SPLIT FACE SINGLE SLOPED CMU WALL / 5% EIFS / 10% STONE VENEER

% of Wood application:	<u>STAINED CEDAR WOOD TRIM</u>	/	<u>Stained cedar dark brown to match existing</u>
% EIFS: <small>(Exterior Insulation Finish System)</small>	<u>5%</u>	/	<u>earth tones - to match existing</u>
% Masonry:	<u>85% SINGLE SLOPE SPLIT FACE CMU</u>	/	<u>earth tones - to match existing</u>
% Face Block:	<u>N/A</u>	/	
% Stucco:	<u>N/A</u>	/	
& other material(s):	<u>Stone veneer</u>	/	<u>earth tones - to match existing</u>
List all other materials:		/	
Windows/Doors: <small>(Type of window frames & styles / doors & styles, material)</small>	<u>Tempered Aluminum / steel</u>	/	
Soffits and fascia material:	<u>Stained wood</u>	/	<u>dark brown - to match existing</u>
Trim, etc.:	<u>prefinished gutter + downspouts</u>	/	<u>dark brown - to match existing</u>

Other: _____ / _____

9. Please identify Mechanical Units: N/A

Type/Height: N/A

Proposed Screening Method: MANARD ROOF SCREEN - REFER TO BUILDING SECTION

10. Please identify trash enclosure: (size, location, screening & construction materials) N/A

11. Are there any irrigation ditches/canals on or adjacent to the property?

YES - ALONG W. SIDE

If yes, what is the name of the irrigation or drainage provider?

Ramsey lateral

12. Fencing: (Please provide information about new fencing material as well as any exiting fencing material)

SECURED STORAGES WILL BE BLOCK BY BUILDINGS OR FENCING

Type: DECORATIVE FENCING AT STREET SIDE / SECURITY FENCING ALL OTHER SIDES

Size: 8'

Location: PERIMETER OF STORAGE FACILITY

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

CATCH INLET TO SUBSURFACE

14. Percentage of Site Devoted to Building Coverage: 31%

% of Site Devoted to Landscaping:
(including landscaped rights-of-way)

5%

Square

Footage:

9,335

% of Site that is Hard Surface:
(Paving, driveways, walkways, etc.)

64%

Square

Footage:

146,723

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): N/A - parking located at existing office.

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

N/A

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plans.)

If yes, what type, size and the general location? (The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):

NO

17. Dock Loading Facilities:

Number of docking facilities and their location: N/A

Method of screening: N/A

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) existing at onsite office building

19. Setbacks of the proposed building from property lines:

Front 15 -feet Rear 5 -feet Side 10 -feet Side 10 -feet

20. Parking requirements: N/A - will use existing parking at storage office.

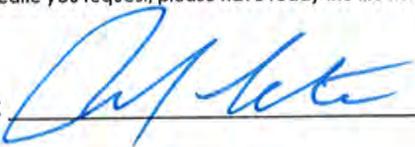
Total Number of Parking Spaces: — Width and Length of Spaces: —

Total Number of Compact Spaces 8'x17': —

21. Is any portion of the property subject to flooding conditions? Yes — No +

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 6-27-18

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

**LETE COMMERCIAL
LANDSCAPE PLAN**

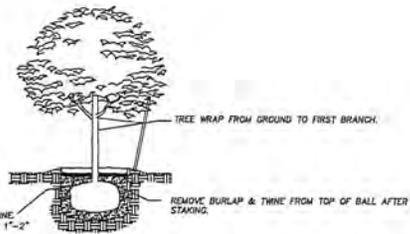
A PART OF THE NE 1/4, NE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M.
KUNA, ADA COUNTY, IDAHO
2018



Vicinity Map
Scale: 1"=1000'

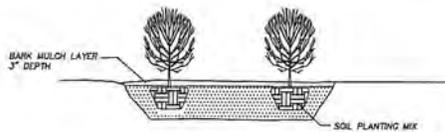
SHEET INDEX

SHEET 1: PLANT SCHEDULE/DETAILS
SHEET 2: LANDSCAPE PLAN

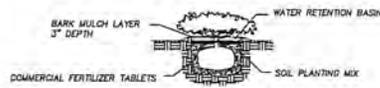


DECIDUOUS TREE PLANTING

HIGHEST ROOT SHALL BE 2" MAXIMUM BELOW SOIL LINE.
UTILIZE SOIL/ROOT PROBE AROUND TRUNK (APPROX. 1"-2"
AWAY FROM TRUNK) TO LOCATE HIGHEST ROOTS.



PERENNIAL & GROUND COVER PLANTING



SHRUB PLANTING

SYMBOLS	PLANT SCHEDULE	GENERIC NAME	SIZE AT PLANTING
☼	BLUE SNAKE CEDAR	DEODARA COLUMBI CEDAR	2" CAL. B AND B
☼	IVORY PALM	CORNUS ALBA 'BALSALD'	2 GAL.
☼	DIARY HAWLN GRASS	PONISTUM ALOPECUROIDES	2 GAL.
☼	BRAFORD PEAR	PIRUS GALLERYANA	2" CAL. B AND B
☼	RED TWC	CORNUS SERICEA	2 GAL.
☼	CALAMAGROSTIS GRASS	CALAMAGROSTIS	1 GAL.
☼	OVERSEAM	CALAMAGROSTIS ACUTIFLORA	1 GAL.

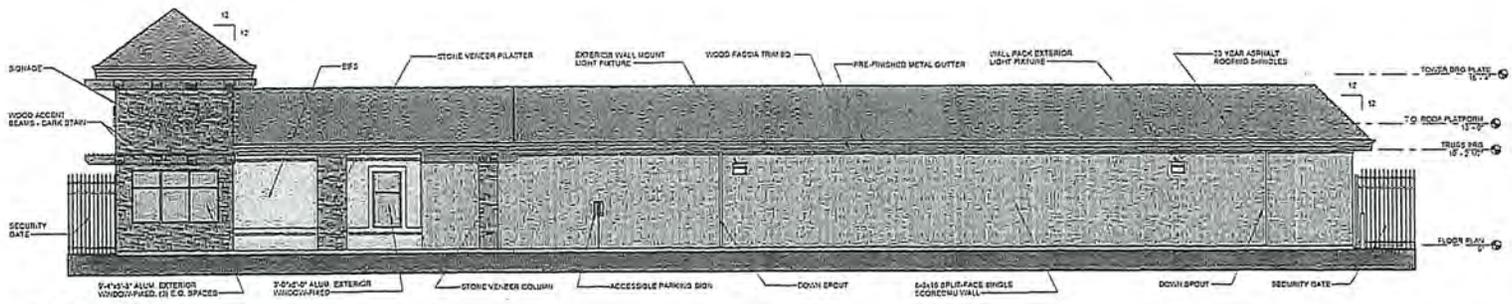
NOTE

IRRIGATION SHALL BE PROVIDED BY
EXISTING PRESSURIZED IRRIGATION
SYSTEM.

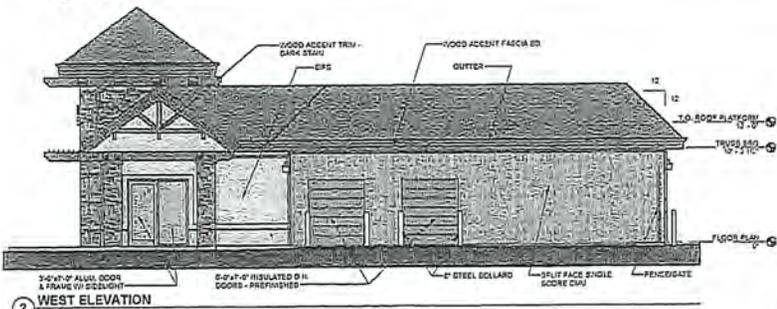
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BY	J.P.
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STEVE A. PETERSEN HANSRYMAN/FLORIST LICENSE #7718

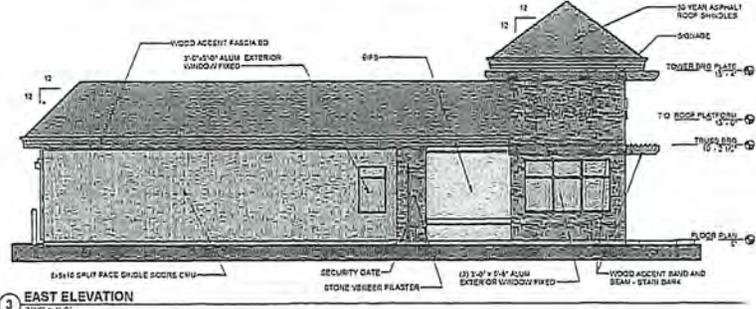
Exhibit
B2



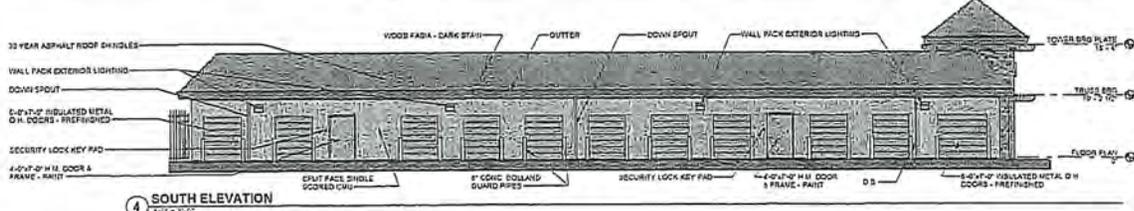
1 NORTH ELEVATION
3/16" = 1'-0"



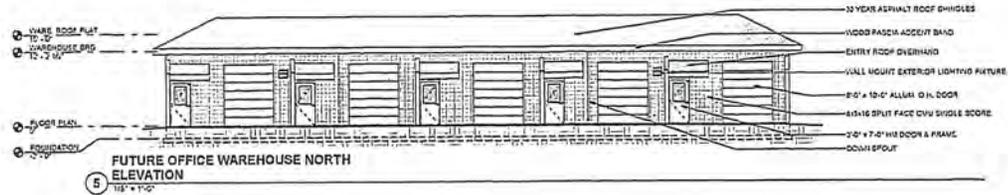
2 WEST ELEVATION
3/16" = 1'-0"



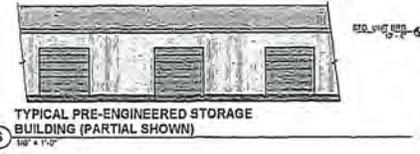
3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 FUTURE OFFICE WAREHOUSE NORTH ELEVATION
1/8" = 1'-0"



6 TYPICAL PRE-ENGINEERED STORAGE BUILDING (PARTIAL SHOWN)
3/16" = 1'-0"

REVISIONS

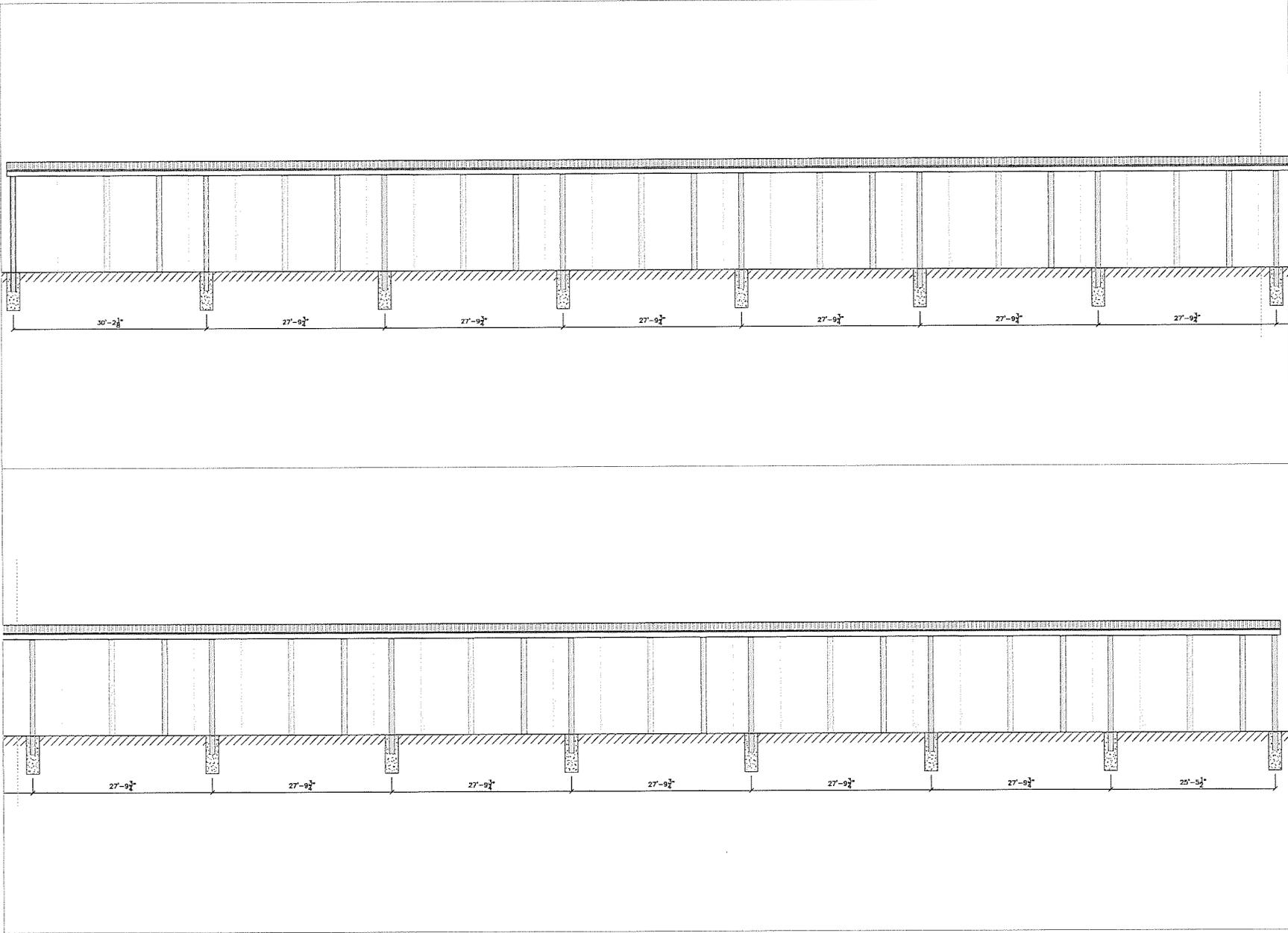
igt architecture
1317 FIVE MILE ROAD - NORTH LAKE BOON
PO BOX 1001 - KUNA, IDAHO 83602

KUNA CAVES STORAGE
FOR
INAKI LETE
KUNA, IDAHO

DATE:	DATE:
BY:	BY:
CHKD:	CHKD:
APP'D:	APP'D:

DR-3.0
3 of 3

Exhibit
B3



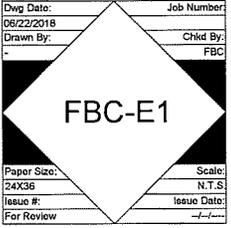
348 W Parkcenter Blvd
 Boise, ID 83706
 Phone: (208) 629-2945
 Fax: (208) 343-0762
 Email: fbc@forgebuildings.com

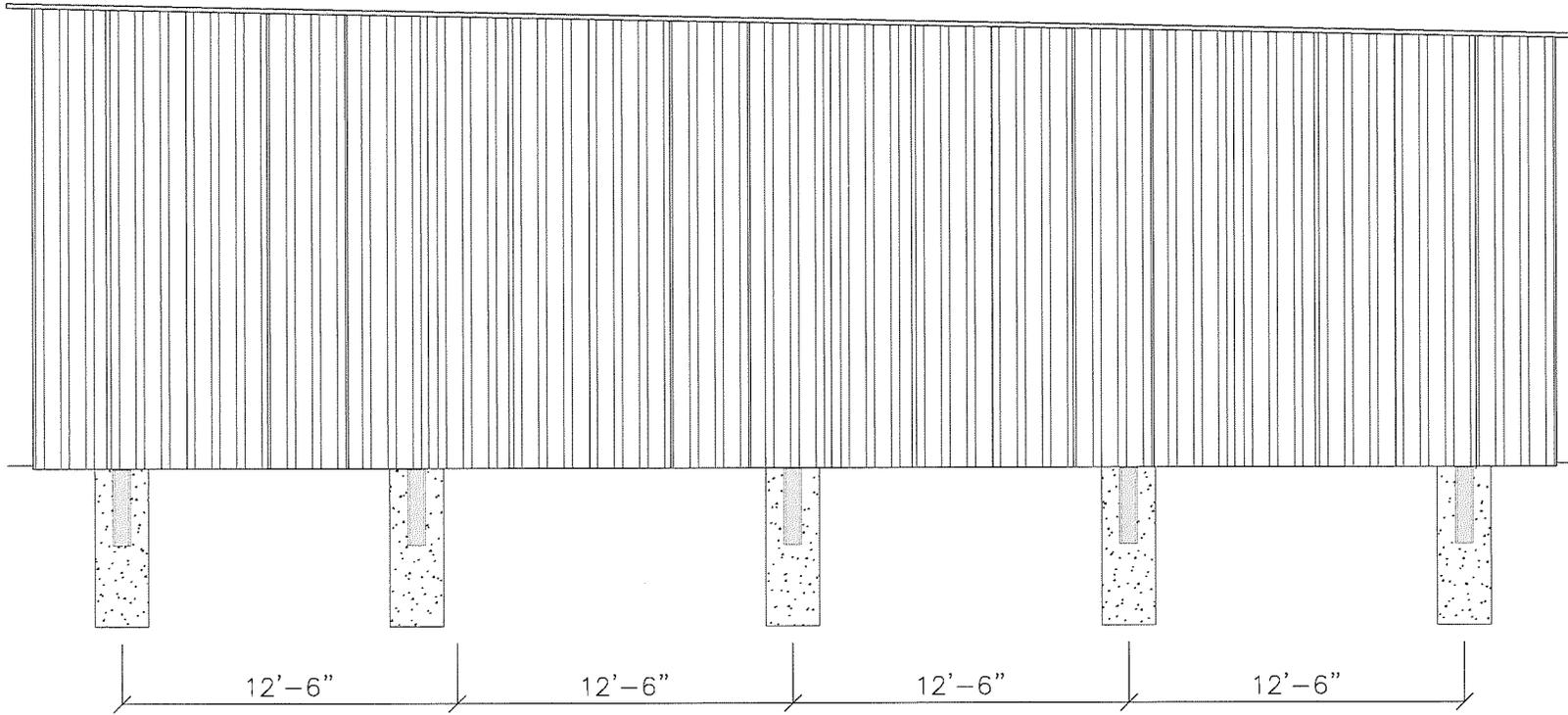
COVERED RV FRONT ELEVATION

Date:	Description:
06/22/18	ELEVATION

Dwg Date:	Job Number:
06/22/2018	
Drawn By:	Chkd By:
	FBC

Paper Size:	Scale:
24X36	N.T.S.
Issue #:	Issue Date:
For Review	





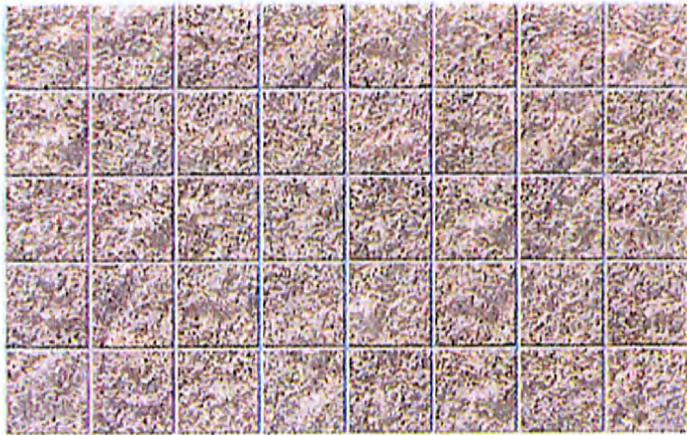
348 W Parkcenter Blvd
 Boise, ID 83706
 Phone: (208) 629-2945
 Fax: (208) 343-0762
 Email: fbc@forgebuildings.com

COVERED RV SIDE ELEVATION

Date:	Description:
06/22/18	ELEVATION

Dwg Date:	Job Number:
06/22/2018	
Drawn By:	Chkd By:
	FBC

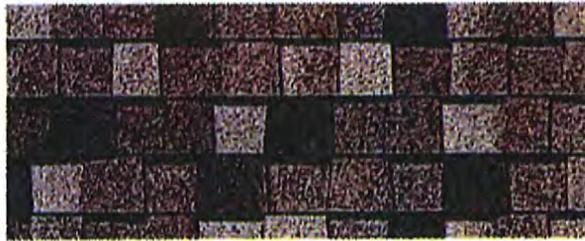
FBC-E2	
Paper Size:	Scale:
24X36	N.T.S
Issue #:	Issue Date:
For Review	



CMU WALL PATTERN - SPLIT FACE-SS1S - COLOR CREAM

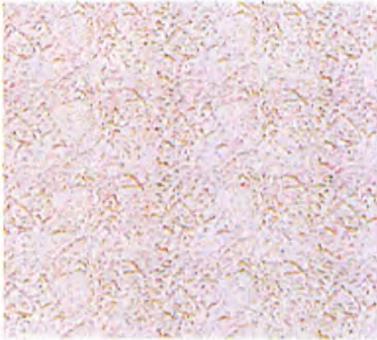


WOOD FINISH
DARK STAIN

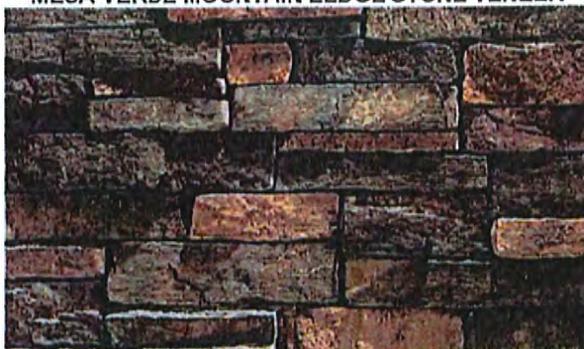


ASPHALT ROOFING

EIFS FIELD COLOR



MESA VERDE MOUNTAIN LEDGE STONE VENEER



ALUMINUM STOREFRONT



METAL GUTTER & TRIM

PRE-FINISHED METAL COLOR SCHEME







SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

* Also available in 29-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.



★ ENERGY STAR® Qualified

Galvalume Plus also available.



COBALT BLUE***



HAWAIIAN BLUE***



BURNISHED SLATE***



CHARCOAL GRAY** *



ASH GRAY*



KOKO BROWN*



DESERT SAND*



SADDLE TAN *



LIGHT STONE*



SOLAR WHITE** *



POLAR WHITE** *



RUSTIC RED*



CRIMSON RED***



FERN GREEN** *



GALVALUME PLUS®

Project: URBAN LOFT TOWN HOMES



PBC in CHARCOAL GRAY



PBC in CRIMSON RED

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

SIGNATURE® 300

STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, AVP, PBC, PBD PANELS ONLY

Siliconized Polyester

Polar White is a Straight Polyester.

* Also available in 24-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

† Minimum quantities and/or extended lead times required for all gauges. Please inquire.



BONE WHITE***



SNOW WHITE**



SLATE GRAY***



MEDIUM BRONZE**



BROWNSTONE**



ALMOND**



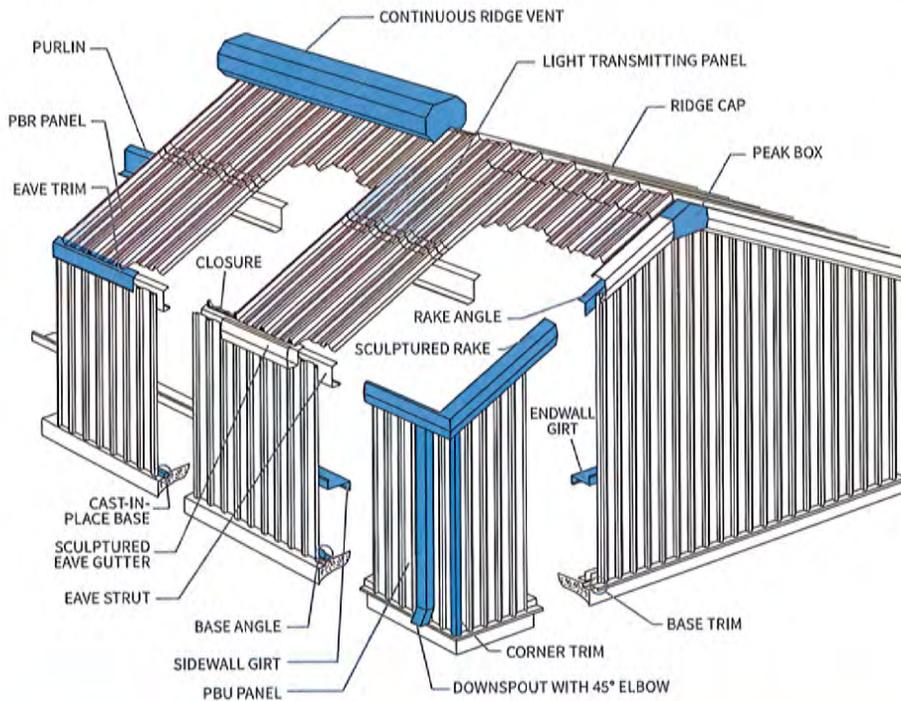
BRITE RED †*



HARBOR BLUE***

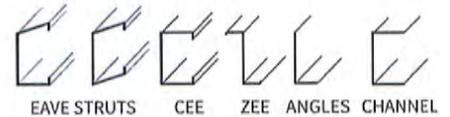


CLASSIC GREEN** *



AVAILABLE ACCESSORIES

- Hat and Channel Sections
- Light Transmitting Panels
- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
- Sealants
- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



620 (Cream) SF
Premium Color



Jace Hellman

From: Jace Hellman
Sent: Thursday, September 27, 2018 4:40 PM
To: ACHD; Ada County Engineer; Adam Ingram; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements 1; 'Idaho Power Easments 2'; Intermountain Gas; J&M Sanitation - Chad Gordon; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel
Subject: Kuna Planning and Zoning Request for Comment - Case No. 18-05-S (Preliminary Plat)
Attachments: Agency Transmittal Packet.pdf

September 27, 2018

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	18-05-S (Preliminary Plat) Lete Commercial Subdivision.
Project Description	Inaki Lete requests approval to subdivide an approximately 13.65-acre commercial property into 19 total lots, consisting of (ten) 10 buildable lots and nine (9) common lots. The subject site is located at 1795 W. Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).
Site Location	1795 W. Deer Flat Road, Kuna, ID 83634 Southwest corner of Ten Mile Road and Deer Flat Road.
Representative	Mason and Associates Will Mason 924 3 rd St S. STE B Nampa, ID 208-288-0700 wedwards@selectdev.com
Public Hearing Date	Tuesday, November 27, 2018 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaaid.gov



RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2485 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

28 September 2018

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Inaki Lete
1795 W Deer Flat Rd Kuna
Boise-Kuna Irrigation District
Ramsey Lateral 58+40
Sec. 22, T2N, R1W, BM.

18-05-S

BK-1401

RECEIVED
OCT 03 2018
CITY OF KUNA

Jace Hellman, Planner I:

The United States' Ramsey Lateral lies within the southwestern boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 18 feet north and 24 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain flat drivable surface.

Fencing or pathways must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

Exhibit

C2

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

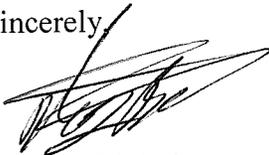
Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Management/GIS

tbr/tr

cc: Clint McCormick
Lauren Boehlke
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



**Your Safety • Your Mobility
Your Economic Opportunity**

received
10.8.18

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 4, 2018

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Development Application	18-05-S
Project Name	LETE COMMERCIAL SUBDIVISION
Project Location	1795 West Deer Flat Road, west of SH-69 milepost 3.0
Project Description	Approval to subdivide a 13.65 acre commercial property into 19 total lots, consisting of ten buildable lots and nine common lots
Applicant	Will Mason of Mason and Associates
Representing	Inaki Lete

The Idaho Transportation Department (ITD) reviewed the referenced preliminary plat application and has the following comments:

1. This project does not abut the State highway system.
2. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. ITD does not object to the subdivision of the parcel into 19 total lots as presented in the application.

If you have any questions, you may contact Tom Haynes at (208) 334-8944 or me at (208) 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Exhibit
C3



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

DEQ Response to Request for Environmental Comment

Date: October 10, 2018
Agency Requesting Comments: City of Kuna
Date Request Received: September 27, 2018
Applicant/Description: 18-05-S (Preliminary Plat) Lete Commercial Subdivision.

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects

Exhibit

C4

require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

acre, a stormwater permit from EPA may be required.

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in*

accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

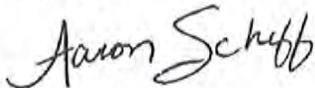
For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

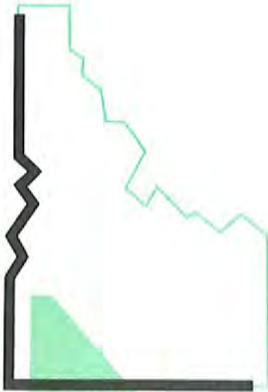
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2018AEK153



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

October 9, 2018

City of Kuna
Planning & Zoning Department
PO Box 13
Kuna, ID 83634

RECEIVED
OCT 15 2018
CITY OF KUNA

RE: 18-05-S/ Lete Commercial; 1795 W. Deer Flat Road

Dear Planning & Zoning Department:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
B. Carter, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 18-05-S

Lete Commercial

RECEIVED

OCT 15 2018

CITY OF KUNA

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____ Reviewed By: _____
 _____ Date: 10/10/18





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 18-03-ZC

Conditional Use # 18-12-SUP

Preliminary / Final / Short Plat _____

City of Kuna

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
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14. _____

Reviewed By:

Rowdy

Date: 10/10/18



Sara M. Baker, President
Rebecca W. Arnold, Vice President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

October 23, 2018

To: Lete Family Revocable Trust
 Inaki Lee
 117 N Kings Road
 Nampa, ID 83687

Representative: Mason & Associates
 924 3rd Street, Ste B
 Nampa, ID 83651

Subject: KPP18-0012/ 18-05-S/ 18-26-DR
 1795 W Deer Flat Road
 Create 10 commercial lots and construct 2nd phase of self-storage units .

This is a staff level approval of a preliminary plat for Lete Commercial Subdivision. On January 30, 2018 the Ada County Highway District reviewed and approved this site as part of West Deer Flat Storage/ KUNA17-0014/ 18-01-SUP. The District had site specific requirements related to that application and the adjacent streets. The site specific conditions of approval also apply to the current subdivision application KPP18-0012/ 18-05-S/ 18-26-DR.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington
Planner III
Development Services

cc: Project File
 City of Kuna



Request for Appeal of Staff Decision

Appeal of Staff Decision: The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

a) **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

b) **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

c) **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

d) **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

e) **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Kent Goldthorpe, Commissioner
Jim Hansen, Commissioner

Date: January 30, 2018

(Via email)

To: Inaki Lee
117 N Kings Road
Nampa, ID 83687

Subject: West Deer Flat Storage/ KUNA17-0014/ 18-01-SUP
1795 W Deer Flat Road

On January 30, 2018, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'.

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project File
City of Kuna (via email)
Mason & Associates (via email)



Project/File: West Deer Flat Storage/ KUNA17-0014/ 18-01-SUP
 This is a special use permit application to construct mini-storage units located on 4.93-acres.

Lead Agency: City of Kuna

Site address: 1795 W Deer Flat Road

Staff Approval: January 30, 2018

Applicant: Inaki Lete
 117 N Kings Road
 Nampa, ID 83687

Representative: Mason & Stanfield
 826 3rd Street South
 Nampa, ID 83651

Staff Contact: Stacey Yarrington, Planner III
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a special use permit to construct additional mini-storage units to an existing storage facility. The concept plan provided shows the units will be constructed in 4-phases; and also shows future commercial use along the Ten Mile Road frontage. The site is located on 4.93-acres of a 13.65-acre parcel. The parcel is currently zoned C-1 (Neighborhood Commercial) and is consistent with the City of Kuna's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Commercial, Medium-low density Residential/ Rural Urban Transition (Ada County)	C-1, R-3/ RUT
South	Medium-low density Residential	R-4
East	Medium density Residential	R-6
West	Medium density Residential, Medium density Residential	R-4, R-5

- Site History:** ACHD previously reviewed this site as K13-08-SUP in January 2014. The requirements of this staff report are not consistent with those of the prior action as the prior application was for a lot line adjustment and the parcel being developed was not adjacent to any public streets and was reviewed for access only.
- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Deer Flat Road and Linder Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
 - The intersection of Deer Flat Road and Ten Mile Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** The exact square footages for the proposed uses are unknown at this time. Below are the trip generation rates, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Land Use	Average Daily Trips (ADT)	PM Peak Hour (VPH)
Mini-Warehouse (1,000 sf)	2.50	0.26
Assisted Living (occ. beds)	2.74	0.29
General Office Building (1,000 sf)	11.03	1.49
Medical/Dental Office Building (1,000 sf)	36.13	3.57
Specialty Retail Center (1,000 sf)	44.32	2.71
Convenience Market (1,000 sf)	737.99	52.41

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Deer Flat Road	1,330-feet	Minor Arterial	105	Better than "E"
Ten Mile Road	965-feet	Minor Arterial	370	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Deer Flat Road west of Ten Mile Road was 1,987 on 03/08/2016.

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 09/20/2016.

C. Findings for Consideration

1. Deer Flat Road

- a. **Existing Conditions:** Deer Flat Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is between 50 to 60-feet of right-of-way for Deer Flat Road (25-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the

MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

The intersection of Deer Flat Road and Ten Mile Road is designated in the MSM for a future single-lane roundabout.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Deer Flat Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet from centerline of Deer Flat Road abutting the site. The right-of-way to be dedicated is without compensation consistent with District Policy 7205.2, as this segment of Deer Flat Road is not listed in the District's CIP.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.

The applicant should be required to improve Deer Flat Road with 17-feet of pavement from centerline along Deer Flat Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.

2. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 72-feet of right-of-way for Ten Mile Road (25-feet from centerline).

- b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

The intersection of Deer Flat Road and Ten Mile Road is designated in the MSM for a future single-lane roundabout.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet from centerline of Ten Mile Road abutting the site. Although this portion of Ten Mile Road is not listed in the District's CIP, the District is preserving for future right-of-way along this section of roadway and therefore is eligible for compensation.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.

The applicant should be required to improve Ten Mile Road with 17-feet of pavement from centerline along Ten Mile Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.

3. Driveways

3.1 Deer Flat Road

- a. **Existing Conditions:** There are 2 existing driveways onto Deer Flat Road from the site, a 30-foot wide driveway located approximately 80-feet west of Ten Mile Road; and a 30-foot wide driveway onto Deer Flat Road, located approximately 410-feet west of Ten Mile Road in alignment with Wasabi Avenue (measured centerline to centerline).

b. Policy

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. Applicant's Proposal:** The applicant is not proposing any changes to the 2 existing driveways. The driveway located approximately 80-feet west of Ten Mile Road serves an existing residence on the property.

The applicant is proposing a

- d. Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management, Successive Driveway, and Driveway Location policies, because the driveway accessing the residential use does not meet the minimum separation offset from the Deer Flat/Ten Mile intersection or the driveway to the west. However, staff recommends approval of the applicant's proposal with the condition that the 30-foot wide driveway located approximately 80-feet west of Deer Flat Road be approved as a temporary full access that may be restricted in the future, due to the fact the residence is not a change in use and is necessary to serve the residence. If the residence is removed as a part of this application, then the driveway should be closed.

The driveway located approximately 410-feet west of Ten Mile Road serving the existing use, meets District policy and should be approved, as proposed.

The applicant should be required to construct the commercial driveway as curb return type driveways with minimum 30-foot radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

3.2 Ten Mile Road

a. **Existing Conditions:** There are 2 existing driveway onto Ten Mile Road from the site; a 30-foot wide driveway located approximately 55-feet south of Deer Flat Road; and a 30-foot wide driveway onto Ten Mile Road, located approximately 916-feet south of Deer Flat Road in alignment with Ingo Street (measured centerline to centerline).

b. **Policy:**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 520-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant is not proposing any changes to the 2 existing driveways. The driveway located approximately 55-feet south of Ten Mile Road serves an existing residence on the property.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management, Successive Driveway, and Driveway Location policies, because the driveway accessing the residential use does not meet the minimum separation offset from the Deer Flat/Ten Mile intersection. However, staff recommends approval of the applicant's proposal with the condition that the 30-foot wide driveway located approximately 55-feet south

of Deer Flat Road be approved as a temporary full access that may be restricted in the future, due to the fact the residence is not a change in use and is necessary to serve the residence. If the residence is removed as a part of this application, then the driveway should be closed.

The driveway located approximately 916-feet south of Deer Flat Road meets District policy and should be approved, as proposed.

The applicant should be required to construct the commercial driveway as a curb return type driveway with minimum 30-foot turning radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Staff recommends the City of Kuna require cross access between the parcels.

4. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

5. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

6. Other Access

Deer Flat Road and Ten Mile Road are classified as minor arterials roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 48-feet from centerline of Deer Flat Road abutting the site. The right-of-way to be dedicated is eligible for compensation.
2. Dedicate sufficient right-of-way at the Deer Flat/Ten Mile Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout. The single-lane roundabout is listed in the CIP and is therefore impact fee eligible for compensation.
3. Improve Deer Flat Road with 17-feet of pavement from centerline along Deer Flat Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.
4. Dedicate additional right-of-way to total 48-feet from centerline of Ten Mile Road abutting the site. The right-of-way to be dedicated is without compensation.
5. Improve Ten Mile Road with 17-feet of pavement from centerline along Ten Mile Road and construct 5-foot wide sidewalk located a minimum of 42-feet from centerline abutting the site.
6. Provide a permanent right-of-way easement to 2-feet behind the back of sidewalk for any public sidewalk located outside of the dedicated right-of-way along Deer Flat Road and Ten Mile Road.

7. Construct the commercial driveway onto Deer Flat Road with minimum 30-foot radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
8. Construct the commercial driveway onto Ten Mile Road with minimum 30-foot wide radii; and pave the 2 driveways their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
9. If the residence is removed as a part of this application, then the driveways onto Deer Flat Road and Ten Mile Road should be closed.
10. Payment of impacts fees are due prior to issuance of a building permit.
11. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

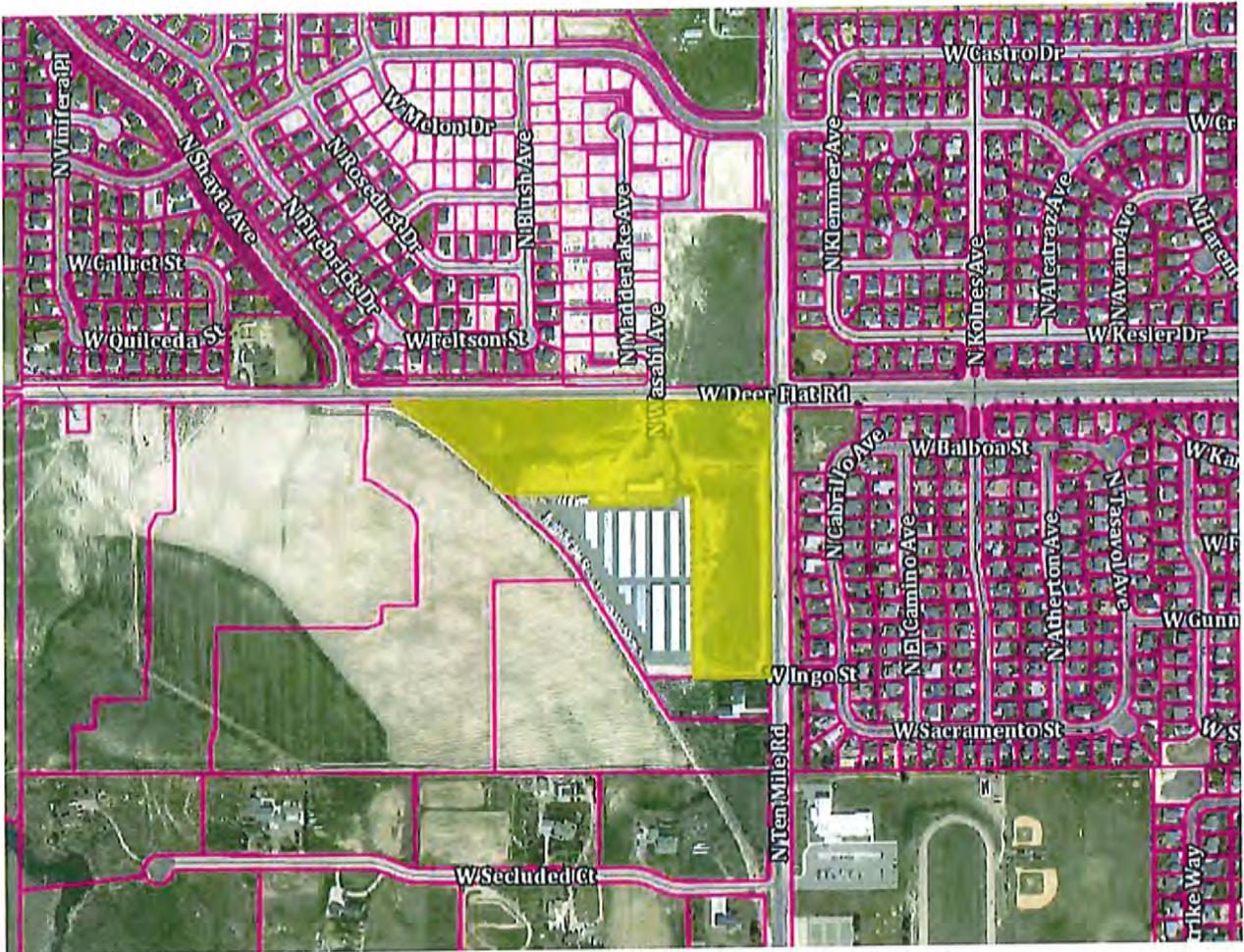
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

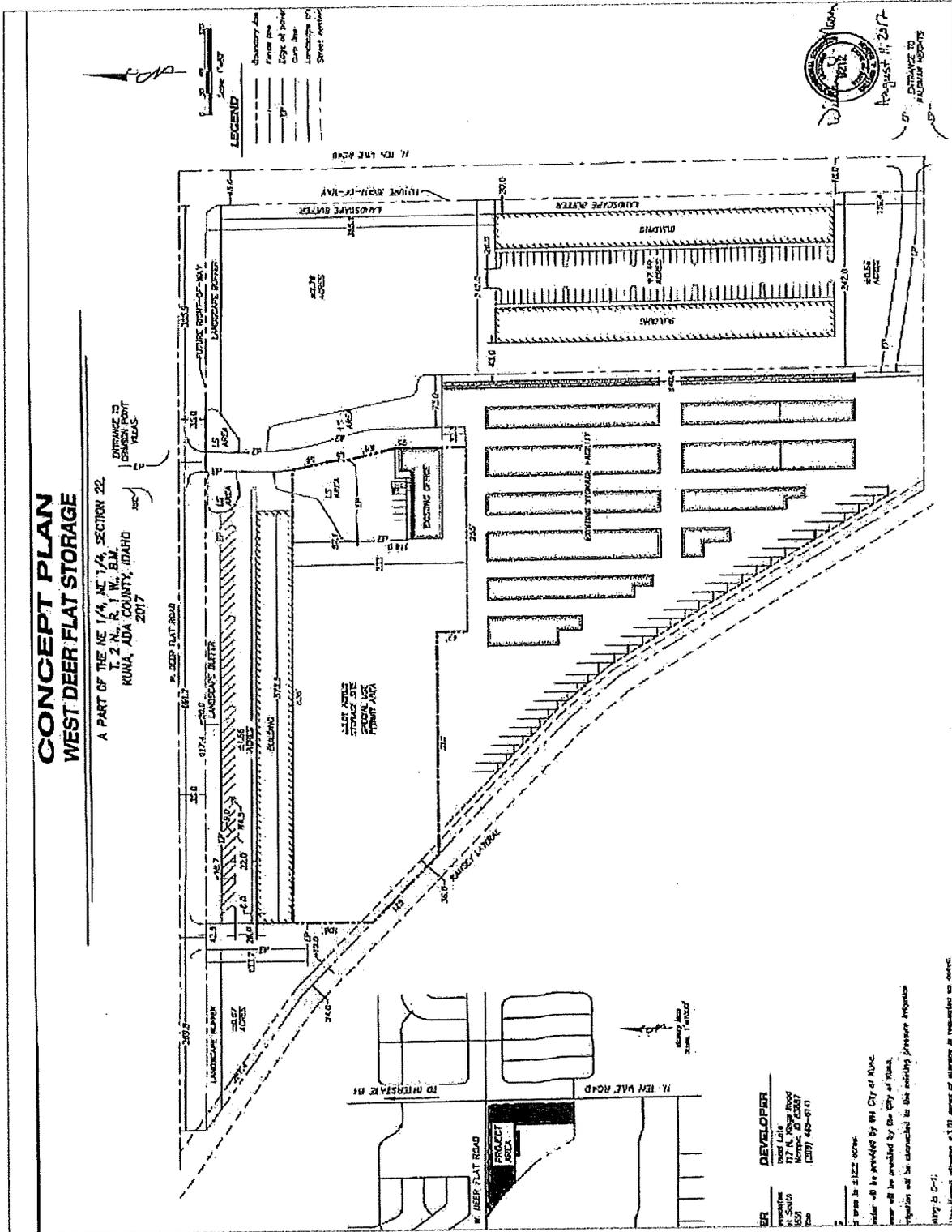
G. Attachments

1. Vicinity Map
2. Concept Plan
3. Single-lane Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

VICINITY MAP



SITE PLAN



**CONCEPT PLAN
WEST DEER FLAT STORAGE**

A PART OF THE NE 1/4, NE 1/4, SECTION 22,
T. 2 N., R. 1 W., E.M.
KUNA, ADA COUNTY, IDAHO
2017

LEGEND

- Boundary line
- Fence line
- Edge of paving
- Curb line
- Landscaping or
- Street lighting

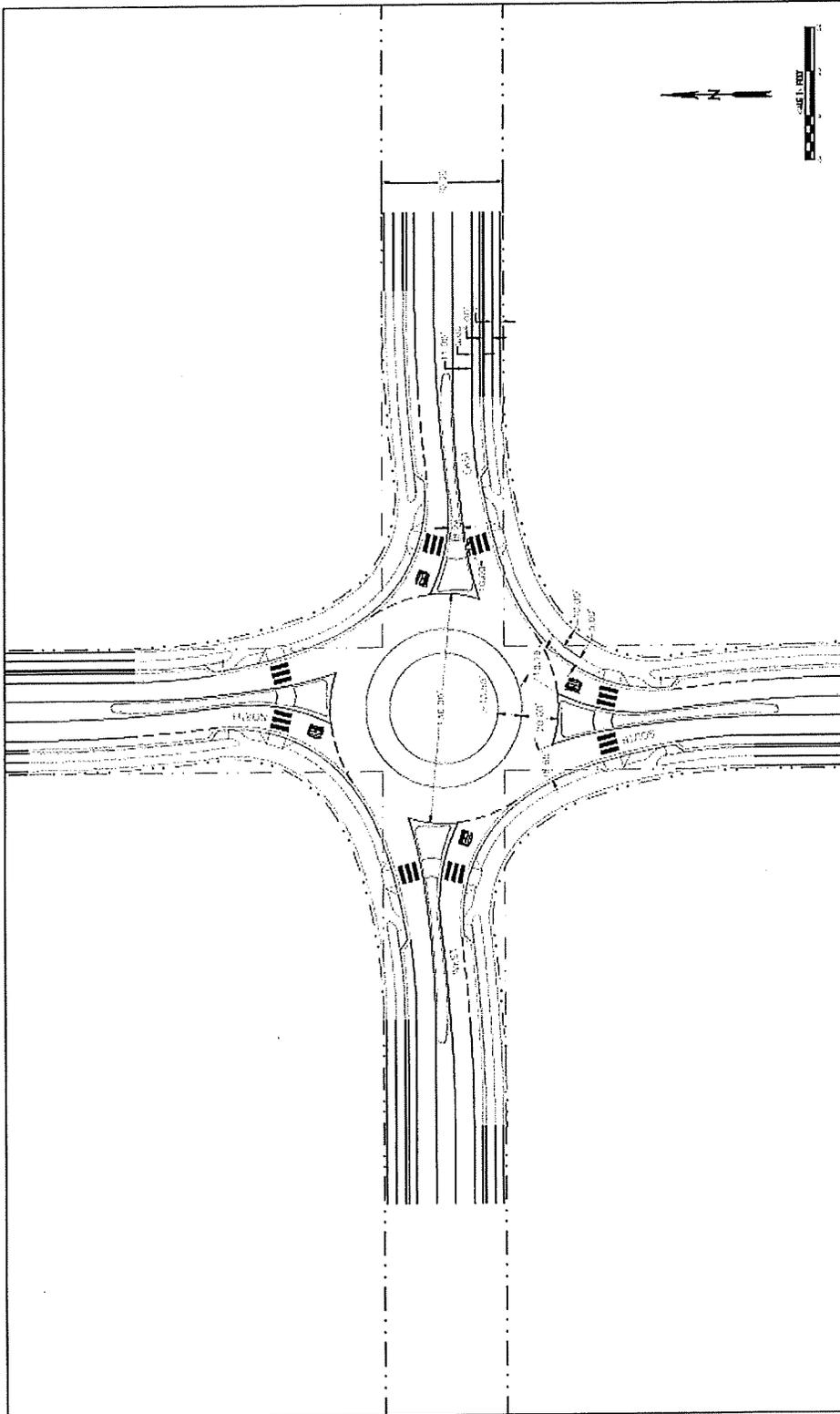


DEVELOPER
West Life
1000 South
Kuna, ID 83607
(208) 488-9110

Project No. 1822-0006
This plan was prepared by the City of Kuna.
It will be provided by the City of Kuna.
Approval will be extended to the existing project structure.

City of Kuna
The Kuna Planning & Zoning Commission is requested to accept

SINGLE-LANE ROUNDABOUT



ACHD - Single Lane Roundabout Figure 1
Centered - TEMPLATE September 2011

10/12/2011
10:45:30 AM
10/12/2011

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD Planning Review Section will receive the development application to review
- The Planning Review Section will do one of the following:
 - Send a "No Review" letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For ALL development applications, including those receiving a "No Review" letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



City of Kuna PROOF OF PROPERTY POSTING

received
11.8.18

City of Kuna P.O.
Box 13 Kuna,
Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Lete Commercial was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Oct, 26, 2018

DATED this 7 day of Nov, 2018.

Signature,

Inaki Lete
Owner/Developer

STATE OF IDAHO)
County of Canyon) : ss

On this 7 day of Nov, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared before me, Inaki Lete.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jordan Hurd
Notary Public
Residing at Canyon County
Commission Expires Sept 23 2020



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
NOVEMBER 27, 2018 AT THE KUNA CITY HALL AT 6PM

PURPOSE: REQUEST FOR PRELIMINARY PLAT OF 19 LOTS
(10 BUILDABLE & 9 COMMON LOTS) ON 12.19
ACRES. PARCEL IS ZONED C-1

LOCATION: 1795 W. DEER FLAT ROAD KUNA, IDAHO

APPLICATION BY: MASON & ASSOCIATES

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
NOVEMBER 27, 2018 AT THE KUNA CITY HALL AT 6 PM
PURPOSE: REQUEST FOR PRELIMINARY PLAT OF 13 LOTS
(10 BUILDABLE & 3 COMMON LOTS) ON 12.15
ACRES. PARCEL IS ZONED C-1
LOCATION: 1705 W. DEER FLAT ROAD KUNA, IDAHO
APPLICATION BY: WATSON & ASSOCIATES

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
NOVEMBER 27, 2018 AT THE KUNA CITY HALL AT 6:PM

PURPOSE: REQUEST FOR PRELIMINARY PLAT OF 19 LOTS
(10 BUILDABLE & 9 COMMON LOTS) ON 12.19
ACRES. PARCEL IS ZONED C-1

LOCATION: 1795 W. DEER FLAT ROAD KUNA, IDAHO

APPLICATION BY: MASON & ASSOCIATES

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
NOVEMBER 27, 2018 AT THE KUNA CITY HALL AT 6:00P

PURPOSE: REQUEST FOR PRELIMINARY PLAT OF 19 LOTS
(10 BUILDABLE & 9 COMMON LOTS) 12.19
ACRES, PARCEL IS ZONED C-1

LOCATION: 1765 W. BEER FLAT ROAD KUNA, IDAHO

APPLICATION BY: BROWN & ASSOCIATES

Jace Hellman

From: Jace Hellman
Sent: Thursday, November 1, 2018 11:24 AM
To: 'IDAHO PRESS TRIBUNE'
Subject: City of Kuna Request for Legal Publication
Attachments: Lete Commercial Publication KMN 11.7.18.docx

Greetings:

We would like to request that you publish the attached legal notification in the November 7th, 2018 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to only be published for one (1) cycle.

The Kuna P.O. for these requests is #7748 (if you need it)
Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
hellman@kunaid.gov



CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

File #'s 18-05-S, Lete Commercial Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, November 27, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Preliminary Plat (S)** request from Inaki Lete to subdivide 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 common lots. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).

The public is invited to present written or oral comments. Written testimony received by the close of business on **November 20, 2018** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on November 7, 2018.

(Sent 11/1/18)

Kuna P.O. #7748

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 11/02/18 09:20 by sje14

Acct #: 345222

Ad #: 1832411

Status: New HOLD

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 11/07/2018 Stop: 11/07/2018
Times Ord: 1 Times Run: ***
LEG 1.00 X 62.00 Words: 257
Total LEG 62.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 50.88
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

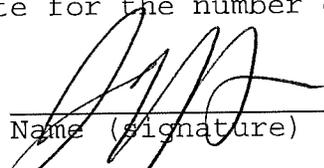
Ad Descrpt: 18-05-S - LETE COMMERCIAL
Given by: JACE HELLMAN
P.O. #:
Created: sje14 11/02/18 09:17
Last Changed: sje14 11/02/18 09:19

PUB ZONE EDT TP RUN DATES
KMN A 96 S 11/07

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 11/02/18 09:20 by sjel4

Acct #: 345222

Ad #: 1832411

Status: New CHOLD CHOI

LEGAL NOTICE

File #'s 18-05-S,
Lete Commercial Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, November 27, 2018 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Preliminary Plat (S)** request from Inaki Lete to subdivide 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 common lots. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).

The public is invited to present written or oral comments. Written testimony received by the close of business on **November 20, 2018** will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

November 7, 2018 1832411

Looks great!



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CERTIFICATE OF MAILING

Date: 11/7/18
To: 400' Property Owners Other _____
Planner: Jace Hellman, Planner II
Case Name: 18-05-S (PZ Plat) here

I HEREBY CERTIFY that on this 7th day of November 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Dawn Stephens
Attest

Exhibit
02



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **November 27, 2018**, beginning at **6:00 pm** on the following case:

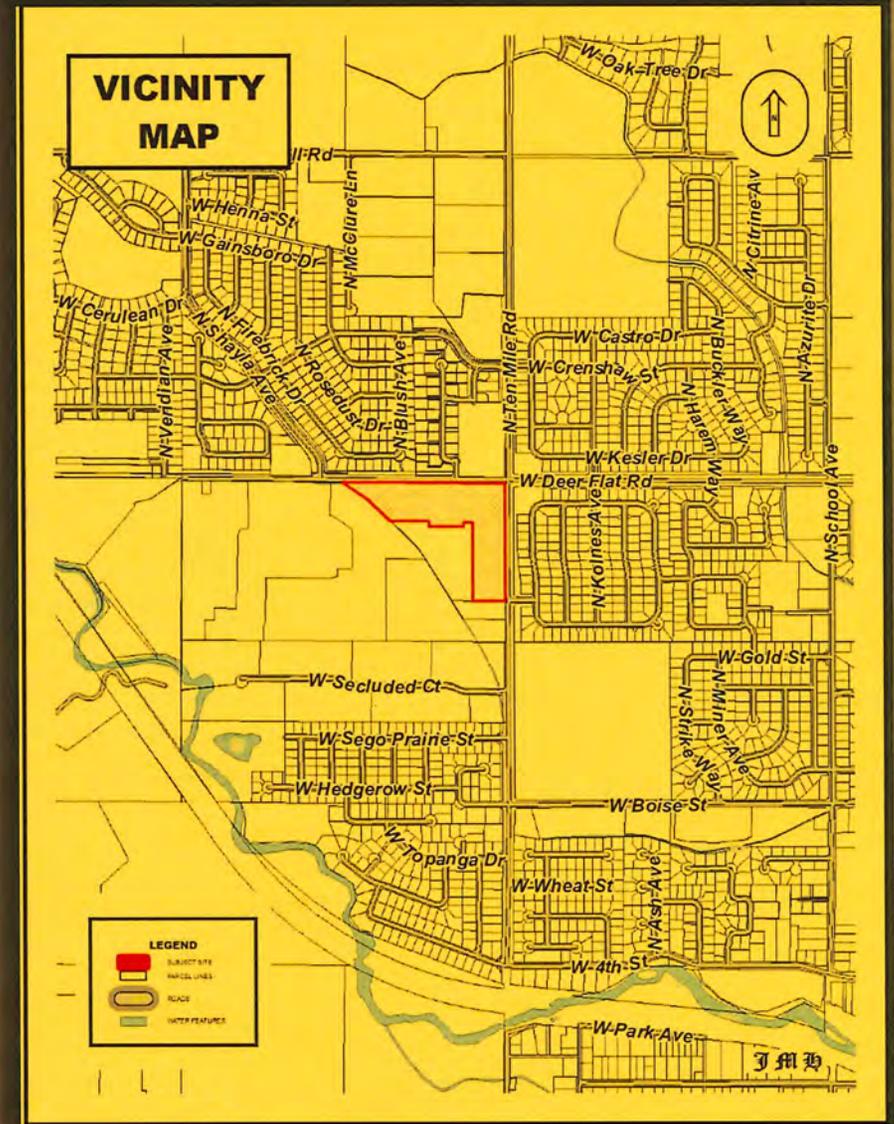
A **Preliminary Plat (S)** request from Inaki Lete to subdivide 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 common lots. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S1322111056).

The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

You are invited to provide oral or written comments at the hearing. Written testimony received by the close of business on **November 20, 2018** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (6) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4th Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: **18-05-S (Preliminary Plat) – Lete Commercial Subdivision**



MAILED 11/7/2018

Eleanor Adkins
1265 N Ten Mile Road
Kuna, ID 83634

American Homes 4 Rent Properties Three LLC
30601 Agoura Rd STE 200
Agoura Hills, CA 91301

Karen Atkins
PO Box 102
Kuna, ID 83634

William & Tanya Barkell
1189 N Cabrillo Ave
Kuna, ID 83634

Kelly Bartlett
1535 W Sacramento St
Kuna, ID 83634

Corey Barton
1977 E Overland Rd
Meridian, ID 83642

Larry & Glenda Behrens
1173 N Cabrillo Ave
Kuna, ID 83634

Karin Bonham
1539 N Firebrick Dr
Kuna, ID 83634

Kodiak Boulter
Ashley Mooney
1684 N Blush Ave
Kuna, ID 83634

Kyle & Courtney Burgess
1949 W Feltson St
Kuna, ID 83634

Emmett Burns
1960 W Verbena Dr
Meridian, ID 83642

Nicholas & Farrah Busbee
1822 N Rhodamine Ave
Kuna, ID 83634

George & Jennifer Butigan
1725 N Rosedust Dr
Kuna, ID 83634

Luke Cary
1273 N El Camino Ave
Kuna, ID 83634

William & Sharon Cecil
1511 W Balboa St
Kuna, ID 83634

Joseph & Julie Colton
1571 N Firebrick Dr
Kuna, ID 83634

Cordero Family Trust 10-6-17
Michael Richard Cordero Trustee
1324 Ruby Ct
Santa Maria, CA 93454

Corey Barton Homes Inc
1977 E Overland Rd
Meridian, ID 83642

Crimson Point Subdivision HOA
2155 W Crenshaw St
Kuna, ID 83634

Steven & Beverly Critcher
2110 W Deer Flat Road
Kuna, ID 83634

Tamara Croft
1716 N Blush Ave
Kuna, ID 83634

Benjamin Dennis
1288 N Cabrillo Ave
Kuna, ID 83634

Licivalter Desouza
Tina Lima
2229 S Weimaraner Way
Meridian, ID 83642

Darren & Deborah Didreckson
1596 N Firebrick Dr
Kuna, ID 83634

Courtney & Lydia Fry
1749 N Rosedust Dr
Kuna, ID 83634

Diana Garza
1349 N El Camino Ave
Kuna, ID 83634

Xko & Chris Gonzalez
1713 N Rosedust Dr
Kuna, ID 83634

Terri Ham
1253 N Cabrillo Ave
Kuna, ID 83634

Hamann Lee E & Deborah M
Revocable Trust
PO Box 728
Sebastopol, CA 95473

Reed & Cassandra Hammer
1214 N Cabrillo Ave
Kuna, ID 83634

Bradford & Patricia Hayes
1579 N Klemmer Ave
Kuna, ID 83634

Curtis Hough
1197 N El Camino Ave
Kuna, ID 83634

Steven Hunt
1554 N Firebrick Dr
Kuna, ID 83634

Marcus Hurlburt
1517 W Sacramento St
Kuna, ID 83634

Michael Infanger
1248 N Cabrillo Ave
Kuna, ID 83634

William King JR
1561 N Klemmer Ave
Kuna, ID 83634

Kyle & Kayla Kirk
1551 N Firebrick Dr
Kuna, ID 83634

Robyn Knoelk
1971 W Feltson St
Kuna, ID 83634

Curtis Krohn
1851 W Feltson St
Kuna, ID 83634

Amanda Kulig
1233 N El Camino Ave
Kuna, ID 83634

Kuna Joint School District #3
711 E Porter Road
Kuna, ID 83634

Phillip Lang
1207 N Cabrillo Ave
Kuna, ID 83634

Rebecca Lanham
1382 N Cabrillo Ave
Kuna, ID 83634

Dawn & Travis Laursen
1927 W Feltson St
Kuna, ID 83634

Lete Family Revocable Trust
1795 W Deer Flat Rd PMB 301
Kuna, ID 83634

Curtis Long
1662 N Blush Ave
Kuna, ID 83634

Abel Lozano
1266 N Cabrillo Ave
Kuna, ID 83634

Steven Manthei
Yulia Lyshko
1934 W Feltson St
Kuna, ID 83634

Patti McCullough
1329 N Cabrillo Ave
Kuna, ID 83634

Dan & Debra McElravy
1304 N Cabrillo Ave
Kuna, ID 83634

Elizabeth Mick
1215 N El Camino Ave
Kuna, ID 83634

Kevin Mooney
1196 N Cabrillo Ave
Kuna, ID 83634

Bret & Laurel Nicolaysen
1737 N Rosedust Dr
Kuna, ID 83634

Phil Okuyama
1404 N Cabrillo Ave
Kuna, ID 83634

Palomar Heights HOA Inc
2180 W SR 434 STE 5000
Longwood, FL 32779

Selina Paul
1277 N Cabrillo Ave
Kuna, ID 83634

Richard & Rosalie Perez
1367 N El Camino Ave
Kuna, ID 83634

Eric & Amy Peterson
11913 Woodland Ave E
Puyallup, WA 98373

Katharina & Gary Peterson
12961 N Hauser Lake Rd
Hauser, ID 83854

Daniel & Judith Razutis
1700 W Secluded Ct
Kuna, ID 83634

James & Sheri Russell
781 S School Ave
Kuna, ID 83634

Astrid Sanchez-Acosta
1701 N Rosedust Dr
Kuna, ID 83634

Brian & Karlee Semancik
1369 N Cabrillo Ave
Kuna, ID 83634

Serna Family Living Trust 10/27/16
John Allen Serna Trustee
1537 N Firebrick Dr
Kuna, ID 83634

Chyanne Sexton
1520 W Balboa St
Kuna, ID 83634

Richard & Jean Sini
1537 W McHenry St
Kuna, ID 83634

Merlin Slyter
1502 W Balboa St
Kuna, ID 83634

Lelia Smith
1311 N Cabrillo Ave
Kuna, ID 83634

Jason & Heather Stanhouse
1348 N Cabrillo Ave
Kuna, ID 83634

Ann Marie Strohm
Mark Hellekson
1364 N Cabrillo Ave
Kuna, ID 83634

Teco One LLC
1500 N Eldorado St #4
Boise, ID 83704

Teresa Mike & Jody Trust
Teresa Michael S Trustee
1326 N Cabrillo Ave
Kuna, ID 83634

Vincent Townsend
Madison Perry
1401 N El Camino Ave
Kuna, ID 83634

Charles Turner JR
1956 W Feltson St
Kuna, ID 83634

Courtney Tuttle
1325 El Camino Ave
Kuna, ID 83634

James & Melanie Vincent
1587 N Firebrick Dr
Kuna, ID 83634

Cheth & Amber Wallin
1518 W Kesler Dr
Kuna, ID 83634

Andrew Warren
1912 W Feltson St
Kuna, ID 83634

William & Jennifer Weiss
1503 W Kesler Dr
Kuna, ID 83634

Jennifer Wesely
1387 N Cabrillo Ave
Kuna, ID 83634

Audra & Aaron Weslowski
1385 N El Camino Ave
Kuna, ID 83634

Trenton Wolverton
1905 W Feltson St
Kuna, ID 83634

Charles Woods JR
1293 N Cabrillo Ave
Kuna, ID 83634

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
ADKINS ELEANOR		1265 N TEN MILE RD	KUNA, ID 83634-1248
AMERICAN HOMES 4 RENT PROPERTIES THREE LLC		30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301-2013
ATKINS KAREN		PO BOX 102	KUNA, ID 83634-0000
BARKELL WILLIAM	BARKELL TANYA	1189 N CABRILLO AVE	KUNA, ID 83634-0000
BARTLETT KELLY R		1535 W SACRAMENTO ST	KUNA, ID 83634-0000
BARTON COREY D		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
BEHRENS LARRY J	BEHRENS GLENDA M	1173 N CABRILLO AVE	KUNA, ID 83634-0000
BONHAM KARIN		1539 N FIREBRICK DR	KUNA, ID 83634-0000
BOULTER KODIAK CAMERON	MOONEY ASHLEY ANN	1684 N BLUSH AVE	KUNA, ID 83634-0000
BURGESS KYLE C	BURGESS COURTNEY R PIVA	1949 W FELTSON ST	KUNA, ID 83634-0000
BURNS EMMETT G		1960 W VERBENA DR	MERIDIAN, ID 83642-0000
BUSBEE NICHOLAS DEAN EDWARD	BUSBEE FARRAH NICOLE DAVIES	1822 N RHODAMINE AVE	KUNA, ID 83634-0000
BUTIGAN GEORGE A JR	BUTIGAN JENNIFER	1725 N ROSEDUST DR	KUNA, ID 83634-0000
CARY LUKE		1273 N EL CAMINO AVE	KUNA, ID 83634-0000
CECIL WILLIAM L	CECIL SHARON	1511 W BALBOA ST	KUNA, ID 83634-0000
COLTON JOSEPH H	COLTON JULIE D	1571 N FIREBRICK DR	KUNA, ID 83634-0000
CORDERO FAMILY TRUST 10-6-17	CORDERO MICHAEL RICHARD TRUSTEE	1324 RUBY CT	SANTA MARIA, CA 93454-0000
COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
CRIMSON POINT SUBDIVISION HOA		2155 W CRENSHAW ST	KUNA, ID 83634-0000
CRITCHER STEVEN	CRITCHER BEVERLY JEAN	2110 W DEER FLAT RD	KUNA, ID 83634-1224
CROFT TAMARA		1716 N BLUSH AVE	KUNA, ID 83634-0000
DENNIS BENJAMINS		1288 N CABRILLO AVE	KUNA, ID 83634-0000
DESOUZA LICIVALTER	LIMA TINA L	2229 S WEIMARANER WAY	MERIDIAN, ID 83642-0000
DIDRECKSON DARREN E	DIDRECKSON DEBORAH M	1596 N FIREBRICK DR	KUNA, ID 83634-0000
FRY COURTNEY W	FRY LYDIA L	1749 N ROSEDUST DR	KUNA, ID 83634-0000
GARZA DIANA		1349 N EL CAMINO AVE	KUNA, ID 83634-0000
GONZALEZ XKO K	GONZALEZ CHRIS L	1713 N ROSEDUST DR	KUNA, ID 83634-0000
HAM TERRI M		1253 N CABRILLO AVE	KUNA, ID 83634-0000
HAMANN LEE E & DEBORAH M REVOCABLE TRUST		PO BOX 728	SEBASTOPOL, CA 95473-0000
HAMMER REED F	HAMMER CASSANDRA E	1214 N CABRILLO AVE	KUNA, ID 83634-0000
HAYES BRADFORD H JR	HAYES PATRICIA M	1579 N KLEMMER AVE	KUNA, ID 83634-0000
HOUGH CURTIS		1197 N EL CAMINO AVE	KUNA, ID 83634-0000
HUNT STEVEN		1554 N FIREBRICK DR	KUNA, ID 83634-0000
HURLBURT MARCUS		1517 W SACRAMENTO ST	KUNA, ID 83634-0000
INFANGER MICHAEL T		1248 N CABRILLO AVE	KUNA, ID 83634-0000
KING WILLIAM JR		1561 N KLEMMER AVE	KUNA, ID 83634-0000
KIRK KYLE	KIRK KAYLA	1551 N FIREBRICK DR	KUN, ID 83634-0000

KNOELK ROBYN L		1971 W FELTSON ST	KUNA, ID 83634-0000
KROHN CURTIS D		1851 W FELTSON ST	KUNA, ID 83634-0000
KULIG AMANDA		1233 N EL CAMINO AVE	KUNA, ID 83634-0000
KUNA JOINT SCHOOL DIST #3		711 E PORTER RD	KUNA, ID 83634-0000
LANG PHILLIP ANDREW		1207 N CABRILLO AVE	KUNA, ID 83634-0000
LANHAM REBECCA A		1382 N CABRILLO AVE	KUNA, ID 83634-0000
LAURSEN DAWN M	LAURSEN TRAVIS R	1927 W FELTSON ST	KUNA, ID 83634-0000
LETE FAMILY REVOCABLE TRUST		1795 W DEER FLAT RD PMB 301	KUNA, ID 83634-0000
LONG CURTIS L		1662 N BLUSH AVE	KUNA, ID 83634-0000
LOZANO ABEL G		1266 N CABRILLO AVE	KUNA, ID 83634-0000
MANTHEI STEVEN R	LYSHKO YULIA BORIGOVNA	1934 W FELTSON ST	KUNA, ID 83634-0000
MCCULLOUGH PATTI M		1329 N CABRILLO AVE	KUNA, ID 83634-0000
MCELRAVY DAN &	MCELRAVY DEBRA	1304 N CABRILLO AVE	KUNA, ID 83634-0000
MICK ELIZABETH H		1215 N EL CAMINO AVE	KUNA, ID 83634-0000
MOONEY KEVIN L		1196 N CABRILLO AVE	KUNA, ID 83634-0000
NICOLAYSEN BRET	NICOLAYSEN LAUREL	1737 N ROSEDUST DR	KUNA, ID 83634-0000
OKUYAMA PHIL		1404 N CABRILLO AVE	KUNA, ID 83634-0000
PALMER DEAN E	PALMER MONA	1978 W FELTSON ST	KUNA, ID 83634-0000
PALOMAR HEIGHTS HOA INC		2180 W SR 434 STE 5000	LONGWOOD, FL 32779-0000
PAUL SELINA DYAN		1277 N CABRILLO AVE	KUNA, ID 83634-0000
PEREZ RICHARD	PEREZ ROSALIE L	1367 N EL CAMINO AVE	KUNA, ID 83634-0000
PETERSON ERIC J	PETERSON AMY M	11913 WOODLAND AVE E	PUYALLUP, WA 98373-0000
PETERSON KATHARINA B	PETERSON GARY J JR	12961 N HAUSER LAKE RD	HAUSER, ID 83854-0000
RAZUTIS DANIEL J	RAZUTIS JUDITH K	1700 W SECLUDED CT	KUNA, ID 83634-1273
RUIZ AGUSTIN MURILLO	MURILLO OLGA	1405 N CABRILLO AVE	KUNA, ID 83634-0000
RUSSELL JAMES D	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
SANCHEZ-ACOSTA ASTRID		1701 N ROSEDUST DR	KUNA, ID 83634-0000
SEMANCIK BRIAN ANTHONY	SEMANCIK KARLEE ANN	1369 N CABRILLO AVE	KUNA, ID 83634-0000
SERNA FAMILY LIVING TRUST 10/27/16	SERNA JOHN ALLEN TRUSTEE	1537 N FIREBRICK DR	KUNA, ID 83634-0000
SEXTON CHYANNE S		1520 W BALBOA ST	KUNA, ID 83634-0000
SINI RICHARD G	SINI JEAN E	1537 W MCHENRY ST	KUNA, ID 83634-0000
SLYTER MERLIN L		1502 W BALBOA ST	KUNA, ID 83634-0000
SMITH LELIA SUSAN		1311 N CABRILLO AVE	KUNA, ID 83634-0000
STANHOUSE JASON B	STANHOUSE HEATHER M	1348 N CABRILLO AVE	KUNA, ID 83634-0000
STROHM ANN MARIE	HELLEKSON MARK D	1364 N CABRILLO AVE	KUNA, ID 83634-0000
TECO ONE LLC		1500 N ELDORADO ST # 4	BOISE, ID 83704-0000
TERESA MIKE & JODY TRUST	TERESA MICHAEL S TRUSTEE	1326 N CABRILLO AVE	KUNA, ID 83634-0000
TOWNSEND VINCENT	PERRY MADISON	1401 N EL CAMINO AVE	KUNA, ID 83634-0000



City of Kuna

Planning and Zoning Commission Staff Report

P.O. Box 13
Phone: (208) 922-5274
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www.Kunacity.id.gov

To: **P & Z Commission**

Case No's: **18-03-AN** (Annexation)
18-01-CPM (Comp Map Change)
18-04-ZC (rezone)
18-02-PUD (Planned Unit Develop)
18-04-S (Preliminary Plat) and
18-20-DR (Sub Design Review)
And (Development Agreement)

Location: Northwest corner; Linder and Columbia Roads, Meridian, ID

Planner: Troy Behunin, Planner III

Hearing date: October 9, 2018
Tabled Until: November 27, 2018

Owner: **M3 Companies - Mark Tate**
1087 W. River Street, Ste. 310
Boise, ID 83702
208.939.6263
MTate@m3companiesllc.com

Engineer: **JUB Engineers – Kristi Watkins**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
kwatkins@jub.com

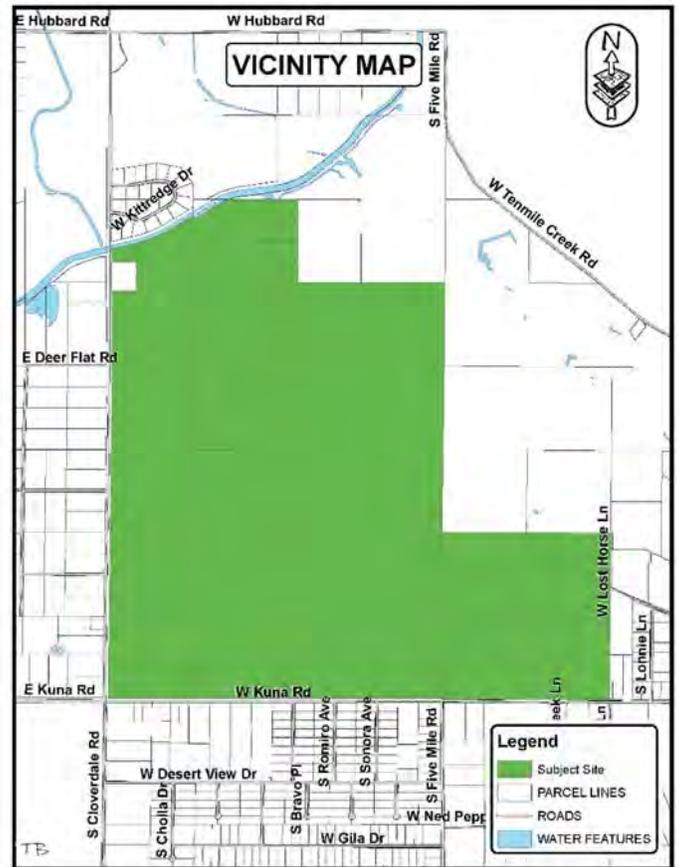


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Annexation, Comprehensive Plan Map Changes, P.U.D.'s, Rezones and Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body, and the Commission as the decision making body for the Design Review. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | May 9, 2018 (fifty four (54) persons attended) |
| ii. Agency Comment Request | July 13, 2018 |
| iii. 450' Property Owners | October 1, 2018 and October 19, 2018 |
| iv. Kuna, Melba Newspaper | September 12, 2018 and September 19, 2018 |
| v. Site Posted | September 29, 2018 |

B. Applicants Request:

1. Request:

Applicant, Kristi Watkins with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 990 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and private roads. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

C. Aerial Map:



|@Copyrighted

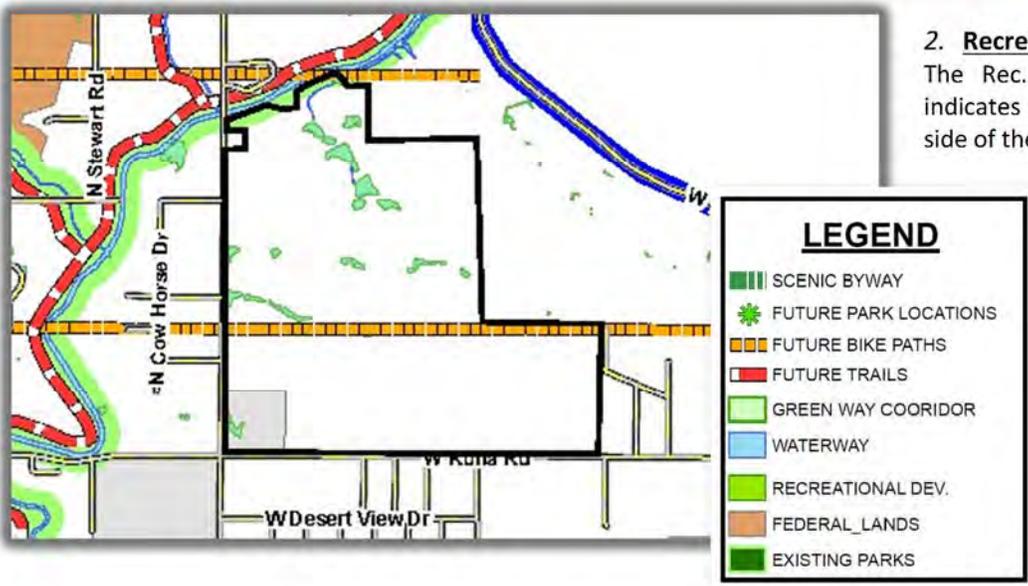
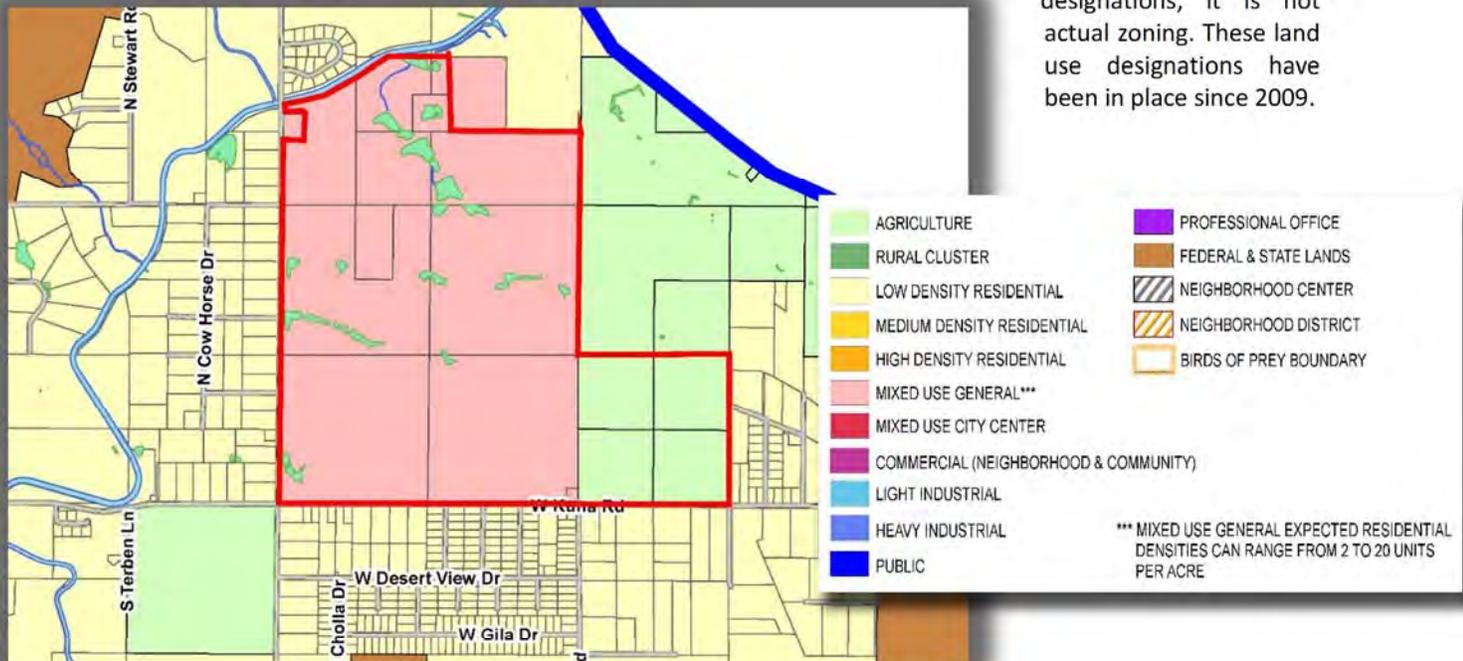
D. Site History:

These lands historically have been used for golf course and agricultural purposes for many years. Approximately 40 acres on the northeast corner of Cloverdale and Kuna Roads were annexed into Kuna, on November 4, 2015, (Case No. 15-01-AN), providing the pathway for annexation of the rest of the golf course as previously planned for future development.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use for most of the site approximately 865 acres. The remaining 163 acres on the east side are designated as agriculture. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009.



2. Recreation and Pathways Map:

The Rec. & Path Master Plan Map indicates a future trail along the north side of the New York Canal, which is off-site. With this application, staff recommends that the applicant incorporate green and open spaces throughout the project.

3. **Surrounding Land Uses:**

North	R-1, RR	1 acre Residential & Rural Residential - Ada County
South	Ag, RR	Agriculture – Kuna City and Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

4. **Lot Sizes, Current Zoning, Parcel No's, and L & B No's:**

Lot Size (Approximately)	Current Zone:	Parcel Number(s)
5 acres	RR - Rural Residential	S1415424915
10 acres	RR - Rural Residential	S1415315300
32.97 acres	RR - Rural Residential	S1415314810
56.46 acres	RR - Rural Residential	S1415336000
40 acres	RR - Rural Residential	S1415341100
80 acres	RR - Rural Residential	S1415430000
160 acres	RR - Rural Residential	S1422110050
138.16 acres	RR - Rural Residential	S1422212400
20 acres	RR - Rural Residential	S1422212000
40 acres	RR - Rural Residential	S1423314800
40 acres	RR - Rural Residential	S1423325400
40 acres	RR - Rural Residential	S1423346600
40 acres	RR - Rural Residential	S1423336000
1.31 acres	RR - Rural Residential	S1422449820
158.65 acres	RR - Rural Residential	S1422417300
119.90 acres	RR - Rural Residential	S1422314810
1.13 acres	RR - Rural Residential	R3297260265
39.01 acres	Agriculture - Kuna City	S1422336000

5. **Services (at time of development):**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – Developer Built and Owned/Maintained
- Fire Protection – Kuna Rural Fire District
- Police Protection – Ada County Sheriff's office; Kuna Police
- Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

The site has multiple structures that typically are associated with a golf course and maintenance facilities and vegetation that is generally associated with a golf course and other Agricultural uses.

7. **Transportation / Connectivity:**

The site has significant Cloverdale and Kuna Road frontages. The applicant proposes one point of ingress/egress on Cloverdale Road for phase one, approximately 2,000 feet north of Kuna Road to line up with Reining Horse Drive. It is anticipated that the commercial projects proposed for the NEC of Cloverdale and Kuna Road will also seek entrances with future applications. All points of access must follow City & ACHD standards.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. Most of the sites' topography is generally flat with less than 3 percent slope. However, in the north part of the site, there are rolling hills and some grades greater than 3 percent, which provide for bluffs, and overlooks, these are areas within the existing golf course. This site is not within the Nitrate Priority Area (NPA), however, the project will be required to connect to Kuna City sanitary sewer, potable water and provide for a pressure irrigation water system to the project as a whole.

9. Agency Responses:

The following agencies returned comments and are included with this case file:

- City Engineer *Exhibit B 1*
- Ada County Highway District (ACHD) *Exhibit B 2*
- Boise Project Board of Control *Exhibit B 3*
- COMPASS *Exhibit B 4*
- Dept. of Environmental Quality (DEQ) *Exhibit B 5*
- ID Transportation Dept. (ITD) *Exhibit B 6*

F. Staff Analysis:

The subject site is at the northeast corner (NEC) of Cloverdale and Kuna Roads. The applicant requests a Comprehensive Plan Map (CPM) change from agriculture to Mixed-Use for approximately 163 acres on the east side of the subject site. This request will match the current designation of the golf course parcels and will provide continuity for the entire project as a multi-phased, Planned Unit Development (PUD), consisting of approximately 1,028 acres.

The applicant requests annexation into Kuna City limits applying the Category "A" process. The lands in this application touch City limits in the southwest corner of the site and are therefore eligible for annexation, due to a previous annexation approval (15-01-AN). Applicant has submitted an application for annexation of the remaining 990 acres (approximately) and is seeking for two different zones for these proposed annexing parcels. The applicant is seeking the following jurisdiction and zone changes if the annexation is approved:

- Approximately 807 acres are proposed to be annexed and zoned from Rural Residential (RR) TO R-6 Medium Density Residential (MDR),
- Approximately 189 acres from RR, TO R-12, High Density Residential (HDR).

The applicant seeks to rezone approximately 20.89 acres of the 39 acres already annexed into Kuna and zoned Agriculture TO C-2 (Area Commercial District), and the remaining 19.60 acres to be zoned R-6 Medium Density Residential (MDR). While the Commercial lot is included in the Preliminary plat, development of the commercial corner will take place separately and in the future; a time line for the commercial development is unknown at this time.

Applying the PUD process, the applicant proposes a mix of various uses throughout the project to include; commercial, recreational activities, medium and high density residential uses, to include single family lots, active adult communities, age targeted living, a community center, updated club house (with full food and beverage service and dinner and event space), several private parks, a City park, a considerable open space and pathway network (13.41 acres in the first preliminary plat alone, or 10.2% of that area), and the golf courses. The applicant proposes a master-planned active resort-style community for all ages. The applicant is proposing private streets in certain areas that will be built to Kuna and ACHD standards (curb, gutters & sidewalks) and meet Kuna Fire Department requirements. All private roads will be built and maintained by the Home Owners Association (HOA), and anticipates providing a golf cart community (in part), which when combined with a large network of biking and walking pathways, will help reduce vehicle trips for basic needs, recreation and even food services. Using the PUD process and exceeding the required 10% usable open space, the applicant is eligible to request relief from certain development standards to accommodate mixed-uses

and design criteria to create a unique and different development not seen in Kuna before. The applicant has provided a list of standards and requirements they seek relief from and those requested changes are listed in the exhibits of the Development Agreement included for Commissions' review. The requested changes are presented side-by-side to show current code, compared with the *requested* changes.

Staff notes that proposed phase one requests four shared driveways, provides for two potable well sites (PP note #3) and two cul-de-sacs. This plat is planned to be an age restricted community and as long as the CC&R's provide for permanent maintenance, care and responsibility of the shared driveways, staff supports their use for this preliminary plat. Staff also notes that just one entrance off Cloverdale is shown for phase one. The Kuna Rural Fire District (KFD) has requirements for providing a secondary emergency access (either temporary or permanent) as does the City. Staff will support a secondary access that is first approved by the KFD. Staff also notes that the applicant is proposing swales with no curb/gutter along Cloverdale, or Kuna Roads. This is contrary to KCC. Along arterial roads, KCC calls for full roadway improvements, including curb/gutter, road widening, and sidewalks at eight feet (either separated or attached). Staff recommends that the applicant be conditioned to demonstrate shared driveway responsibility as explained, secondary emergency access as explained and to follow City standards for full arterial roadway improvements as explained. Otherwise, the proposed preliminary plat appears to be in substantial compliance with KCC.

This application includes a request for subdivision landscape design review. Staff finds the proposed landscaping for common areas appears to be in substantial conformance with KCC Title 5 chapter 17, Kuna's Landscaping Ordinance (KCC 5-17). Staff recommends that the applicant be conditioned to provide sod in areas labeled as 'Lawn'. Staff notes that if approved, this landscape plan will be considered a binding plan, and shall be followed as presented and not changed or substitutions made without *prior* approval, except to bring it into conformance (in the event that a part of the plan is deficient). Design Review for a subdivision monument(s) was not applied for, with this project, however, if monument signs are desired, Design Review with the Committee is required.

Staff has determined this application generally complies, or as conditioned, will follow Idaho Statutes §50-222 (Annex) and §65-67 (LLUPA-Subs); Title 5 and title 6 of the Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's stated above, subject to the recommended conditions of approval listed within this report and in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5,
2. City of Kuna Subdivision Ordinance Title 6,
3. City of Kuna Comprehensive Plan and Map, adopted September 1, 2009,
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On November 27, 2018, the Commission will consider the Falcon Crest project; Case No's: 18-03-AN, 18-01-CPM, 18-04-S, 18-02-PUD, 18-02-ZC, a Development Agreement, and 18-20-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This project approximately 1,028 acre site, is adjacent to Kuna City limits and is located at the northeast corner (NEC) of Cloverdale and Kuna Roads and part is zoned Agriculture (Ag.) in the City and the remaining part as RR in the County. 40 acres of the approximate 1,028 acres is in Kuna City and zoned Ag.. The site has varying historical uses, including a golf course, club house, cart barn, agriculture uses and other ancillary subordinate uses. Applicant proposes a Comprehensive Plan Map Change from Ag. to Mixed-Use for part of the site, annexation for approx. 988 acres, a rezone for approx. 40 acres from Ag. to R-6 and C-2 zones, a PUD, a Preliminary Plat for approx. 132 acres, to subdivide said property into 468 buildable lots and 51 common lots and four shared driveways (over

common lots), and a subdivision design review for the landscaping of the common lots. This project is adjacent to Cloverdale Road and Kuna Road, both are principle arterial roads.

J. Proposed Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designations of Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed change from Agriculture to Mixed-Use is supported by way of the application and supporting materials and plans provided and staff views this request to be consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed rezone requests an R-6 and R-12 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: *The proposed application requests a PUD to include mixed-uses including C-2, R-6 and R-12 zones, for commercial and residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. *Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).*

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes a resort style community to include commercial uses, varied housing densities/types including medium and high density residential elements that will contribute to availability of varied types and home sizes in a logical and orderly manner (Master Planned Community) with an opportunity to provide a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: *Applicant proposes a master planned resort-style community that will include a considerable network of green spaces, trails, golf course, and other amenities that will include some public and some private facilities, this is a community designed to be an all-ages development.*

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. (Page 179).

Comment: *With this development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant has proposed extensive pathways and sidewalks for pedestrian and non-motorized transportation, and adding connecting stub streets. Applicant appears*

prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.

K. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 5 and Title 6 of the KCC.

2. The site is physically suitable for the proposed new subdivision and site development.

Comment: The 1,028 acre (approximate) project includes a request for subdividing a portion of the lands into 468 buildable lots and 51 common lots. The site appears to be compatible with the proposal.

3. The Applications **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The land to be annexed, rezoned and subdivided is not used as wildlife habitat. Future roads, dwelling units and open spaces must be designed and planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The development proposal **is / is not** likely to cause adverse public health problems.

Comment: The proposed subdivision of the property appears to follows Kuna City Codes. All development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: The Commission did consider the location of the property and adjacent uses. The subject property (if approved for annexation) will be in Kuna City and will be required to connect to the Kuna City central sewer and potable water systems, and create their own Pressure Irrigation System. The current adjacent uses are large lots in the County, and agricultural in nature and the site it adjacent to two Principle arterial roads.

6. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a Development Agreement (DA), and 18-20-DR, **do/do not** adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a Development Agreement (D.A.), and 18-20-DR, generally **do/do not** comply with Kuna's Zoning Code.

L. Proposed Recommendation of the Commission to City Council:

18-03-AN (Annexation), 18-01-CPM (Comp Plan Map), 18-02-ZC (Rezone), 18-04-S (Preliminary Plat), 18-02-PUD (PUD), and a D.A., Note: This proposed motion is to recommend approval, **conditional approval, or denial** for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

18-20-DR (Design Review), Note: *The proposed motion is to **approve or deny** the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval / conditional approval / denial** to City Council for Case No. 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A. request, and votes to **approve / conditional approve / deny** Case No. 18-20-DR, a Design Review request by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths, *except as otherwise approved through the PUD process.*
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code, *except as otherwise approved through the PUD process.*
7. Parking within the site shall comply with Kuna City Code, *except as otherwise approved through the PUD process.*
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and go through Design Review for those approvals.

10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant is conditioned to follow the these planting notes for all trees on site:
 - 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. The applicant's proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.
14. The applicant's proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna
Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a D.A., and 18-20-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval/denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, a request for annexation, Comp plan map change, rezone, preliminary plat, PUD, DA and design review approval by Kristi Watkins with JUB Engineers, on behalf of M3 Companies, LLC:

1. *The Kuna Planning and Zoning Commission **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on November 27, 2018, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, this proposal **does/does not** generally comply with the City Code.*

Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Kuna Planning and Zoning Commission has the authority to approve or deny Case No. 18-20-DR and to recommend approval or denial to Council for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA.*

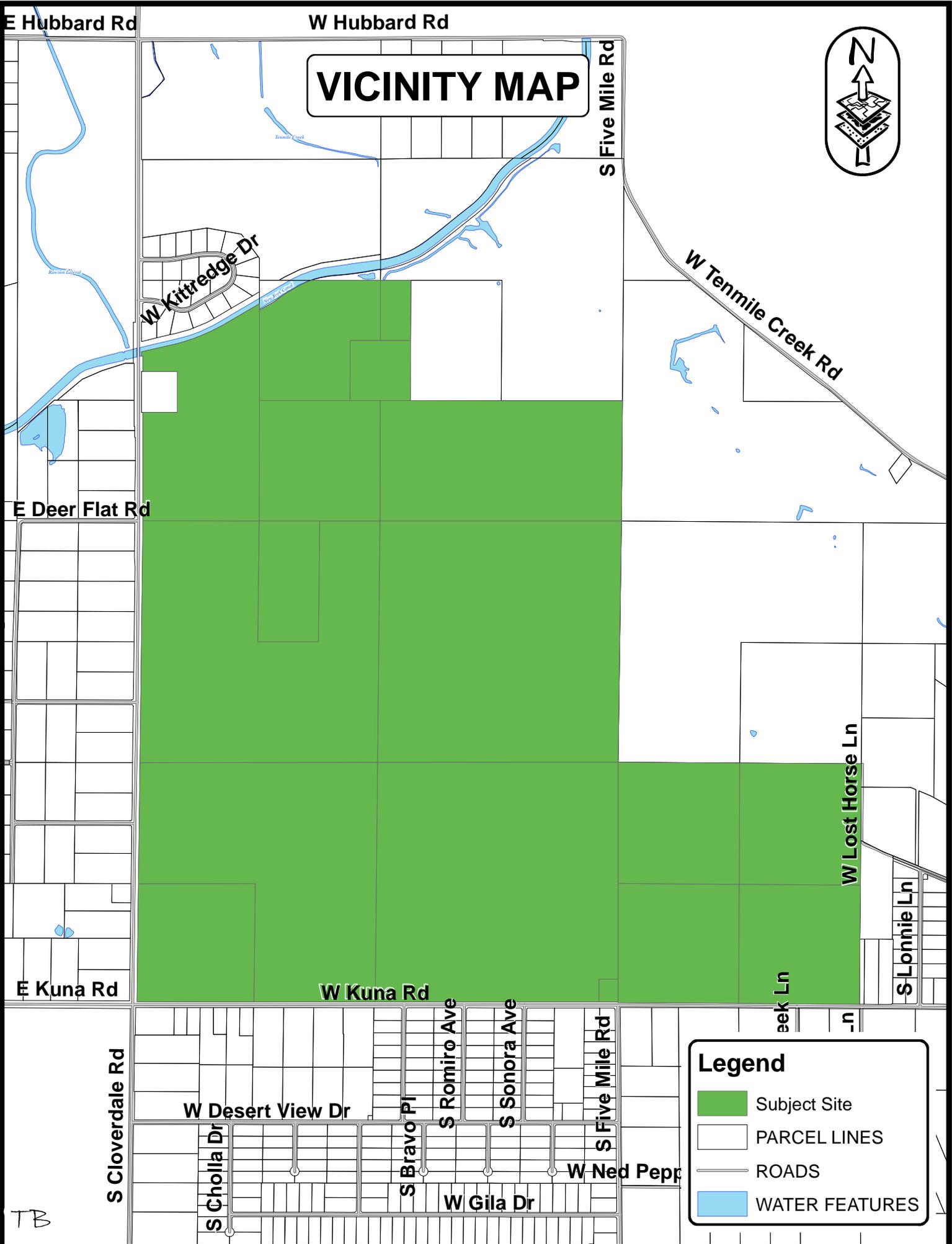
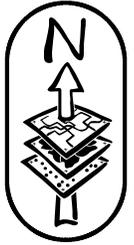
Comment: *On November 27, 2018, the Commission voted to **approve/deny** Case No. 18-20-DR and recommend approval/denial of case no. 18-05-S.*

5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

Comment: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on October 1st and 19th, 2018 and a legal notice was run in the Kuna Melba Newspaper on September 12th and 19th, 2018. The applicant placed a sign on the property on September 29, 2018.*

DATED this ____, day of _____, 2018

VICINITY MAP

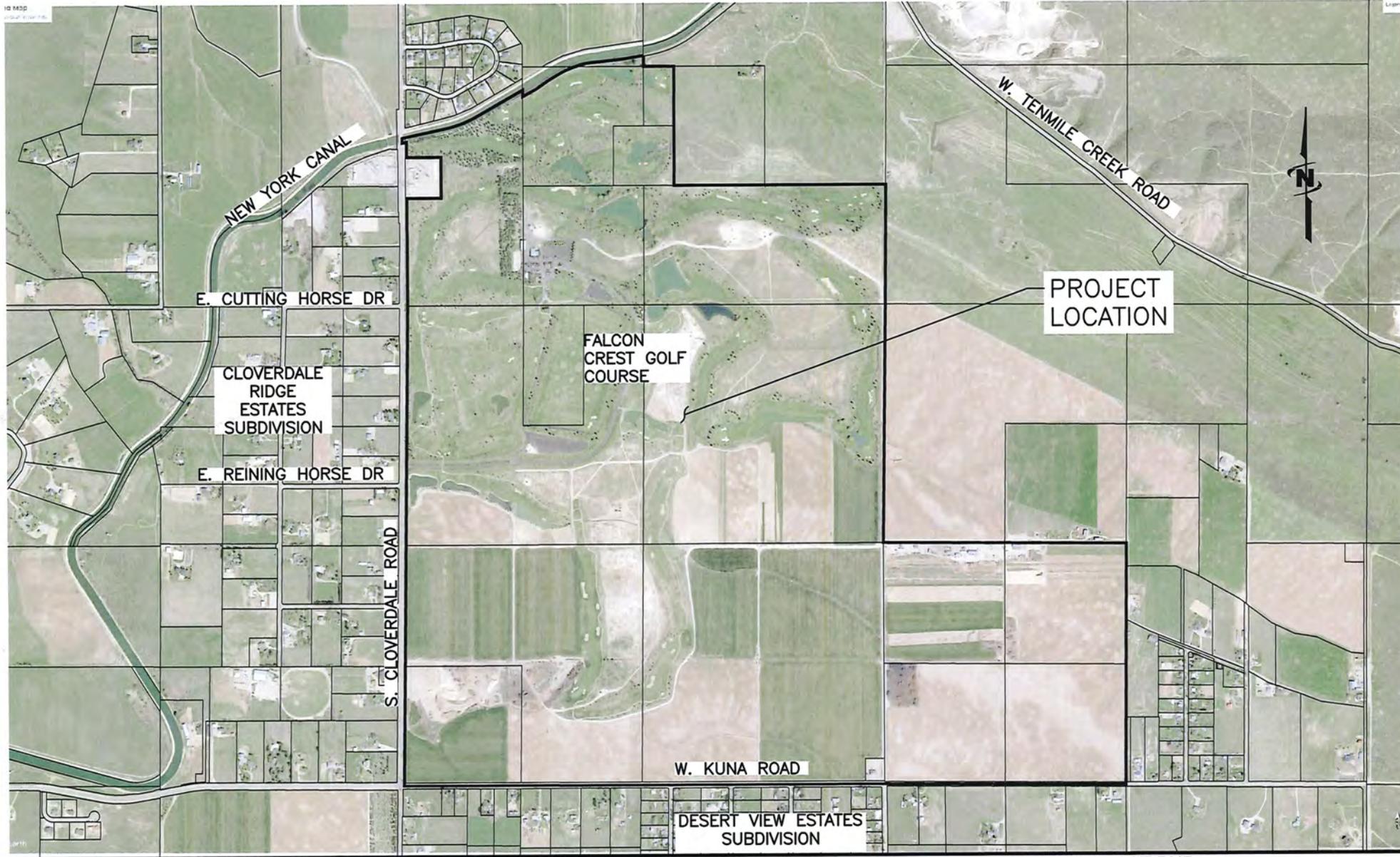


Legend

-  Subject Site
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB

10 MSP
10/10/18
Date Created: 5/14/2018 10:41:11 AM
Project: 18-017-141 FALCON CREST DEVELOPMENT PRE-PLAT CAD SHEET 10-17-141 PRE-VICINITY.DWG
JUB

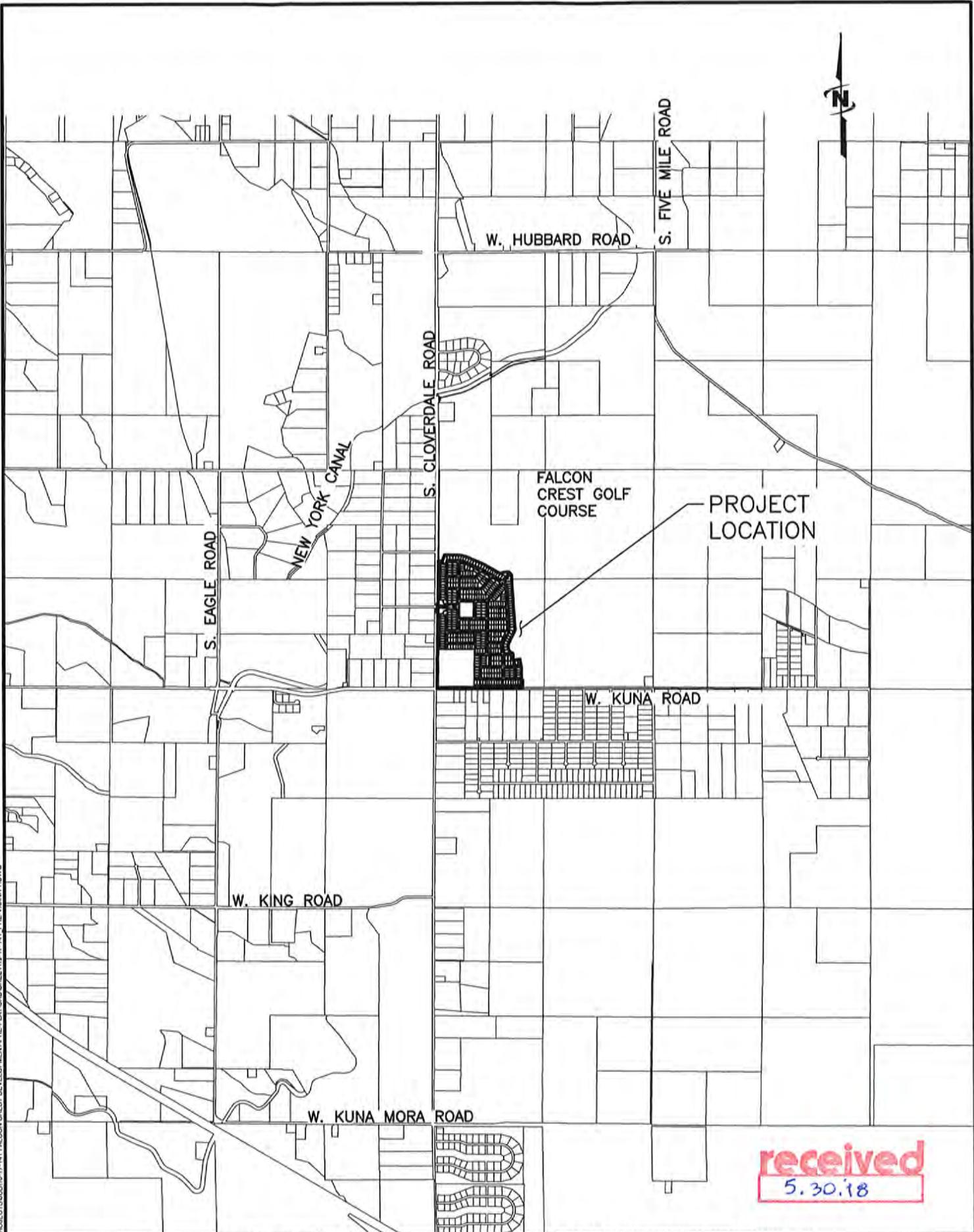


PLAT NO: 18-017-141
DATE: 5/17/2018
FILE: 18-017-141 PRE-VICINITY

J-U-B ENGINEERS, INC.

received
5.30.18

FALCON CREST PUD
KUNA, IDAHO
AERIAL VICINITY MAP



Plot Date: 5/17/2018 3:34 PM Plotted By: Everett Eames
Date Created: 5/14/2018 8:10:00 AM Project: JUB10-17-141 FALCON CREST DEVELOPMENT PRE-PLAT CAD SHEET 10-17-141 PRE-VICINITY.DWG

REUSE OF DRAWINGS
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FILE: 10-17-141_PRE-VICINITY
JUB PROJ #: 10-17-141
DRAWN BY: **0000**
DESIGN BY: **0000**
CHECKED BY: **0000**
LAST UPDATED: 5/17/2018



J-U-B ENGINEERS, INC.

FALCON CREST SUBDIVISION
KUNA, IDAHO
2 MILE VICINITY MAP

SHEET
1

received
5.30.18

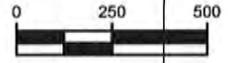
NO	REVISION DESCRIPTION	BY	APP	DATE

E. CUTTING HORSE DR

CLOVERDALE
RIDGE
ESTATES
SUBDIVISION

E. REINING HORSE DR

S. CLOVERDALE ROAD



SCALE IN FEET

FALCON
CREST GOLF
COURSE

PROJECT
LOCATION

received
5.30.18

W. KUNA ROAD

DESERT VIEW ESTATES
SUBDIVISION

S. CONCHOS AVENUE

Plot Date: 5/17/2018 3:28 PM Plotted By: Edward Emmert Date Created: 5/14/2018 P:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SSHEETS\10-17-141 PRE-VICINITY.DWG

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FILE: 10-17-141_PRE-VICINITY
JOB PROJ #: 10-17-141
DRAWN BY: **0200**
DESIGN BY: **0200**
CHECKED BY: **0200**



J-U-B ENGINEERS, INC.

FALCON CREST SUBDIVISION
KUNA, IDAHO

300 FOOT VICINITY MAP

SHEET

1

NO	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED: 5/17/2018



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

May 30, 2018

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: FALCON CREST SUBDIVISION – COMPREHENSIVE PLAN AMENDMENT, ANNEXATION, REZONE, DEVELOPMENT AGREEMENT, PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT

To Whom It May Concern:

On behalf of our client, M3 ID Falcon Crest, LLC, please accept this request for Comprehensive Plan Amendment, Annexation, Rezone, Development Agreement, Planned Unit Development and Preliminary Plat for the Falcon Crest Subdivision located on the northeast corner of S Cloverdale Rd and Kuna Road, in Kuna, Idaho. The address for the subject property is 11102 S Cloverdale Rd, Kuna, Idaho. The overall development includes 1,028.15 acres.

Comprehensive Plan Amendment

A comprehensive plan amendment is requested to change the future land use designation from Agriculture to Mixed Use General for parcel #'s S1423325400, S1423314800, S1423336000 and S1423346600 located at 9805 W Kuna Rd (162.4 acres total of the total 1,028 acres).

The land immediately adjacent to and including the Falcon Crest Golf Course is designated as Mixed Use General in the City of Kuna Comprehensive Plan. The eastern most 162.4 acres of this development request, made up of the parcels listed previously, is designated as Agriculture. The entire 1,028.15 acres is owned by Falcon Crest, LLC and will be combined into one planned unit development. Therefore, changing the future land use designation for the easterly 162.4 acres, to match the adjacent property, will help facilitate the overall development plan.

Including this additional 162.4 acres into the Mixed Use General designation will move this development along and provide for continuous frontage and utility improvements along Kuna Rd, Five Mile Rd and throughout the proposed development. It will also ensure that utilities are provided to and through the property to reach more of the Kuna community to the east and north.

Annexation

The current city limits of Kuna encompass a 39 acre parcel on the northwest corner of S Cloverdale Rd and Kuna Rd that is part of this overall development plan. This parcel creates a contiguous annexation path for the remainder of the proposed project.

received
5.30.18

This portion of the request is to annex the remaining 995.01 acres into the incorporated city limits of Kuna, Idaho and to zone 806.92 acres from RR (Ada County Zone, Rural Residential) to R-6 (Medium Density Residential) and 188.09 acres from RR (Ada County Zone, Rural Residential) to R-12 (High Density Residential). The annexation application will incorporate all the property in and around the Falcon Crest Golf Course area and provide entitlements for a multi-phase residential and mixed-use development.

The developer will extend sewer services from its current location along Kuna Road to the proposed site. The City of Kuna has budgeted for two new wells to be drilled within the proposed development to provide water service to this project and for expansion of services to surrounding properties. Developer will be required to install all other water infrastructure throughout the community. Emergency services will be available through the Kuna Police Department and Kuna Fire District. A pressurized irrigation system will be provided by onsite irrigation wells currently being used for agricultural use and golf course irrigation and would irrigate common areas and continue to irrigate golf courses throughout the community. Because there is limited surface water available, residential pressurized irrigation service will be provided by the City of Kuna domestic water system. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna and ACHD requirements.

Rezone

The rezone request is for parcel #S1422336000 which is currently located within the city limits of Kuna and zoned A (Agriculture District). We are requesting that 20.89 acres be rezoned to C-2 (Area Commercial District) and 19.58 acres be rezoned to R-6 (Medium Density Residential).

The area to be rezoned to R-6 will be included within the proposed single-family preliminary plat boundary and the proposed C-2 area will be held for future commercial development.

Development Agreement

A draft development agreement has been submitted with this application in accordance with Title 5, Chapter 14 of the Kuna City Code. Upon approval of these applications, this development agreement will be updated with the conditions of development determined by Kuna City Council and ACHD and will include an updated concept plan that reflects those requirements. It will also include a statement by the developer that "upon failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or in the case of initial zone at annexation, a zone deemed appropriate by council."

Attachments in the development agreement include the overall master plan, annexation request, offsite sewer alignment, parks & pathways master plan, dimensional requirements and specific allowable uses.

Planned Unit Development

The planned unit development proposes a mix of uses including commercial, residential and recreational uses.

The design of the project is intended to complement the existing golf course and ancillary uses including limited food service. The overall 1,028.15 acres will be divided into various development areas and phases as defined by the enclosed master plan. These different areas will include active adult, age targeted living, single-family residential, recreation, a community center, an upgraded clubhouse with full food and beverage service, private parks, a public city park, pathways and vast open space, including the golf course. The open space is designed to exceed the minimum requirements set forth in the Kuna City Code 5-7-11 and the landscaping will be in compliance with the provisions listed in Kuna City Code 5-17 and will be subject to Design Review. The parks and pathways will include combinations of active and passive amenities. The designated club section in the active adult area will include a clubhouse and swimming pool along with both indoor and outdoor active amenities. There is a proposed city park that will be dedicated to the City of Kuna, and pathways that will be open to the public even though the active adult portion of the community is private. The existing golf course is part of the overall development, and a new golf clubhouse with dining and event space will be built in the future.

The overall development plan categorizes the areas as follows:

Area Description	Gross Acres	Buildable Acres	Density	Lot Count
Commercial	18.84	18.84		1
Golf Village	475	182	3.2 (1.23 w golf)	584
Active Adult	333	259	4.4 (3.47 w golf)	1,148
Family Village	198	175	3.4 (3.00 w golf)	591
Totals	1024.84	634.84	3.8 (2.26 w golf)	2,324

Access to the development will be provided at various points along Kuna Rd and S Cloverdale Rd with a residential collector road running east-west through the center to provide connectivity within the project and to filter traffic throughout, rather than guide all traffic out to the main roads. Many of the trips for food service, recreation, and basic commercial services will be within walking, biking, or a golf cart ride from the residences in the community.

The proposed development is designed to meet all requirements outlined in Kuna City Code Title 5, Chapter 7 in regards to Planned Unit Developments. Amenities to be provided are; a clubhouse with a pool and walking paths throughout, all of which will be constructed to accommodate all age groups and will meet ADA accessibility standards. The project will contain open space totaling a minimum of 10% of the gross project acreage. In addition, each plat will contain a minimum of 5% of its total gross acres as open space. Private streets within the Active Adult sections will be designed on a single common lot to provide access to all lots they are intended to serve, will be constructed with curb, gutter and sidewalk per city and ACHD standards and will also meet fire department requirements. Amenities, open space and private streets will all be owned and maintained by the Homeowner's Association as outlined in the Development Agreement and Covenants, Conditions and Restrictions that will be recorded with this development and each phase as it progresses.

A traffic impact study by Kittelson & Associates has been submitted to ACHD for review. Upon completion of their review ACHD will provide a final staff report to the city to be considered during the application review and hearing process.

PUD – Code Change Request

The developer is also requesting certain code changes to Kuna City Code Title 5, Chapter 7, Chapter 10 and Chapter 17 and Title 6, Chapter 2, Chapter 3, and Chapter 4. The code changes are outlined in Exhibit F of the Development Agreement. The changes requested refer to private streets and alleyways, structure separation, performance bonding, subdivision signage, landscaping, allowable uses, and various subdivision requirements. These changes will accommodate the proposed mixed-use layout.

Preliminary Plat

The first preliminary plat proposed within this Planned Unit Development consists of 131.32 acres, includes the C-2 and R-6 zoning designations and will be divided into 468 lots. This will include 1 commercial lot, 409 residential lots, 51 Common lots, 4 common driveway lots, 2 well lots, and 1 private road lot. The common area will incorporate 13.41 acres, which is 10.2% of the platted area. The average lot size is 7,443 square feet for a density of 3.64 dwelling units per acre.

Private Streets will be gated and provide access through the subdivision. This preliminary plat will occur in approximately 9 phases and will begin with phase 1 taking access from S Cloverdale Rd, construct the park space and install the gated entrance. This preliminary plat area is intended for active adult living that will be marketed to the 55 and older population that desires a smaller floor plan, smaller yard and more recreation geared towards healthy and social living.

Overall Development Schedule

Development is planned to proceed immediately following project and engineering approvals. Development of the first plat will occur in phases over the course of 5-10 years depending on market conditions. We anticipate developing 1-2 phases per year in the first preliminary plat and continuing to develop various portions of the property over the course of 20+ years at a pace that is determined by the market.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.



Kristi Watkins, Planner
Land Development Group



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

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-03-AN 18-04-CPM 18-02-PUD-18-20 DRC-18-02-ZC 18-04-S
Project name	FALCON CREST SUB
Date Received	5.30.18
Date Accepted/Complete	7.13.18
Cross Reference Files	
Commission Hearing Date	OCT. 9, 2018
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Falcon Crest, LLC</u>	Phone Number: _____
Address: <u>2528 N Cloverdale Rd</u>	E-Mail: _____
City, State, Zip: <u>Boise, ID 83713</u>	Fax #: _____
Applicant (Developer): <u>M3 Companies</u>	Phone Number: <u>939-6263</u>
Address: <u>1087 W River Street, Suite 310</u>	E-Mail: <u>mtate@m3companiesllc.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____
Engineer/Representative: <u>JUB Engineers, Scott Wonders</u>	Phone Number: <u>376-7330</u>
Address: <u>250 S Beechwood Ave, Suite 201</u>	E-Mail: <u>swonders@jub.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>323-9336</u>

Subject Property Information

Site Address: <u>11102 S Cloverdale Rd, Kuna, ID</u>
Site Location (Cross Streets): <u>Kuna Rd and Five Mile Rd</u>
Parcel Number (s): <u>See Attached List (18 parcels)</u>
Section, Township, Range: <u>Section 22, T2N, R1E, BM</u>
Property size : <u>1028.15 Acres</u>
Current land use: <u>Golf Course and Vacant Properties</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>A, RR (Ada County)</u> Proposed zoning district: <u>C-2, R-6 & R-12</u>



Project Description

Project / subdivision name: Falcon Crest Subdivision (PUD)
General description of proposed project / request: Single-Family Residential Subdivision

Type of use proposed (check all that apply):
 Residential Single-Family
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): Clubhouse, Pool, Playground, gazebo, pathways

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: 409 Number of building lots: 410
Number of common and/or other lots: 58
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): Unknown at this time
Gross density (DU/acre-total property): 3.64 Net density (DU/acre-excluding roads): 5.11
Percentage of open space provided: 10.2% Acreage of open space: 13.41 acres
Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping buffers along collector and arterial streets, public pathway, common areas with landscaping and amenities.

Non-Residential Project Summary (if applicable)

Number of building lots: N/A Other lots: N/A
Gross floor area square footage: N/A Existing (if applicable): N/A
Hours of operation (days & hours): N/A Building height: N/A
Total number of employees: N/A Max. number of employees at one time: N/A
Number and ages of students/children: N/A Seating capacity: N/A
Fencing type, size & location (proposed or existing to remain): N/A

Proposed Parking: N/A
a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

Proposed Lighting: N/A
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): N/A

Applicant's Signature: Kristi Watkins Date: May 29, 2018



City of Kuna

Planned Unit Development (PUD) Application

P.O. Box 13
Kuna, Id 83634
(208) 922-5274
Fax: (208) 922-5989
Website: www.kunacity.id.gov

File No. :	_____
Cross Ref. :	_____
File Name:	_____

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City's Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Planned Unit Development application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Technical Uses
- ▶ Office
- ▶ Common Area
- ▶ Subdivision
- ▶ Variety of Building Types and Densities
- ▶ Common Open Space Variations
- ▶ Clustered Development and Recreational Facilities

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre-application meeting: <u>October 11, 2017 & May 30, 2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Planned Unit Development Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of this photo is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and an original notarized Affidavit of Legal Interest for all parties involved	<input type="checkbox"/>

Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

- Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review
- Description of how the PUD relates to surrounding land uses
- Vicinity map identifying neighborhood features within 1/2 mile of the location
- The nature of other land use actions requested
- If the PUD involves a preliminary plat, *include the number of phases and a description of each one*
- A narrative identifying and addressing the following:
 - Land use allocation by type _____
 - Percentage _____
 - Density _____
 - Open Space _____
 - Roads _____
 - N/A Parking _____
 - Housing _____
 - N/A Commercial _____
 - Services provided and public or private ownership and other information that may be pertinent and or material.
 - _____

Preliminary Drawings; at a minimum scale of 1" = 100' displaying the following:

- The name of the proposed PUD
- Date, north point and scale of drawing and identity of the person(s) preparing the drawing
- A boundary survey legal description of the PUD
- Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman
- Date of survey and name of surveyor
- Appropriate identification of the drawing(s) as a preliminary plan

Natural Features Map; showing an inventory of existing site features including:

- Ground elevation shown by contour lines at two foot (2') intervals or less – five foot (5') intervals may be accepted for slopes greater than ten percent (10%)
- General soil types as documented by a soils engineer or engineering geologist
- Hydrology;** Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:
 - Proposed and existing storm water facilities _____
 - Water conveyance facilities _____
 - Water features, such as ponds, wetlands and permanent or intermittent watercourses _____
 - Areas subject to flooding _____
- Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.
- Sanitary sewer, storm drainage and water supply facilities. *If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.*
- Width, location and purpose of all existing easements of record on/and abutting the site.
- A map describing land areas contiguous within three hundred feet (300') and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.

Site Plan; which shall include:

- North arrow
- To scale drawing (minimum 1" = 100')
- All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. *With the exception of concept drawings and residential structures that do not require a licensed engineer's review.*
- Name of project
- The locations of all existing and proposed dwelling units and/or individual lots
- Location of major streets
- The proposed yard requirements or locations of single family homes for individual lots
- The existing and proposed traffic circulation system serving the PUD including:
 - N/A Off-street parking and maneuvering _____
 - Points of access to existing public rights-of-way _____
 - A plan notation or description narrative outlining ownership of streets _____
 - N/A Parking areas _____
- The existing and proposed pedestrian and bicycle circulation system
- Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. *Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer's prior review and approval*
- Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites
- The general landscape treatment proposed along the site's periphery and in accordance with provisions of the City's landscape ordinance
- The approximate amount, location and type of buffering and/or landscaping
- Proposed architectural styles
- The subdivider may be required to submit proposed restrictive covenants, in outline form

Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director.

If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a **Preliminary Subdivision Plat** shall be submitted along with the PUD conceptual site plan.

Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.

Additional Information as may be required by City staff or deciding bodies.

Planned Unit Development Application

Applicant: M3 Companies, LLC Phone: 208-939-6263

Owner Purchaser Lessee Fax/Email: mtate@m3companiesllc.com

Applicant's Address: 1087 W River Street, Suite 310

Boise, Idaho Zip: 83702

Owner: Falcon Crest, LLC (Hansgeorg Borbonus) Phone: _____

Owner's Address: 2528 N Cloverdale Rd Email: _____

Boise, Idaho Zip: 83713

Represented By: *(if different from above)* JUB Engineers, Inc. (Scott Wonders) Phone: 208-376-7330

Address: 250 S Beechwood Ave, Suite 201 Email: swonders@jub.com

Boise, Idaho Zip: 83709

Address of Property: E Kuna Rd, 18 parcels (see list of parcel numbers)

Distance from Major Cross Street: adjacent to S Cloverdale & Kuna Roads Street Name(s): S Cloverdale & Kuna Roads

Please Check the box that reflects the amenities used :

Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.

Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.

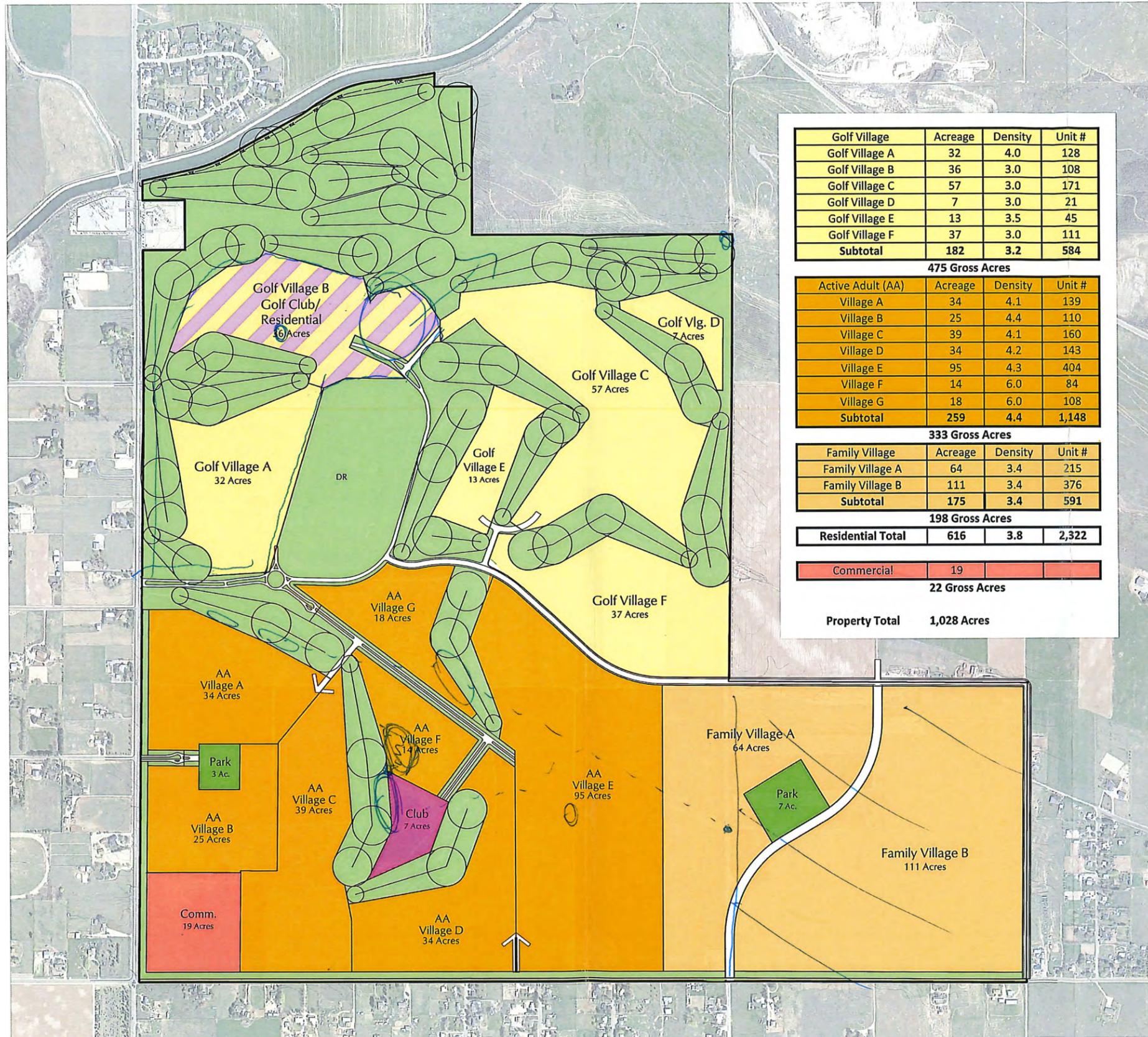
Other amenities appropriate to the size and uses intended in the PUD

This Planned Unit Development application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

This will be a mixed use development that incorporates commercial and various levels of single family residences. There is also a few requested code changes in reference to private streets, structure separation, bonding, signage, landscaping and some subdivision requirements.

1. Dimension of Property: 1028.15 acres total
2. Current Land Use(s): Agriculture zoning - Golf Course
3. What are the land uses of the adjoining properties?
North: Residential, Ag
South: Residential
East: Residential, Ag
West: Residential
4. Is the project intended to be phased, if so what is the phasing time period? Yes
Please explain: Overall 25 - 30 years. First Preliminary Plat, Phase 1-11 - 2019-2023
5. Are there any irrigation ditches/canals on or adjacent to the property? Yes
If yes, do you know the name of the irrigation or drainage provider? Boise Project Board of Controls, Kuna Irrig.
6. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Mixture of wrought iron and solid privacy fencing.
Type: Open wrought iron and solid privacy
Size: 4'- 5' and 6'
Location: Wrought iron around common areas and golf course and solid privacy between residences and along streets
(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)
7. Storm Drainage:
Proposed Method of On-site Drainage Retention/Detention:
On-site drainage will be in seepage beds and ponds
8. Percentage of Site Devoted to Building Coverage: N/A - Overall Master Plan extends beyond current plat request
% of Site Devoted to Landscaping: Greater than 10% Square Footage: TBD
% of Site that is hard Surfaces
(paving, driveways, walkways, etc.): TBD Square Footage: TBD
% of Site Devoted to Other Uses: TBD
Describe: 19 acres of commercial, Golf Course & Clubhouse, Community Clubhouse & Parks
% of landscaping within the parking lot (landscaped islands, etc.): *(Please see Kuna City Ordinance 2006-100)*
TBD
9. For details, please provide dimensions of landscaped areas within public right-of-way:
N/A
10. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with greater than a four inch (4") caliper whenever possible):*
Yes, the property includes multiple golf courses and thousands of existing trees. Tree species vary and include both deciduous and evergreen trees. The project plans to make some modifications to the golf course, but retain the vast majority of existing trees. Existing trees also exist lining the existing access road to the current clubhouse. Those trees will also remain in place.
11. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*
Walking paths will be included around the perimeter and throughout the community. Trash receptacles and benches, picnic areas and other amenities will be located in the community parks.
12. Parking requirements: N/A
Total Number of Parking Spaces: N/A Width and Length of Spaces: N/A
Total Number of Compact Spaces (8'x17'): N/A
13. Is any portion of the property subject to flooding conditions? Yes _____ No X
(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)

IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.



Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	182	3.2	584

475 Gross Acres

Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
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333 Gross Acres

Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
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Subtotal	175	3.4	591

198 Gross Acres

Residential Total	Acreage	Density	Unit #
	616	3.8	2,322

Commercial	19		
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22 Gross Acres

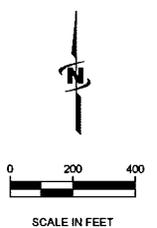
Property Total	1,028 Acres		
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PRELIMINARY DEVELOPMENT PLAN

May 15, 2018
 SCALE: 1" = 300'
 GREY|PICKETT

received
 5.30.18



J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7300
 www.jub.com



THESE ARE THE ORIGINAL RECORDS FOR THIS PROJECT. THE ORIGINAL RECORDS ARE KEPT AT THE OFFICE OF JUB ENGINEERS, INC. IN BOISE, IDAHO. THE ORIGINAL RECORDS WILL BE MAINTAINED FOR A PERIOD OF 10 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

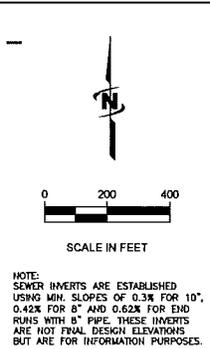
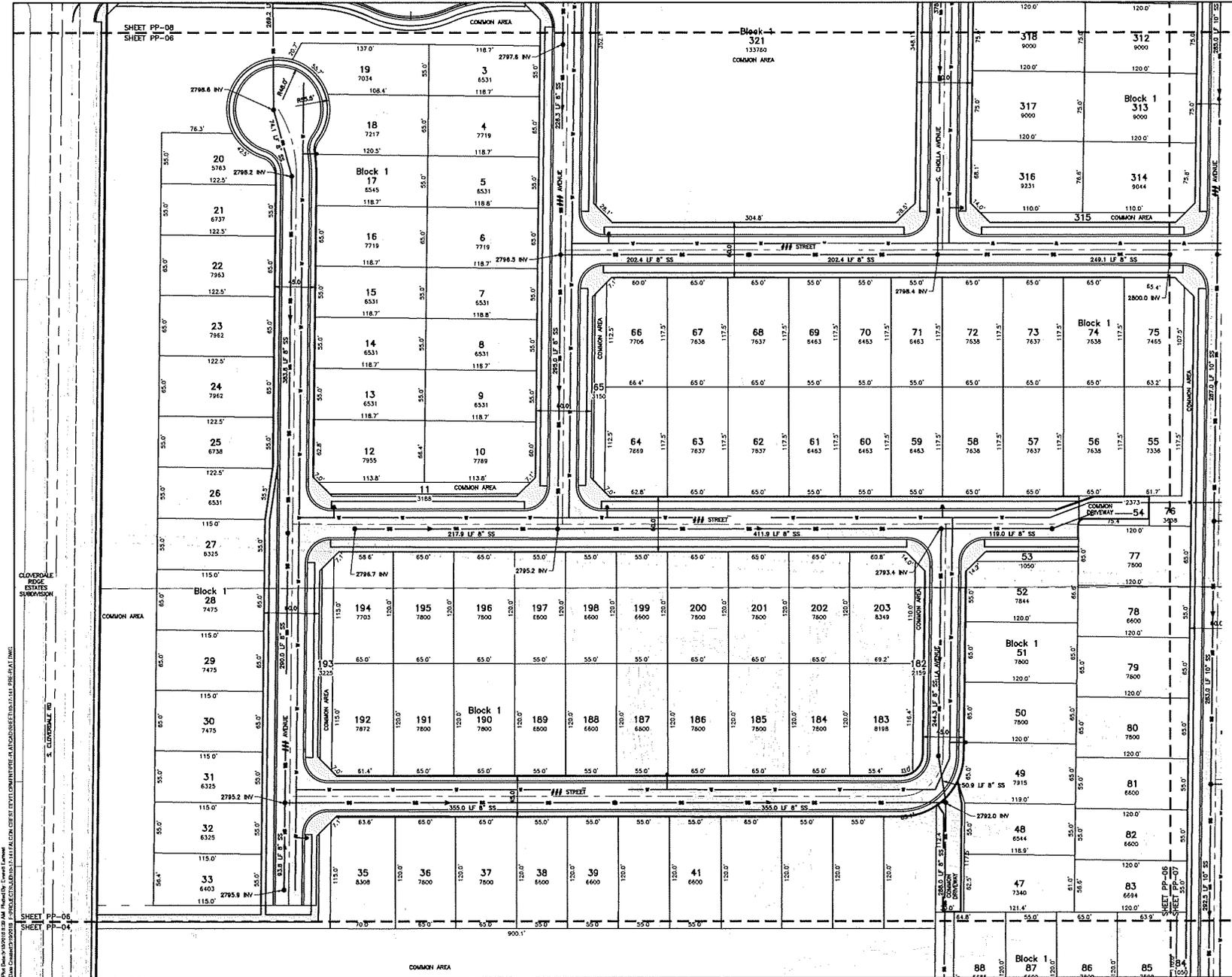
DATE	DESCRIPTION	BY	CHK

**FALCON CREST SUBDIVISION
 KUNA, IDAHO**

EXISTING CONDITIONS

DATE	12-11-11	THE PLAN
JOB NO.	10-17-11	
DRAWN BY		
DESIGNED BY		
CHECKED BY		
DATE PLOT		
AT FULL SIZE IF NOT ONE		
INCH SCALE ACCORDINGLY		
LAST UPDATED	5-18-2010	
SHEET NUMBER:	PP-02	

Plan Date: 12/11/11 10:41 AM. Printed On: 12/11/11 10:41 AM. Project: 10-17-11. Job No: 10-17-11. Subdivision: Falcon Crest Subdivision. Sheet: PP-02. Scale: As Shown.



NOTE: SEWER INVERTS ARE ESTABLISHED USING MIN SLOPES OF 0.3% FOR 10', 0.42% FOR 8' AND 0.62% FOR END RUNS WITH 8" PIPE. THESE INVERTS ARE NOT FINAL DESIGN ELEVATIONS BUT ARE FOR INFORMATION PURPOSES.

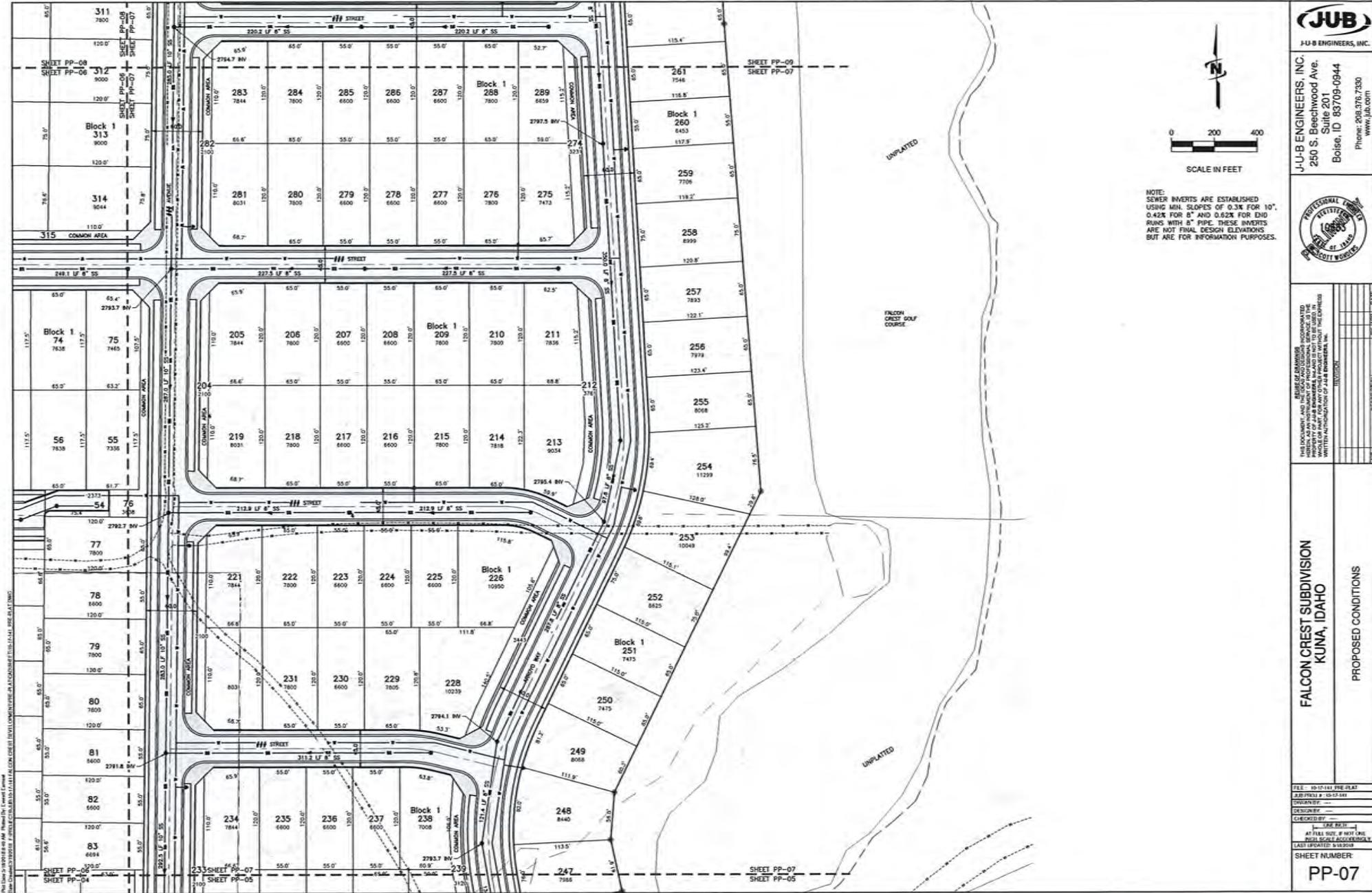
JUB
 J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.276.7330
 www.jub.com



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FALCON CREST SUBDIVISION
KUNA, IDAHO
 PROPOSED CONDITIONS

FILE: 16-07-141 FINE-PLAN
 DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 AT FULL SIZE IF NOT CURE
 HIGH SCALE ECONOMY ONLY
 LAST UPDATED: 5/18/2019
 SHEET NUMBER:
PP-06



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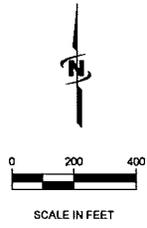


STATE OF IDAHO
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 JUB ENGINEERS, INC.
 250 S. BEECHWOOD AVE.
 SUITE 201
 BOISE, IDAHO 83709-0944

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 PROPOSED CONDITIONS

SHEET NUMBER:
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received
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FALCON
CREST GOLF
COURSE

UNPLATTED

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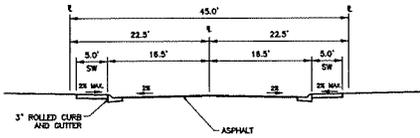
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PROPOSED CONDITIONS

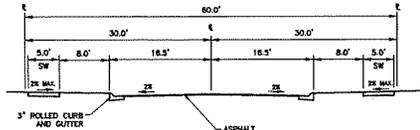
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SHEET NUMBER:
PP-09

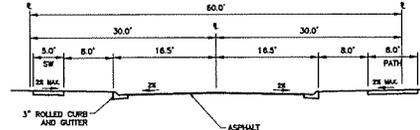
received
5.30.18



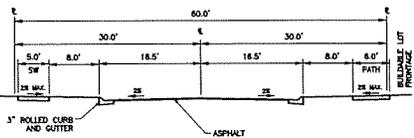
TYPICAL 33' STREET SECTION ATTACHED
SCALE: 1/8" = 1'-0"



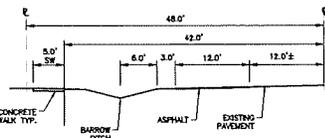
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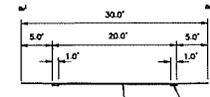
TYPICAL 33' STREET SECTION DETACHED WITH PATHWAY
SCALE: 1/8" = 1'-0"



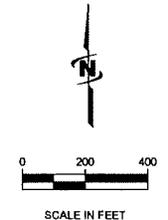
TYPICAL 33' STREET SECTION DETACHED PATH WITH LOT FRONTAGE
SCALE: 1/8" = 1'-0"



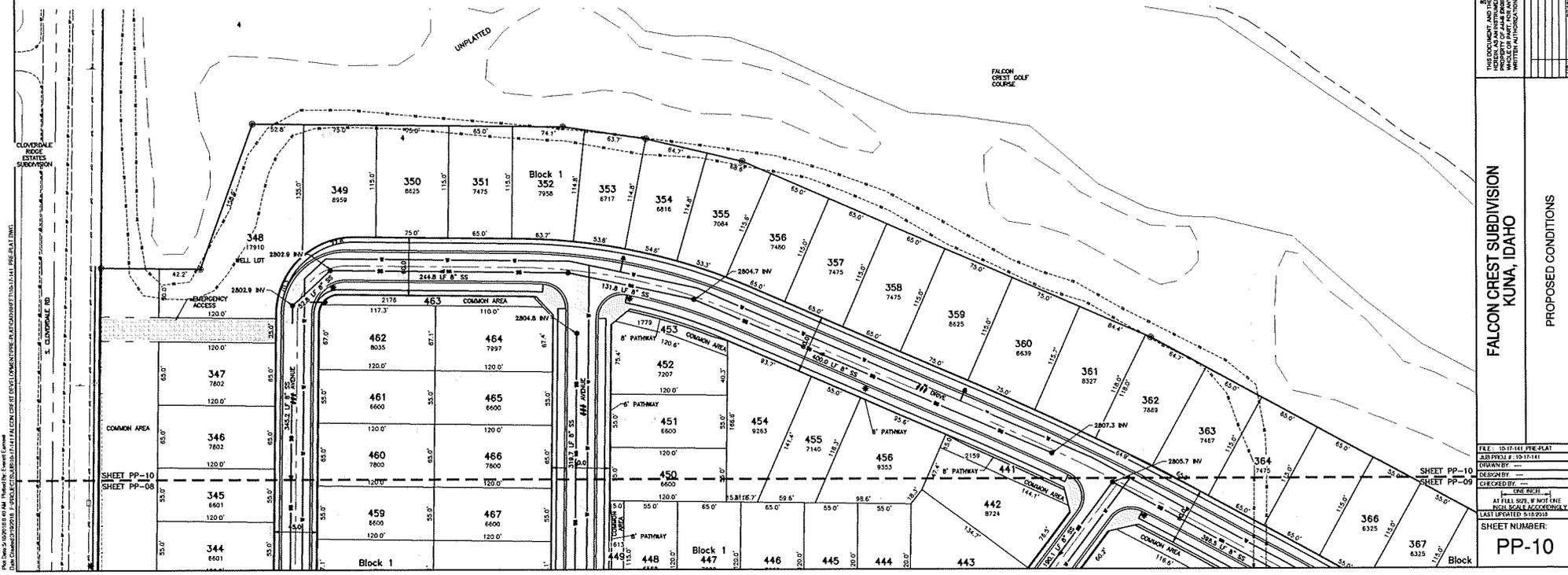
KUNA ROAD SECTION CLOVERDALE ROAD SECTION
SCALE: 1/8" = 1'-0"



TYPICAL SHARED DRIVEWAY SECTION
SCALE: 1/8" = 1'-0"



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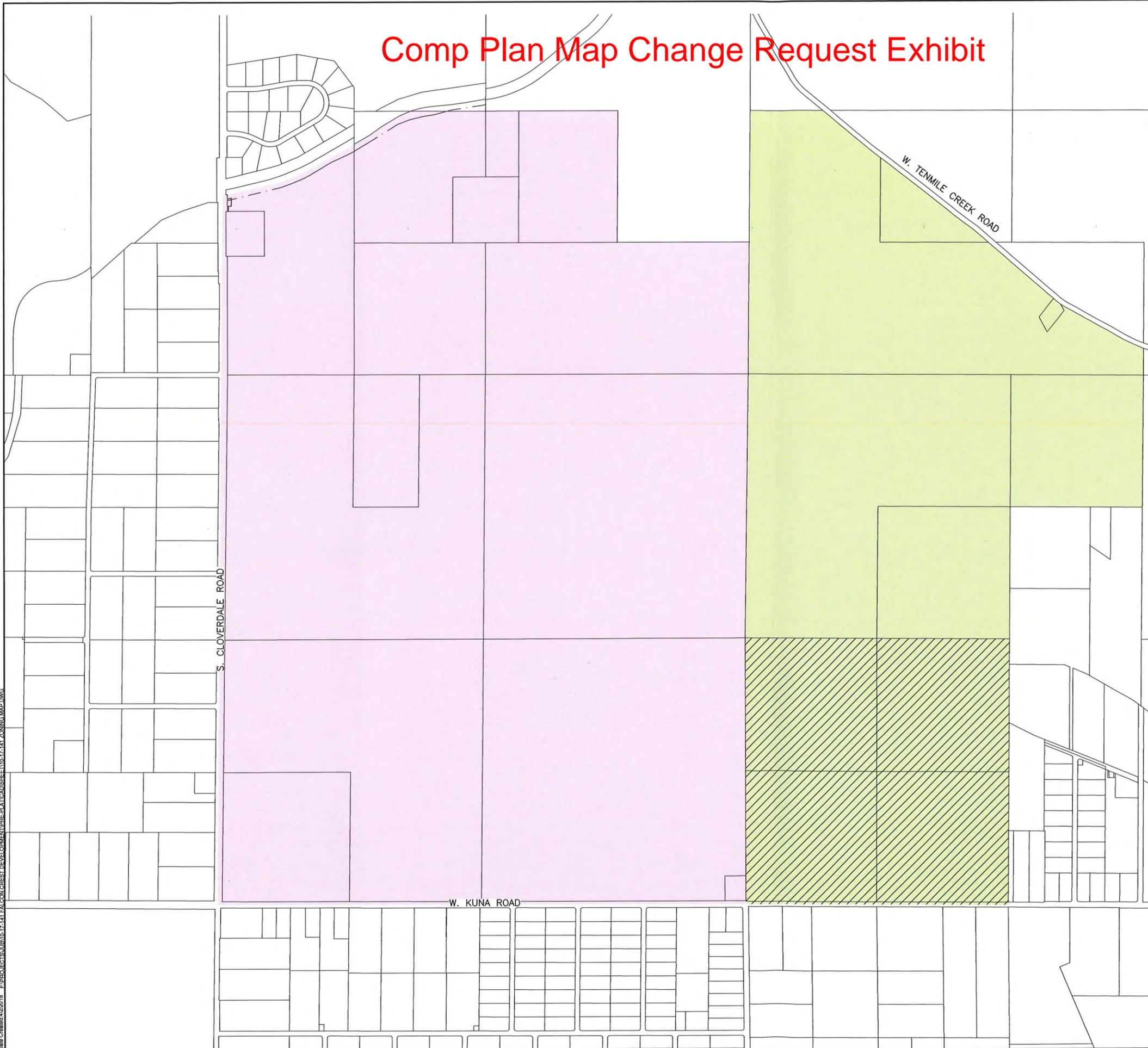


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FALCON CREST SUBDIVISION
KUNA, IDAHO
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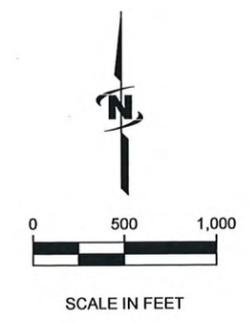
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DRAWN BY: JAL
DESIGN BY: JAL
CHECKED BY: JAL
DATE: 11/15/15
SHEET NUMBER:
PP-10

Comp Plan Map Change Request Exhibit



LEGEND

- KUNA - COMP AGRICULTURE
- KUNA - COMP MIXED USE GENERAL
- KUNA - COMP AMENDMENT TO MU - 162.4 Ac.



Plot Date: 5/16/2018 7:10 AM Plotted By: Everett Emett
Drawn Date: 4/22/18 Prepared: SUBDIVISION 17-141 FALCON CREST DEVELOPMENT PLANNING AND ZONING MAP DWG

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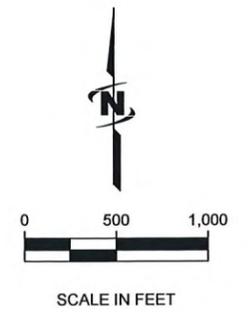
NO.	REVISION	DESCRIPTION	BY	DATE

**FALCON CREST SUBDIVISION
KUNA, IDAHO**
COMP PLAN AMENDMENT MAP

received
5.30.18

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JUB PROJ. #: 10-17-141
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DESIGN BY: ##
CHECKED BY: ##
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 5/17/2018
SHEET NUMBER:
1

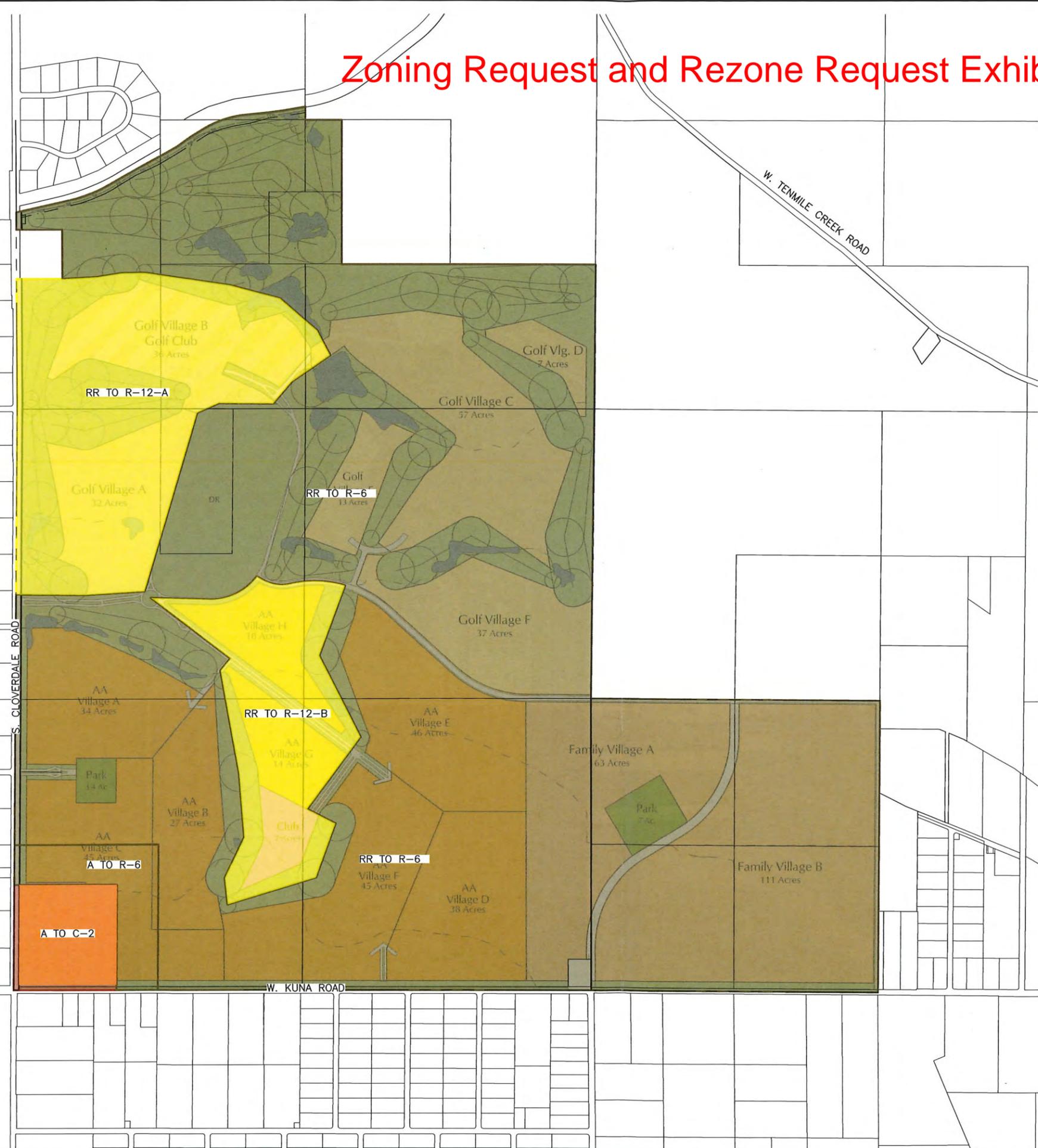
Zoning Request and Rezone Request Exhibit



LEGEND

- ZONE C-2
- ZONE R-6
- ZONE R-12

TOTAL ZONING BOUNDARY AREA	1033.47 Ac.
ZONE RR TO R-6	806.92 Ac.
ZONE A TO R-6	19.58 Ac.
ZONE RR TO R-12	188.09 Ac.
R-12-A	124.61 Ac.
R-12-B	63.48 Ac.
ZONE A TO C-2	20.89 Ac.
AREA TO BE ANNEXED	995.01 Ac.



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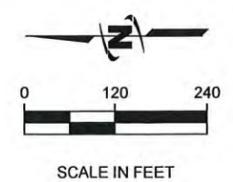
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 KUNA, IDAHO**

ZONING MAP

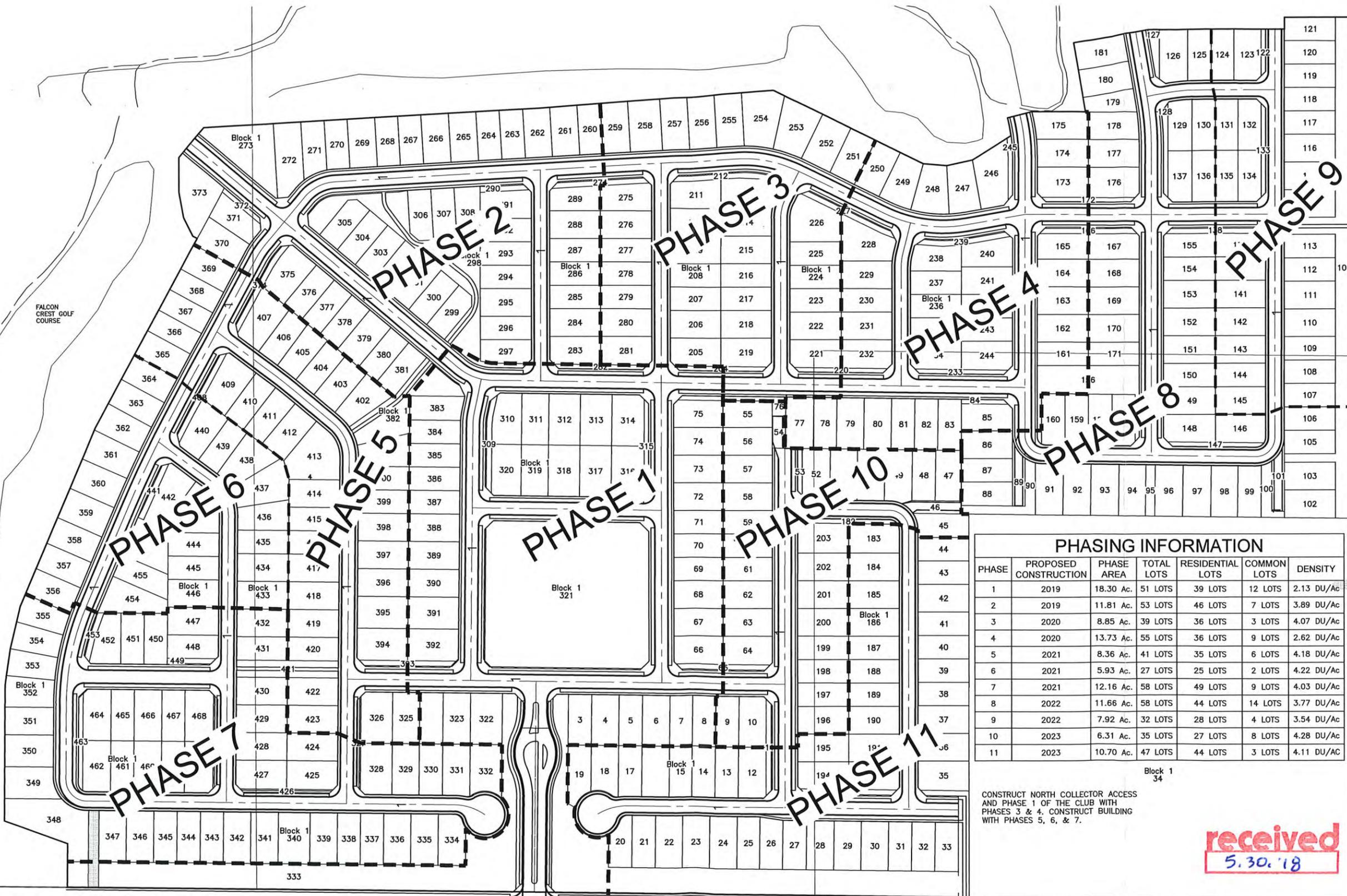
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JUB PROJ. #: 10-17-141
DRAWN BY: ##
DESIGN BY: ##
CHECKED BY: ###
ONE INCH AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/17/2018
SHEET NUMBER: <div style="text-align: center; font-size: 24px; font-weight: bold;">1</div>

Plot Date: 5/17/2018 4:10 PM Plotted By: Everett Eimert
 Date Created: 4/22/2018 File Path: C:\PROJECTS\SUBDIVISIONS\10-17-141\FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SHEDDING\10-17-141 ZONING MAP.DWG



SCALE IN FEET



PHASING INFORMATION						
PHASE	PROPOSED CONSTRUCTION	PHASE AREA	TOTAL LOTS	RESIDENTIAL LOTS	COMMON LOTS	DENSITY
1	2019	18.30 Ac.	51 LOTS	39 LOTS	12 LOTS	2.13 DU/Ac
2	2019	11.81 Ac.	53 LOTS	46 LOTS	7 LOTS	3.89 DU/Ac
3	2020	8.85 Ac.	39 LOTS	36 LOTS	3 LOTS	4.07 DU/Ac
4	2020	13.73 Ac.	55 LOTS	36 LOTS	9 LOTS	2.62 DU/Ac
5	2021	8.36 Ac.	41 LOTS	35 LOTS	6 LOTS	4.18 DU/Ac
6	2021	5.93 Ac.	27 LOTS	25 LOTS	2 LOTS	4.22 DU/Ac
7	2021	12.16 Ac.	58 LOTS	49 LOTS	9 LOTS	4.03 DU/Ac
8	2022	11.66 Ac.	58 LOTS	44 LOTS	14 LOTS	3.77 DU/Ac
9	2022	7.92 Ac.	32 LOTS	28 LOTS	4 LOTS	3.54 DU/Ac
10	2023	6.31 Ac.	35 LOTS	27 LOTS	8 LOTS	4.28 DU/Ac
11	2023	10.70 Ac.	47 LOTS	44 LOTS	3 LOTS	4.11 DU/Ac

CONSTRUCT NORTH COLLECTOR ACCESS AND PHASE 1 OF THE CLUB WITH PHASES 3 & 4. CONSTRUCT BUILDING WITH PHASES 5, 6, & 7.

received
5.30.18

NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
 KUNA, IDAHO

PHASING PLAN

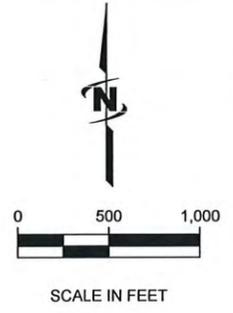
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 Date Created: 3/19/2018 File Path: C:\PROJECTS\10-17-141\FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SHEDD-17-141 PRE-PLAT.DWG



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J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 www.jub.com

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	360.17'	1250.00'	16°30'32"	N69°15'57"E	358.93'
C2	188.23'	930.00'	11°35'48"	N64°52'14"E	187.91'
C3	222.86'	930.00'	13°43'49"	N77°32'02"E	222.33'



LAND USE SUMMARY

TOTAL AREA: 1028.15 AC.
 GOLF COURSE AREA: 394.3± AC.
 COMMERCIAL AREA: 18.84 AC.
 RESIDENTIAL BREAKDOWN:

Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
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Family Village B	111	3.4	376
Subtotal	175	3.4	591

198 Gross Acres

Residential Total	Acreage	Density	Unit #
Residential Total	616	3.8	2,322

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°58'05"E	377.00'
L2	N0°01'55"W	450.00'
L3	S89°58'05"W	377.00'
L4	N0°01'55"W	168.60'
L5	N77°31'13"E	451.48'
L6	N61°00'40"E	566.06'
L7	N60°35'00"E	181.60'
L8	N54°35'30"E	154.96'
L9	N59°04'20"E	141.06'
L10	S84°23'57"W	201.72'
L11	N82°25'03"E	132.20'
L12	N80°20'08"E	212.66'
L13	S0°07'31"W	120.88'
L14	S89°59'39"E	332.99'

REUSE OF DRAWINGS

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NO.	REVISION	DESCRIPTION	BY	DATE

**FALCON CREST SUBDIVISION
 KUNA, IDAHO**

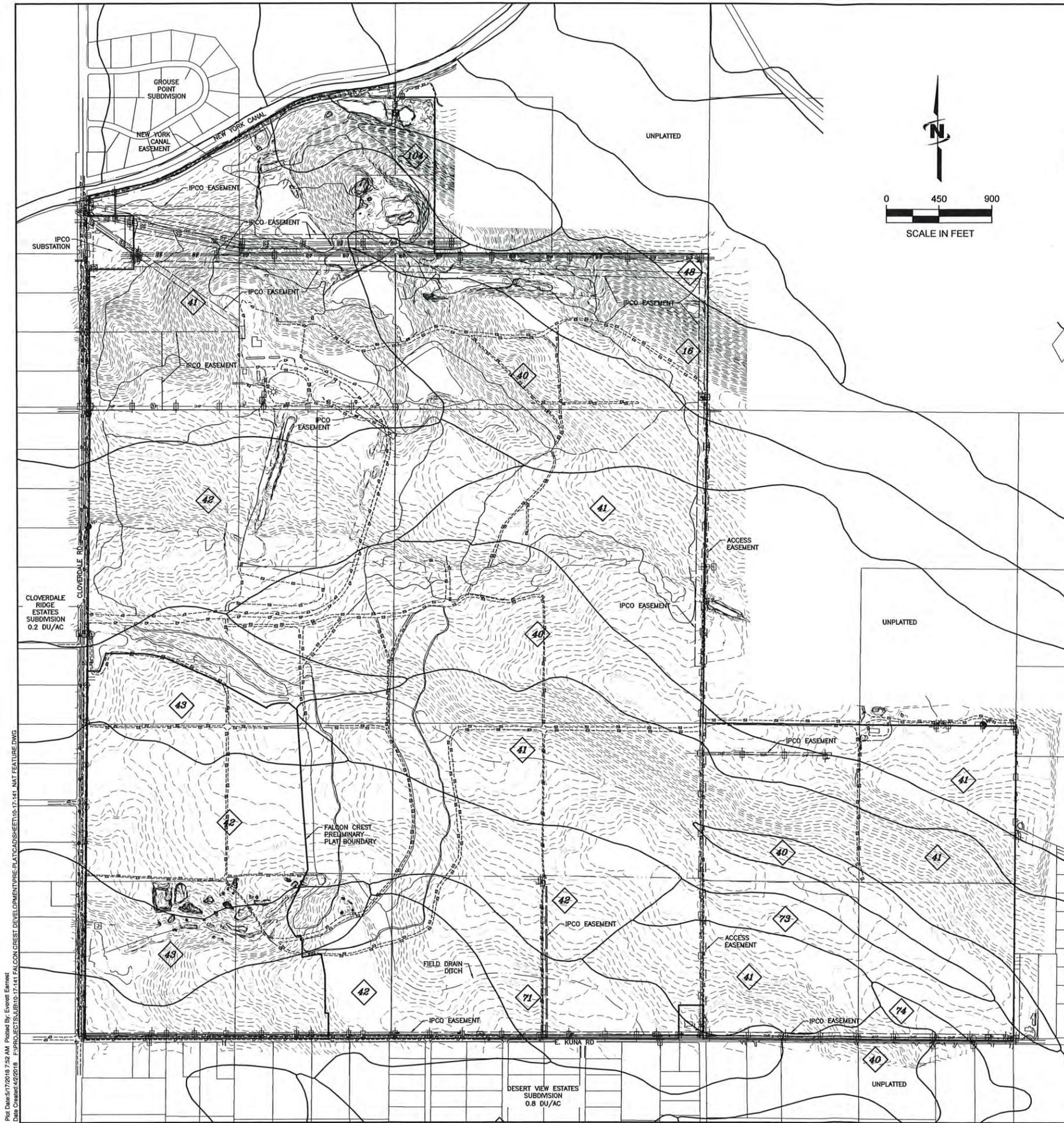
PUD
 PRELIMINARY DEVELOPMENT PLAN

received
 5.30.18

FILE: 10-17-141-DEV-PLAN
 JUB PROJ. #: 10-17-141
 DRAWN BY: ##
 DESIGN BY: ##
 CHECKED BY: ##
 ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 5/17/2018
 SHEET NUMBER:
PDP-01



Plat Date: 5/29/2018 12:48 PM. Plotted By: Everett Earnest
 Data Created: 5/17/2018 10:17:141 FALCON CREST DEVELOPMENT PRE-PLAT CAD SHEET 10-17-141 PRE-DEV PLAN.DWG



SOILS LEGEND

- SOILS DELINEATION
- SOIL TYPE

SOILS DATA:

- IIIe - BRENT LOAM, 8-12%
- IV - COLTHORP SILT LOAM, 0%-2%
- IVe - COLTHORP SILT LOAM, 2%-4%
- IVs - COLTHORP COBBLY LOAM, 0%-2%
- IVe - COLTHORP COBBLY LOAM, 2%-4%
- IIs - ELIJAH SILT LOAM, 0%-2%
- I - JENNESS FINE SANDY LOAM, 0%-2%
- IVs - KUNATON SILTY CLAY LOAM, 0%-2%
- IVe - KUNATON SILTY CLAY LOAM, 2%-4%
- VIIs - McCAIN EXTREMELY STONY SILT LOAM, 0%-2%

SOILS:

ADA COUNTY SOIL SURVEY:
 SOIL TYPE 16 BRENT LOAM. THIS SOIL IS VERY DEEP AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS VERY SLOW. RUNOFF IS RAPID, AND THE HAZARD OF EROSION IS MODERATE. THE USE OF THIS SOIL FOR RESIDENTIAL DEVELOPMENT IS LIMITED MAINLY BY THE LOW STRENGTH, SHRINK-SWELL POTENTIAL, VERY SLOW PERMEABILITY, AND SLOPE. SOIL TYPE 40 COLTHORP SILT LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS VERY SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 41 COLTHORP SILT LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS VERY SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 42 COLTHORP COBBLY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS VERY SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE LOW AVAILABLE WATER CAPACITY, AND THE COBBLES AND STONES ARE THE MAJOR LIMITATIONS TO CULTIVATION. SOIL TYPE 43 COLTHORP COBBLY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE HAZARD OF EROSION, THE LOW AVAILABLE WATER CAPACITY, AND THE COBBLES AND STONES ARE THE MAJOR LIMITATIONS TO CULTIVATION. SOIL TYPE 48 ELIJAH SILT LOAM. THIS SOIL IS MODERATELY DEEP TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE DEPTH OF THE ROOT IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 71 JENNESS FINE SANDY LOAM. THIS SOIL IS VERY DEEP AND WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATE. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THIS SOIL IS WELL SUITED TO AGRICULTURE. SOIL TYPE 73 KUNATON SILTY CLAY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS SLOW ABOVE THE HARDPAN AND VERY SLOW THROUGH FRACTURES IN THE HARDPAN. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE LOW AVAILABLE WATER CAPACITY, AND THE SLOW INFLUX OF IRRIGATION WATER ARE THE MAJOR LIMITATIONS TO AGRICULTURE. SOIL TYPE 74 KUNATON SILTY CLAY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS SLOW ABOVE THE HARDPAN AND VERY SLOW THROUGH FRACTURES IN THE HARDPAN. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS MODERATE. THE SHALLOWNESS OF THE ROOT ZONE, LOW AVAILABLE WATER CAPACITY, AND SLOW INTAKE OF IRRIGATION WATER ARE THE MAJOR LIMITATIONS TO AGRICULTURE. SOIL TYPE 104 McCAIN SILT LOAM. THIS SOIL IS MODERATELY DEEP AND WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS MODERATE, AND THE HAZARD OF EROSION IS MODERATE. THE DEPTH OF THE ROOT ZONE AND THE HAZARD OF EROSION ARE THE MAJOR LIMITATIONS TO AGRICULTURE. RANGE FROM 0-12.0% SLOPES.

GEOLOGY:

THE SUBJECT SITE IS LOCATED WITHIN THE BOISE VALLEY THAT IS DIRECTLY UNDERLAIN BY THICK SEQUENCE OF ALLUVIAL SANDS AND GRAVELS. THESE SEDIMENTS ARE GENERALLY NAMED THE BOISE RIVER GRAVELS WHICH CONSIST OF UNCONSOLIDATED CLAY, SAND, GRAVEL, AND COBBLES. THE BOISE RIVER GRAVELS TEND TO BE POORLY SORTED, HAVE IMBRICATED, WELL ROUNDED CLASTS WITH CRUDE STRATIFICATION. THE DEPOSITS ARE MADE UP OF BEDS OF GRAVEL AND LENSES OF CROSS-BEDDED SAND SUGGESTING DEPOSITION IN BRAIDED RIVER CHANNELS. THE BOISE RIVER GRAVELS HAVE BEEN SUBDIVIDED INTO SMALLER UNITS BASED ON THEIR AGE AND ARE EXPOSED AS DISTINCT ALLUVIAL TERRACES. FIVE OF THE TERRACES ARE WELL EXPOSED IN THE BOISE AREA AND RANGE IN AGE FROM MIDDLE PLEISTOCENE TO RECENT (0-0.9 MILLION YEARS AGO). THESE GRAVELY TERRACES ARE USUALLY MANTLED WITH SILTY LOESS.

LEGEND

- PROPERTY BOUNDARY
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- DITCH FLOW LINE
- TREE DECIDUOUS
- TREE CONIFER
- OVERHEAD POWER LINE
- POWER POLE
- IRRIGATION WELL
- IRRIGATION PUMP
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FENCE LINE
- POND LINE
- 5' CONTOUR LINE
- 1' CONTOUR LINE

HYDROLOGY:

THE SUBJECT PROPERTY HAS NATURAL DRAINAGE SWALES RUNNING FROM THE SOUTHWEST TO THE NORTHEAST CARRYING THE RUNOFF WATER TO THE WASTE WATER DITCHES. THE GOLF COURSE WAS DEVELOPED IN CONSIDERATION OF THE NATURAL DRAINAGE WITH SEVERAL PONDS AND WATER FEATURES USED FOR SITE DRAINAGE AND AS WATER FEATURES FOR THE GOLF COURSE. A DRAINAGE PLAN WAS APPROVED BY ADA COUNTY FOR THE DEVELOPMENT OF THE GOLF COURSE (SEE ADA COUNTY FILE NO. 97-39-CU & 97-81-CU). THE NATURAL DRAINAGE WILL BE MAINTAINED IN DEVELOPING THE FINAL HOLES. BASED ON A SITE VISIT CONDUCTED IN MARCH, 2018, THERE ARE NO KNOWN STREAMS OR WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY. GROUNDWATER WITHIN THE SITE AREA IS AT AN AVERAGE DEPTH OF 6 FEET. THERE IS NO PERMANENT OR SEASONAL HIGH WATER ON THIS SITE. WE HAVE BEEN UNABLE TO OBSERVE OR IDENTIFY ANY ESTABLISHED WETLAND AREAS WITHIN THE PROJECT AREA. THIS PROPERTY FALLS OUTSIDE OF THE 100 YEAR FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 285 OF 875, COMMUNITY-PANEL NUMBER 1600102265H, FEB. 19, 2003.

TOPOGRAPHY:

SLOPE OF PROJECT SITE IS 0%-6%.

VEGETATION:

THE FALCON CREST GOLF COURSE WAS CONSTRUCTED OVER AN AREA WITH NATIVE SAGEBRUSH AND DESERT PLANTS. IN ORDER TO ACCOMPLISH A FINISHED LANDSCAPED GOLF COURSE, HOWEVER, SEVERAL VARIETIES OF CONIFERS, DECIDUOUS TREES, SHRUBS, AND TURF GRASS WERE INTRODUCED TO THE SITE. CONIFER VARIETIES COMPRISE OF SCOTCH PINE, GIANT SEQUOIA, AUSTRIAN PINE, ARBORVITAE, COLORADO SPRUCE, AND NORWAY SPRUCE. DECIDUOUS TREES PLANTED WERE HONEYLOCUST, CANADA RED CHOKERRY, ASH (MARSHALL SEEDLESS, PATMORE, AND SUMMIT), CRABAPPLE (SPRING SNOW, CORAL BURST, SNOWDRIFT, PROFUSION, AND FLORIBUNDA), ASPEN, POPLARS, AND RUSSIAN OLIVE. THE DOMINANT SHRUB TYPE INCLUDES, BUT ARE NOT LIMITED TO, CARPET ROSE, SPIREA, RED TWIG DOGWOOD, AND CISTENA PLUM. THERE ARE THREE VARIETIES OF TURF GRASS GROWING ON THE GOLF COURSE; KENTUCKY BLUE AND PERENNIAL RYE IN THE FAIRWAYS AND BENT GRASS ON THE GREENS.

SENSITIVE PLANT AND WILDLIFE SPECIES:

BASED ON A REVIEW OF INFORMATION MAINTAINED IN THE IDAHO CONSERVATION DATA CENTER THERE ARE NO KNOWN SENSITIVE PLANT AND WILDLIFE SPECIES WITHIN THE PROJECT AREA. THE PROJECT AREA IS SURROUNDED BY AN EXISTING GOLF COURSE PREVIOUSLY APPROVED BY ADA COUNTY. THE BALD EAGLE AND THE YELLO-BILLED CUCKOO ARE THE ONLY TWO SPECIES ON THE IDAHO'S FEDERALLY-LISTED THREATENED AND ENDANGERED SPECIES AND CANDIDATE SPECIES LIST WHICH ARE IDENTIFIED WITHIN ADA COUNTY. NEITHER OF THESE SPECIES KNOWN TO FREQUENT THE SITE OR BE DISPLACED BECAUSE OF THE PROPOSED FACILITY. THE DATA CENTER DOES NOT IDENTIFY ANY THREATENED OR ENDANGERED PLANT SPECIES OR CANDIDATE PLANT SPECIES WITHIN THE PROJECT AREA. THE PROPOSED STRUCTURE WILL BE LOCATED AWAY FROM ANY NATURAL WATERWAYS AND IRRIGATION FACILITIES AND WILL THEREFORE NOT HAVE AN IMPACT ON ANY KNOWN SENSITIVE PLANT AND WILDLIFE SPECIES ASSOCIATE WITH THESE WATERWAYS.

HISTORIC RESOURCES:

THE ADA COUNTY HISTORIC SITE INVENTORY INDICATES NO HISTORIC STRUCTURES ARE LOCATED ON THE PROJECT SITE.

HAZARDOUS AREAS:

BASED ON THE SURVEYOR'S ON-SITE OBSERVATION, THERE ARE NO NOTED AREAS OF GEOLOGICAL OR OTHER HAZARDS PRESENT WITHIN THE PROJECT AREA. THERE ARE STEEPER SLOPES LOCATED ALONG THE NORTHERN BOUNDARY OF THE PROPERTY AS DELINEATED WITH THE SLOPE ANALYSIS. NO ADDITIONAL DEVELOPMENT IS ANTICIPATED WHERE STEEP SLOPES MAY EXIST. THE SITE DOES NOT CONTAIN ANY FLOOD THREATS, POORLY DRAINED AREAS, HIGH GROUNDWATER, OR ROCK FORMATIONS THAT WOULD PRESENT A HAZARD TO DEVELOPMENT. THE PROPERTY WAS PREVIOUSLY APPROVED FOR A GOLF COURSE BY ADA COUNTY, WHICH WOULD HAVE ADDRESSED ANY CONCERNS WITH HAZARDOUS AREAS OF THE SITE. THE EXISTING AND PROPOSED STRUCTURES ARE LOCATED IN AREA THAT IS CONDUCIVE TO DEVELOPMENT. THERE ARE NO BURIED PIPELINES WITHIN THE PROJECT AREA.

IMPACT ON NATURAL FEATURES:

THE LOCATION OF EXISTING AND PROPOSED FACILITIES WILL HAVE NO IMPACT ON NATURAL FEATURES OF THE SITE. THE PROPOSED FACILITIES ARE LOCATED ADJACENT TO AN EXISTING PARKING AREA AND EXISTING STRUCTURES ASSOCIATED WITH THE PREVIOUSLY APPROVED FALCON CREST GOLF COURSE. PROPOSED STRUCTURES WILL BE LOCATED AWAY FROM ANY KNOWN MANMADE WATERWAYS DEVELOPED IN ASSOCIATION WITH THE GOLF COURSE. THE LOCATION OF STRUCTURES WILL NOT REQUIRE DISTURBANCE OF ANY SIGNIFICANT TOPOGRAPHIC FEATURES OR REQUIRE THE ALTERATION OR RELOCATION OF ANY WATERWAYS WHETHER MANMADE OR NATURAL. LOCATING STRUCTURES ADJACENT TO THE EXISTING PARKING AREA AND OTHER FACILITIES WILL MINIMIZE THE NEED FOR EXTENSIVE SITE WORK TO PREPARE THE SITE FOR CONSTRUCTION. THERE IS AN EXISTING ACCESS ROAD TO THE SITE AND NO ADDITIONAL ROAD WORK IS REQUIRED FOR ADDITIONAL PARKING OR ROADWAY ACCESS.

received
5.31.18

JUB
 J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 www.jub.com

NO.	REVISION	DESCRIPTION	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO
 NATURAL FEATURES

FILE: 10-17-141_NAT FEATURE
 JUB PROJ. #: 10-17-141
 DRAWN BY: _____
 DESIGN BY: _____
 CHECKED BY: _____
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 5/17/2018
 SHEET NUMBER:
NF-01

Plot Date: 5/17/2018 7:52 AM Plotted By: Everett Earnest
 Date Created: 4/22/2018 File Path: C:\PROJECTS\JUB\10-17-141\FALCON CREST DEVELOPMENT\PIPE PLAT\CAD\DWG\10-17-141_NAT FEATURE.DWG

Falcon Crest LLC.

	Parcel #	Acreage
#1	S1422336000	39
#2	S1422314810	119.9
#3	S1422417300	158.65
#4	S1422212400	138.16
#5	S1422110050	160
#6	S142221200	20
#7	S1415336000	56.46
#8	S1415341100	40
#9	S1415430000	80
#10	S1415314810	32.97
#11	S1415315300	10
#12	S1415424915	5
#13	R3297260265	1.13
#14	S1423325400	40
#15	S1423314800	40
#16	S1423336000	40
#17	S1423346600	40
#18	S1422449820	1.31

received
5.30.18

Exhibit B 1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

ANNEXATION MEMORANDUM

Date: 7 September 2018
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Falcon Crest Annexation, Comprehensive Plan Map Change, Rezone, And Planned Unit Development

The City Engineer has reviewed the Falcon Crest annexation request, comprehensive plan map change, rezone, and planned unit development submittal dated 13 July 2018. It is noted that the application provides the applicant's general development intent with several specific details. Many of the variables are to be determined during the course of design and approval. The application contains C-2 Commercial, R-6 Medium Density Residential and R-12 High Density Residential zones. The application shows that city utilities are needed to complete the project. The following comments pertain to Public Works related utilities.

Recommendation: proceed with this annexation & rezone consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

1. Sanitary Sewer

- a) The applicant's property to be annexed is presently used for a golf course and agriculture. The property is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
- b) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
- c) The nearest Sewer Main capable of serving this property lies approximately five (5) miles away in Orchard Street. Construction of this regional trunk sewer line is expected to be a cooperative effort between multiple developers. Negotiations are ongoing regarding construction of this sewer trunk line.
- d) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths.

2. Water

- a) The applicant's property to be annexed is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- b) The City anticipates construction of a new well to service this area.
- c) The development shall provide adequate fire protection as required by the Kuna Fire District.
- d) This application shall conform to the water master plan.
- e) 8-inch diameter water mains are the minimum size water main line. Water main lines shall be sized to meet or exceed the peak day demand with fire flow. Water main lines shall be extended and connected by the developer to water trunk lines and mains through to the connection points.

3. Pressure Irrigation

- a) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). The application requests use of domestic water for limited irrigation. An irrigation water source is needed such that domestic, potable water is not utilized for drinking water.
- b) It is recommended that this project be conditioned to require connection and annexation to the City Pressure Irrigation System when the City Pressurized Irrigation System becomes available. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- c) The development is subject to connection fees based on number of dwellings and lot size for the residential area as provided in City Resolutions.
- d) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) Runoff from public right-of-way is regulated by ACHD
- c) The Planned Unit Development (PUD) portion of the project must also comply with ACHD storm water runoff policy.
- d) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- e) If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review. Drainage facilities shall be sized to adequately contain run off from the final, full, build out of the project.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of

Exhibit B 1

connection (development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.

- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans.

7. Right-of-Way

The subject property fronts on its west side by S. Cloverdale Road and on the south E. Kuna Road - ACHD. The following conditions are related to both roads:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets shall comply with ACHD approach policies.
- c) Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be constructed in compliance with city code and policies. The listed improvements shall be provided within property development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Property Description

- a) The applicant provided a preliminary plat and supporting documents as part of the application.

Exhibit B 2



Sara M. Baker, President
Rebecca W. Arnold, Vice President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

Development Services

September 26, 2018

TO: Mark Tate, M3 Companies

FROM: Mindy Wallace, AICP

SUBJECT: **Falcon Crest Master Plan Community**

Comprehensive plan amendment, annexation, zoning, and planned unit development

Application Information & Introduction

The applicant, M3 Companies, is requesting approval for an annexation, rezone and a comprehensive plan amendment to allow for the development of a Master Planned Community; the Falcon Crest development.

The Master Plan is for 989 acres and includes all the land that is anticipated to be incorporated into this project. The applicant has requested commercial, and medium and high-density zoning designations as part of their application. The site will be divided into various development areas. Those areas include active adult, age target living, single family residential, recreation, a community center, an updated clubhouse with full food and beverage service, private parks, a public city park, pathways and vast open space including the golf course. The site is located at the northeast corner of Cloverdale and Kuna Road and includes the existing Falcon Crest Golf Course. The applicant intends to submit preliminary plats for the individual phases of the 989 acres. As individual preliminary plats are submitted under this Plan, the Ada County Highway District (ACHD) will provide detailed analysis of impacts to the transportation system, mitigation, street layout, street design and construction, and will be a signatory on the plat.

For the current application, ACHD is a commenting agency to the City of Kuna. ACHD has no objections to the application and will review future preliminary plat applications and provide site specific conditions of approval with each future preliminary plat prior to any roadway construction, or scheduling of a final plat for signature.

Vicinity Map

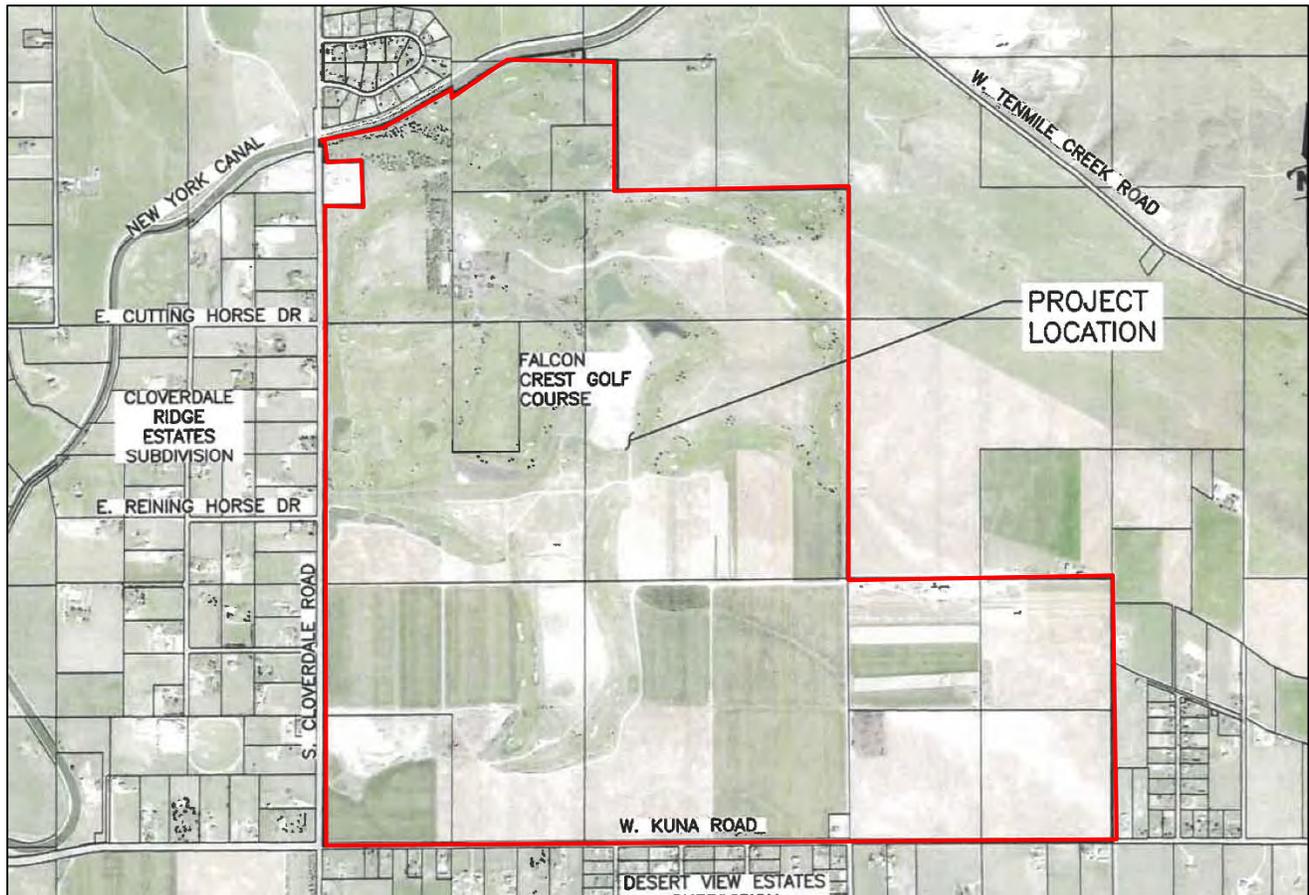
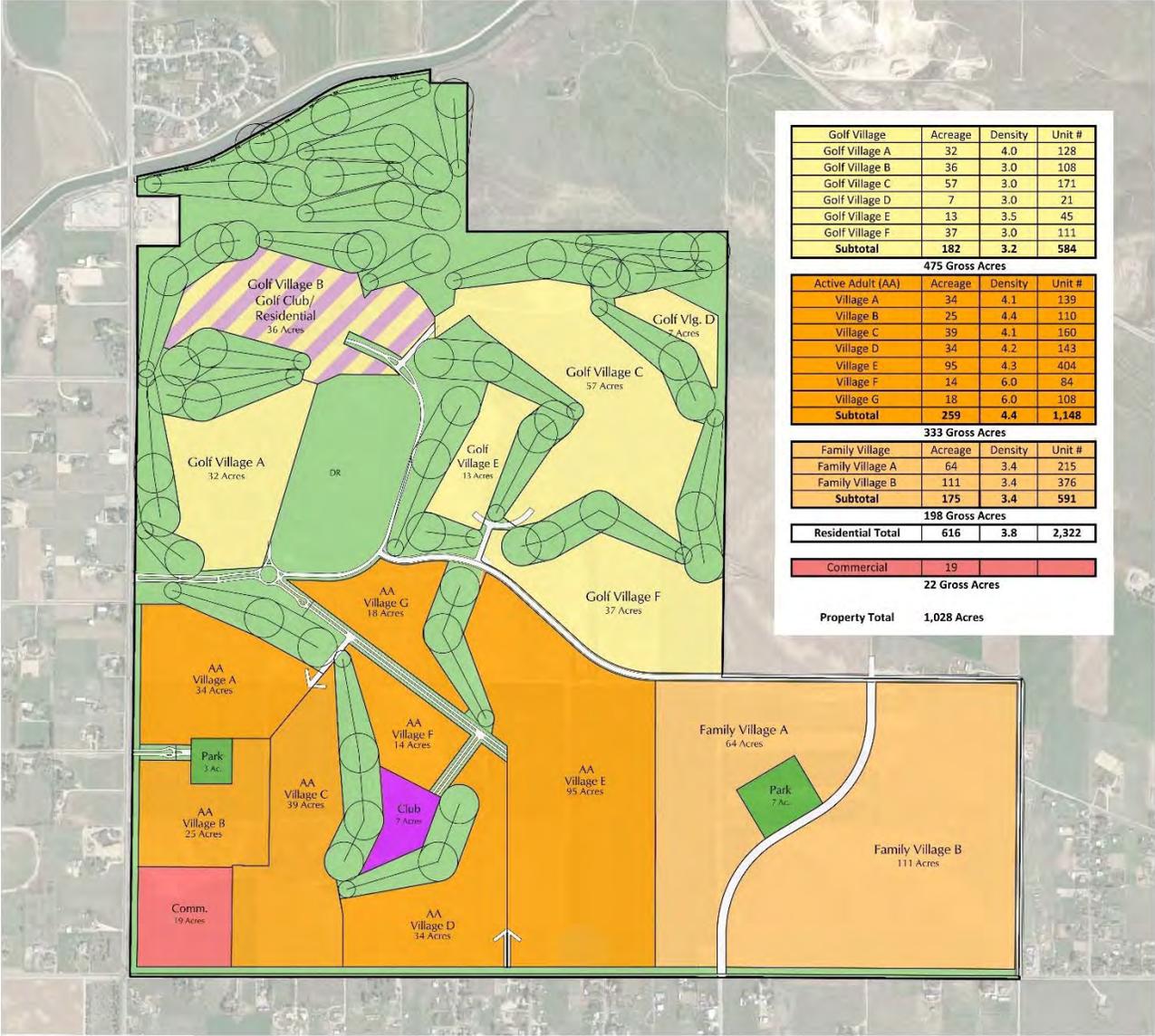


Exhibit B 2

Conceptual Site Plan



PRELIMINARY DEVELOPMENT PLAN

May 15, 2018

 GREDY/PICKETT

ACHD Comments to the City of Kuna

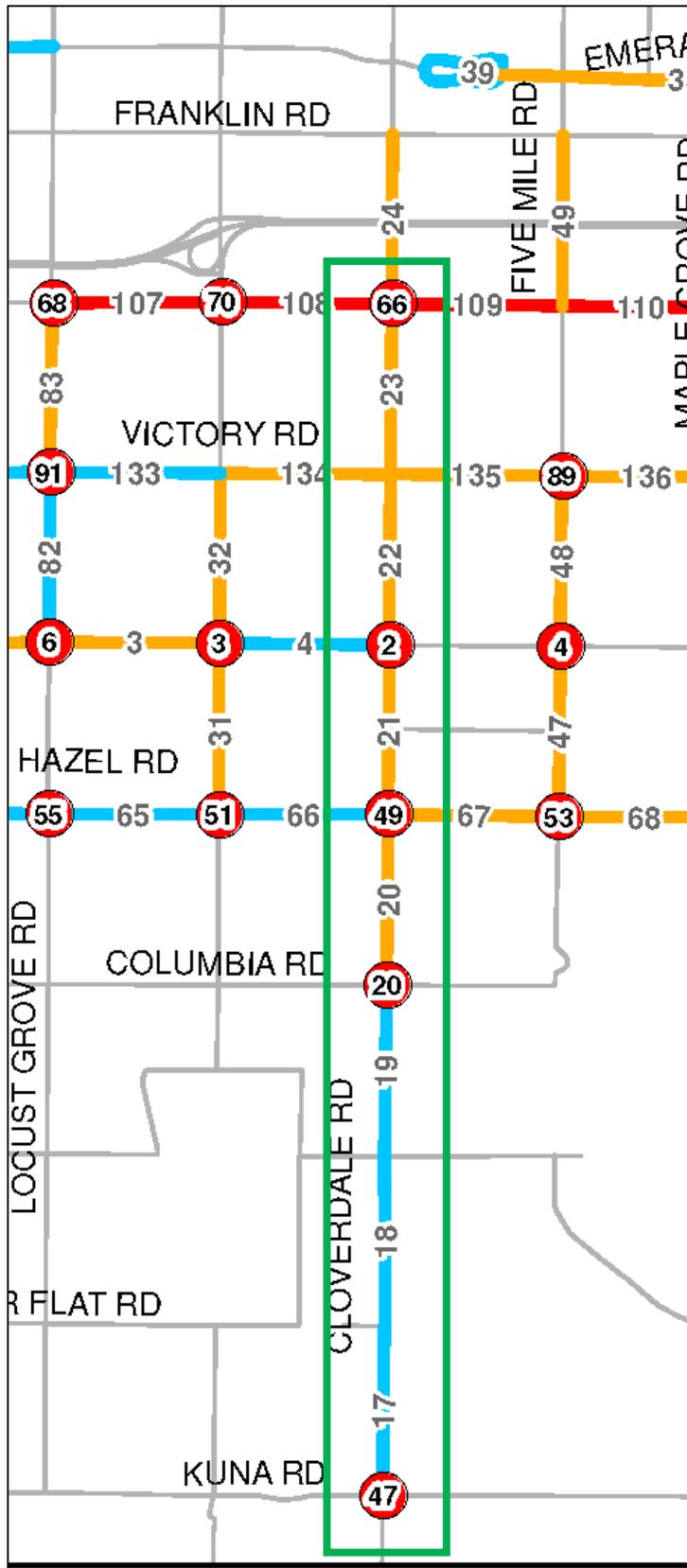
1. Capital Improvement Plan (CIP)/Integrated Five Year Work Plan (IFYWP)

The following improvements are scheduled in ACHD's IFYWP or listed in the CIP:

- Cloverdale from Lake Hazel Road to Amity Road is to be widened to 5 lanes and is listed in the IFYWP as an unfunded improvement (Project #21). *
- Cloverdale Road from Amity Road to Victory Road is to be widened to 5 lanes and is listed in the IFYWP as an unfunded improvement (Project #22). *
- Cloverdale Road from Victory Road to Overland Road is scheduled in the IFYWP to be widened to 5 lanes in 2023 (Project #23).
- The intersection of Cloverdale Road and Lake Hazel is in the IFYWP to be constructed with 5-lanes on the north leg, 5-lanes on the south, 6-lanes east, and 5-lanes on the west leg. Design for this project is scheduled for 2023. (Project #49).
- The intersection of Cloverdale Road is in to be constructed as 7-lanes on the north leg, 7-lanes on the south, 8-lanes east, and 8-lanes on the west leg, and signalized. between 2022 and 2026 (Project #66) and is listed in the IFWP as being in preliminary development.*
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Kuna Road to Deer Flat Road between 2031 and 2035 (Project #17).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035 (Project #18).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Hubbard Road to Columbia Road between 2031 and 2035 (Project #19).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2026 and 2030 (Project #20).
- The intersection of Cloverdale Road and Kuna Road is listed in the CIP to be constructed as a single-lane roundabout, between 2031 and 2035 (Project #47).
- The intersection of Cloverdale and Columbia Road is listed in the CIP to be constructed as a single-lane roundabout between 2026-2030.
- The intersection of Amity Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout, between 2021 and 2025 (Project #2).

*Projects listed as preliminary development and unfunded are on the horizon to be moved into future IFYWP updates.

CIP Project Map



2. Traffic Impact Study

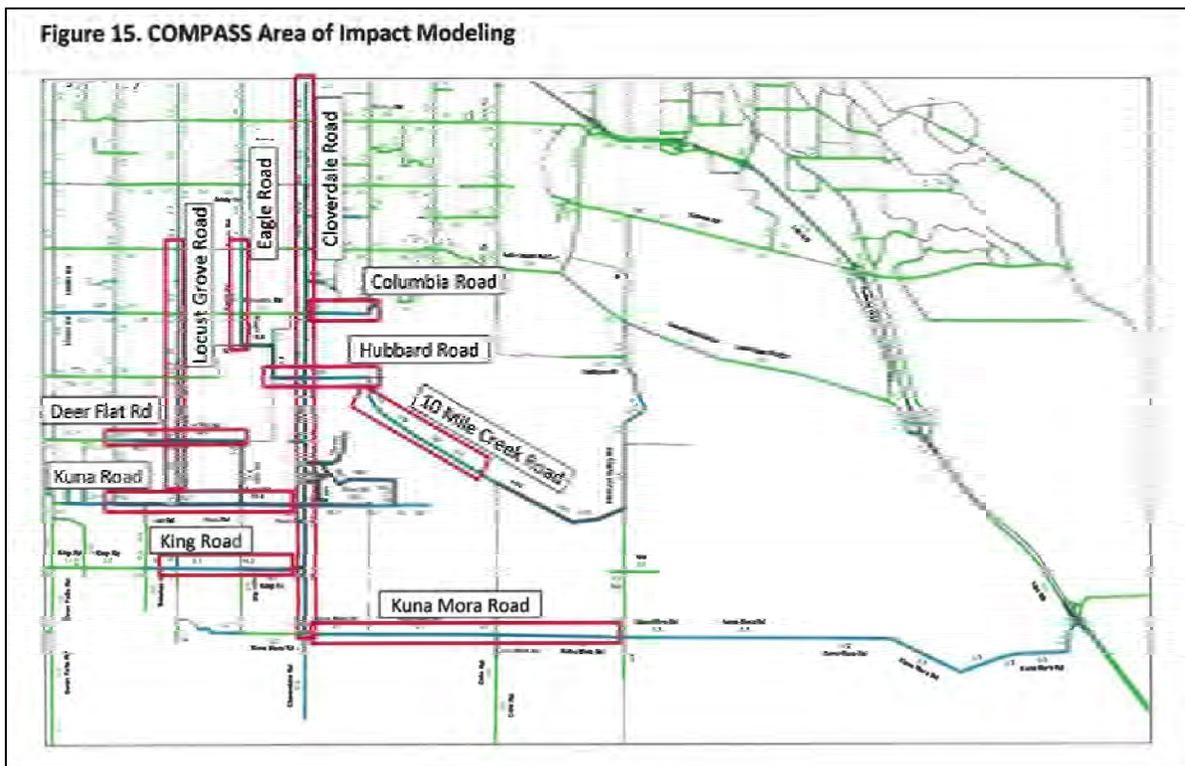
The purpose of the study was to provide a planning level roadway analysis for the full build out of the Falcon Crest Master Plan and to highlight roadway improvements due to site generated traffic at full build out of the site.

Traffic Impact Study Area

With the traffic impact study for the Falcon Crest Mater Plan the study area was extended to beyond the roadways within and adjacent to the development to allow for analysis of all the traffic impacts. The study area included the following roadway segments:

- Cloverdale Road - Kuna Mora Road to Overland Road
- Eagle Road – Hubbard to Lake Hazel Road
- Locust Grove Road – Deer Flat Road to Amity Road
- Kuna Mora Road – Cloverdale Road to Cole Road
- King Road – Locust Grove Rod to Cloverdale Road
- Kuna Road – Meridian Road to Cloverdale Road
- Deer Flat Road – Meridian Road to Eagle Road
- Hubbard Road – Eagle Road to east of Cloverdale Road
- Columbian Road – east of Cloverdale Road
- Ten Mile Creek Road – east of Hubbard Road

A planning level analysis for intersections was not recommended as part of planning level analysis for the Falcon Crest Master Plan. There are several intersections in the study area identified for improvements in ACHD's (Capital Improvement Plan) and intersections will be identified and studied as part of future traffic impact studies for individual preliminary plat phases.



The applicant's TIS analyzed the impacts of the subject development alone and identified the street improvements necessary to address the projected impacts. A complete executive summary of the study is included in attachment 3. Below is an identification of the scope:

- Trip Generation of the proposed developments
- Site traffic distribution and traffic assignment
- Planning level threshold roadway capacity analysis
- Recommended roadway sizes and improvements to serve the site in 2040

ACHD Comment: District Traffic Services and Planning Review staffs have reviewed the submitted traffic impact study for accuracy in results and assumptions as well as for completeness. ACHD comments and recommendations are noted below.

a. Build-Out Year and Off-Site Traffic Projections

The projected build-out year for the Falcon Crest Master Plan developments is 2040, and the year 2040 was used as a horizon year. The study provides an analysis of the 2040 traffic conditions with and without the Falcon Crest development and provides a comparison of the improvements necessary to mitigate the site generated traffic impacts to the improvement listed in ACHD's CIP.

b. Offsite Improvements

- i. The planning level roadway analysis includes 29 roadway segments in the study area. The current CIP has roadway improvements planned through 2035 and only has planned improvements for a 6 miles of Cloverdale Road between Deer Flat Road and Overland Road. No other study area roadways are currently planned for improvements.

The table below identifies the study roadway segments, the number of lanes the roadways are anticipated to have in 2040 based on the CIP and notes whether the roadways will be over capacity. This table is based on total traffic conditions in 2040 (background and site generated traffic).

Table 17. Year 2040 Build-Out Roadway Segment Operations - Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Std. Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction			
			2040 Background	Background Meets Std?	2040 with Falcon Crest	With Project Meets Std?
Cloverdale Road						
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,728 / SB	No	1,710 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,728 / SB	No	1,830 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes	1,460 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes	1,650 / SB	No
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	828 / SB	No	1,330 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes	1,070 / SB	No
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes	970 / SB	No
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes	470 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes	530 / NB	Yes
Eagle Road						
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes	650 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes	390 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes	300 / NB	Yes
Locust Grove Road						
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	628 / SB	No	650 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	560 / SB	Yes	590 / SB	No
Locust Grove Road (Deer Flat Road to Columbia Road)	2	575	628 / SB	No	640 / SB	No
Locust Grove Road (Hubbard Road to Deer Flat Road)	2	575	330 / SB	Yes	360 / SB	Yes
Locust Grove Road (Kuna Road to Hubbard Road)	2	575	210 / SB	Yes	250 / SB	Yes
Kuna Mora Road						
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	780 / WB	No	770 / WB	No
King Road						
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	660 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes	510 / WB	Yes
Kuna Road						
Kuna Road (Meridian Road to Locust Grove Road)	2	575	750 / WB	No	750 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	710 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes	700 / WB	No
Deer Flat Road						
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	685 / WB	No	740 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	680 / WB	No	650 / WB	No
Hubbard Road						
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes	510 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes	530 / WB	Yes
Columbia Road						
Columbia Road (East of Cloverdale Road)	2	690	270 / EB	Yes	290 / EB	Yes
Ten Mile Creek Road						
Ten Mile Creek Road (East of Hubbard Road)	2	690	460 / WB	Yes	530 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway's respective cross section in the year 2040. Highlighted cells represent roadway segments that are anticipated to exceed ACHD directional peak hour volume thresholds due to site-generated trips.

Exhibit B 2

- ii. The following table lists roadway segments anticipated to need widening beyond the CIP under 2040 total traffic conditions.

Table 18. Estimated Roadway Segments Requiring Improvements in Year 2040

Roadway	Year 2040 Number of Lanes ¹	Future Number of Lanes Needed	2040 Background or 2040 Project Need?
Cloverdale Road			
Victory Road to Overland Road	5 ²	7	Background
Amity Road to Victory Road	5 ²	7	Background
Columbia Road to Lake Hazel Road	5	5 with median	Project Need
Hubbard Road to Columbia Road	3	5	Background
Deer Flat Road to Hubbard Road	3	5	Project Need
Kuna Road to Deer Flat Road	3	5	Project Need
Locust Grove Road			
Lake Hazel Road to Amity Road	2	3	Background
Columbia Road to Lake Hazel Road	2	3	Project Need
Deer Flat Road to Columbia Road	2	3	Background
Kuna Mora Road			
Cloverdale Road to Cole Road	2	3 with median	Background
King Road			
Locust Grove Road to Eagle Road	2	3	Background
Kuna Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background
Eagle Road to Cloverdale Road	2	3	Project Need
Deer Flat Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background

Notes: ¹ Either ACHD's 2016 Capital Improvement Plan (Reference 5) or ACHD's Master Street Map (Reference 8); ² The CIP does not specify whether a median would be constructed as part of the widening from 2 to 5 lanes.

ACHD Comment: Due to the changes in land use assumptions in the City of Kuna and throughout Ada County changes to ACHD's CIP may be warranted as part of the next CIP update, planned for 2020. There are several planned improvements to Cloverdale Road within ACHD's Draft IFYWP (Integrated Five Year Work Plan). The following improvement projects are listed:

- Cloverdale from Lake Hazel Road to Amity Road is to be widened to 5 lanes and is listed as an unfunded improvement. *
- Cloverdale Road from Amity Road to Victory Road is to be widened to 5 lanes and is listed as an unfunded improvement. *
- Cloverdale Road from Victory Road to Overland Road is scheduled to be widened to 5 lanes in 2023.

*Projects listed as unfunded are on the horizon to be moved into future IFYWP updates.

The traffic impact study identifies the following roadway segments as needing improvements to accommodate the buildout of the Falcon Crest Master Plan development in 2040:

- Cloverdale Road between Kuna Road Overland Road (6 miles)

- Locust Grove Road between Deer Flat Road and Amity Road (3 miles)
- Kuna-Mora Road between Cloverdale Road and Cole Road (3 miles)
- King Road Between Locust Grove Road and Eagle Road (1 mile)
- Kuna Road between Cloverdale Road and Meridian Road/SH-69 (3miles)
- Deer Flat Road between Meridian Road/SH-69 and Eagle Road (2 miles)

If improvements are not made to impacted roadway segments and intersections the applicant may need to make improvements or wait for ACHD to make them.

All roadway improvements necessary to serve the site will be verified though traffic impact studies submitted with future preliminary plat applications.

In Table 18 above, the TIS states the future number of lanes needed on Cloverdale Road is 7. At this time ACHD has no plans to widen Cloverdale Road between Amity Road and Overland Road beyond the 5 lanes currently listed in ACHD's CIP and IFYWP.

3. Trip Generation and Trip Capture

a. Land Use Assumptions

- i. 2,323 dwellings units
 1. 591 single family dwelling units
 2. 1,732 senior adult housing detached
 3. All units are located within Falcon Crest
- ii. 96,000 square feet of commercial/office
 1. Includes 15,000 square feet of medial office uses
 2. Includes 11,0000 square feet of general office uses
 3. Includes 70,000 square feet of commercial uses

b. Total Trip Generation

- i. At the time of full build-out in 2040 the Falcon Crest Master Plan is anticipated to generate:
 1. 17,635 vehicle trips per day, and
 2. 1,488 vehicles per hour during the PM peak hour

c. Proposed Trip Capture Percentages

- i. The submitted traffic impact study estimates that approximately 15% of the site generated traffic will be retained within the development due to the proposed mix of uses.

ACHD Comment: District Traffic Services staff has reviewed the methodology utilized by Kittelson & Associates, Inc for the Falcon Crest trip capture, and is supportive of the methodology utilized, as the applicant's engineer used the procedure outlined in the ITE Trip Generation Handbook for calculating the trip capture as required by ACHD. The applicant's engineer estimated 15% of the daily trips would be captured within the site. ACHD agrees with the 15% trip capture rate presented by the applicant's engineer. The actual trip capture rate will need to be verified with each revised traffic impact study.

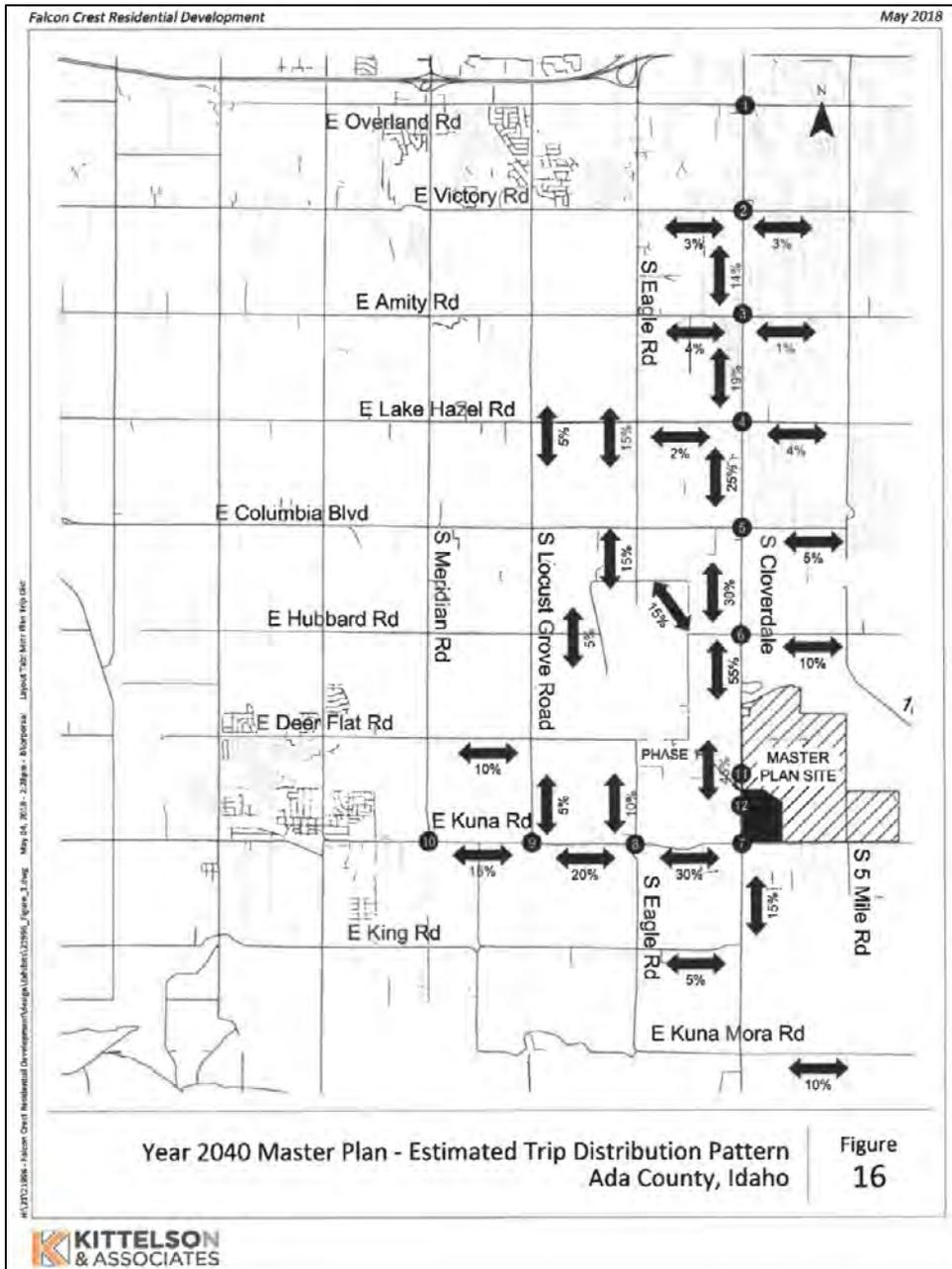
d. ACHD Recommendation for Trip Capture Rates

- i. Each preliminary plat must include actual traffic counts of all phases to date, plus the projected traffic for the proposed phase.
- ii. No assumed trip capture or reductions will be allowed at this time, only actual verified trip capture may be utilized for the existing phases at the time of the future studies. Estimated trip capture will only be allowed for the proposed future phase based on ITE standards. The future evaluation must utilize the trip capture methodology outlined in the ITE Trip Generation Handbook.
- iii. The traffic impacts will be evaluated with the updated traffic impact studies described above and the applicable street improvements will be required with each preliminary plat phase that necessitates the street improvement.

4. Trip Distribution

- a. The submitted traffic impact study estimates that 55% of the site generated traffic will travel north/south on Cloverdale Road north of Kuna Road, 30% will travel east/west on Kuna Road, and 15% will travel north/south on Cloverdale Road south of Kuna Road. From those points the traffic was distributed based on COMPASS's 2040 regional travel demand model.

Exhibit B 2



- b. **ACHD Comment:** ACHD will require that the site traffic distribution be reviewed with each phase and preliminary plat submittal as part of the required future traffic impact studies. This will allow ACHD to evaluate whether additional mitigation measures are necessary if site traffic distribution is not as estimated in TIS by the applicant's consultant.

5. Phasing Plan/Future Traffic Impact Studies

- a. A phasing plan was not provided as part of this application; however, the application materials indicate that the Falcon Crest Master Plan is proposed to be constructed in multiple phases over the next 20+ years depending on market conditions. The first preliminary plat within the development consists of 409 residential building lots and is anticipated to be built out over the next 5 to 10 years. A traffic impact study with specific findings and recommendations for the first final plat was submitted to ACHD for review and approval.

District policy 7106.7.2 states that for large scale developments, like planned communities or specific area plans, ACHD will require that a phasing analysis be submitted with the initial TIS or with the first preliminary plat submittal. This phasing analysis shall include the size and type of the proposed land uses within each phase and the anticipated mitigation measures necessary with each phase. Prior to the approval for each subsequent phase of the development, the applicant shall submit and updated TIS. The updated TIS shall include information from the built environment to date including actual traffic counts and actual trip capture; projected traffic for the current phase and anticipated trip capture based on development of applicable land uses, and necessary mitigation measures for the current phase. In addition, the updated TIS shall include updated traffic counts for the impacted roadway segments and intersections consistent with Section 7106.6.

- b. **Comments/Recommendations:** Consistent with District policy, the applicant should be required to provide an updated traffic impact study with each phase of the development. In addition, a TIS should be required with all development applications that include a change to the Planned Unit Development that may alter traffic impact projections at the sole discretion of ACHD. All TIS submittals, including updates to the TIS, must meet ACHD policy requirements at the time of submittal.

TIS Update Requirements: An update to the TIS should include the following items:

- Updated traffic counts for the impacted roadway segments and intersections listed in the previous TIS;
- Information from the built development to date including actual traffic counts and actual measured trip capture;
- Projected trip generation, trip distribution and assignment, and anticipated trip capture for the current phase under consideration (preliminary plat application), based on development of the applicable land uses;
- Necessary mitigation measures for the current phase;
- Updates to all analysis, conclusions and recommendations found to be out of date or in need of correction based on the updated information;
- Meet all ACHD policy requirements for a TIS at the time of submittal.

6. Arterial Roads – Cloverdale Road and Kuna Road

- a. **Policy: Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-

Exhibit B 2

feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. The segments of Cloverdale Road and Kuna Road abutting the site are designated in the MSM as a Rural and Residential Arterials with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- b. **Comments/Recommendations:** ACHD's MSM identifies both Cloverdale Road and Kuna Road as future 3-lane arterial roadways. However, the submitted traffic impact study indicates that 5-lane roadways will be needed to accommodate traffic at build out of the development in 2040.

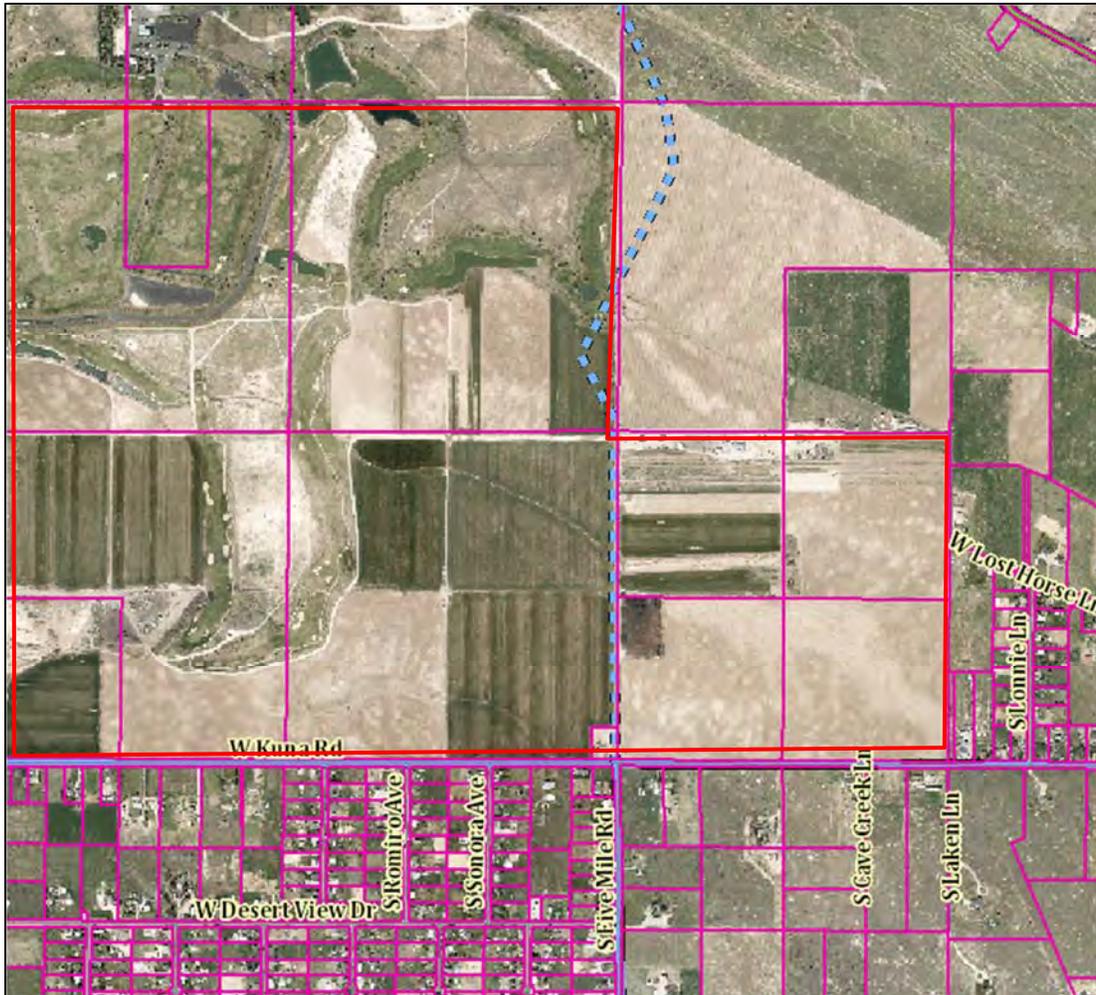
Based on information provided in the traffic impact study, if the City approves the rezone, the MSM will need to be modified with the preliminary plat to change Cloverdale Road to a future 5 lane roadway from Kuna Road north to Lake Hazel Road and change Kuna Road to a 5-lane roadway from Cloverdale Road to Five Mile Road.

To accommodate the construction of future 5 lane roadways the applicant will be required to dedicate 48-feet of right-of-way from centerline for both Cloverdale Road and Kuna Road abutting the site with the first preliminary plat. Preserving right-of-way for future roadways will ensure the roadways can will accommodate future traffic volumes and provide design options for the future roadways.

7. Five Mile Road Extension

- a. The MSM and the COMPASS 2040 Function Classification Map both identify the extension of Five Mile Road from Kuna Road through the site stubbing to the north and connecting to Ten Mile Creek Road. The MSM identifies this segment of Five Mile Road as a 3-lane residential arterial roadway, a 46-foot street section with 74-feet of right-of-way.

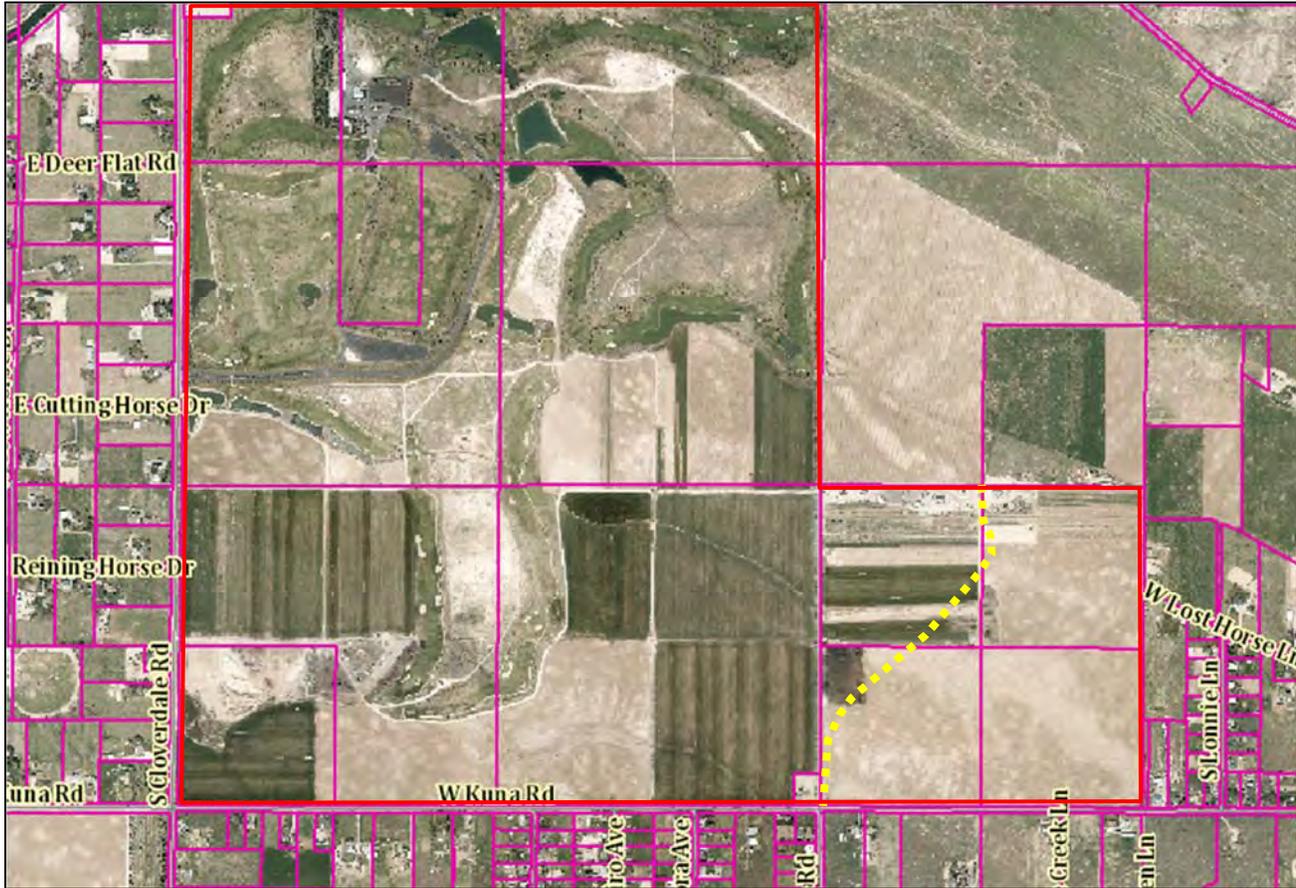
MSM Alignment



The applicant has proposed an alternative alignment for the extension of Five Mile Road noting the ability to reduce grading and roadway elevation changes, and to reduce speeds within the development.

Exhibit B 2

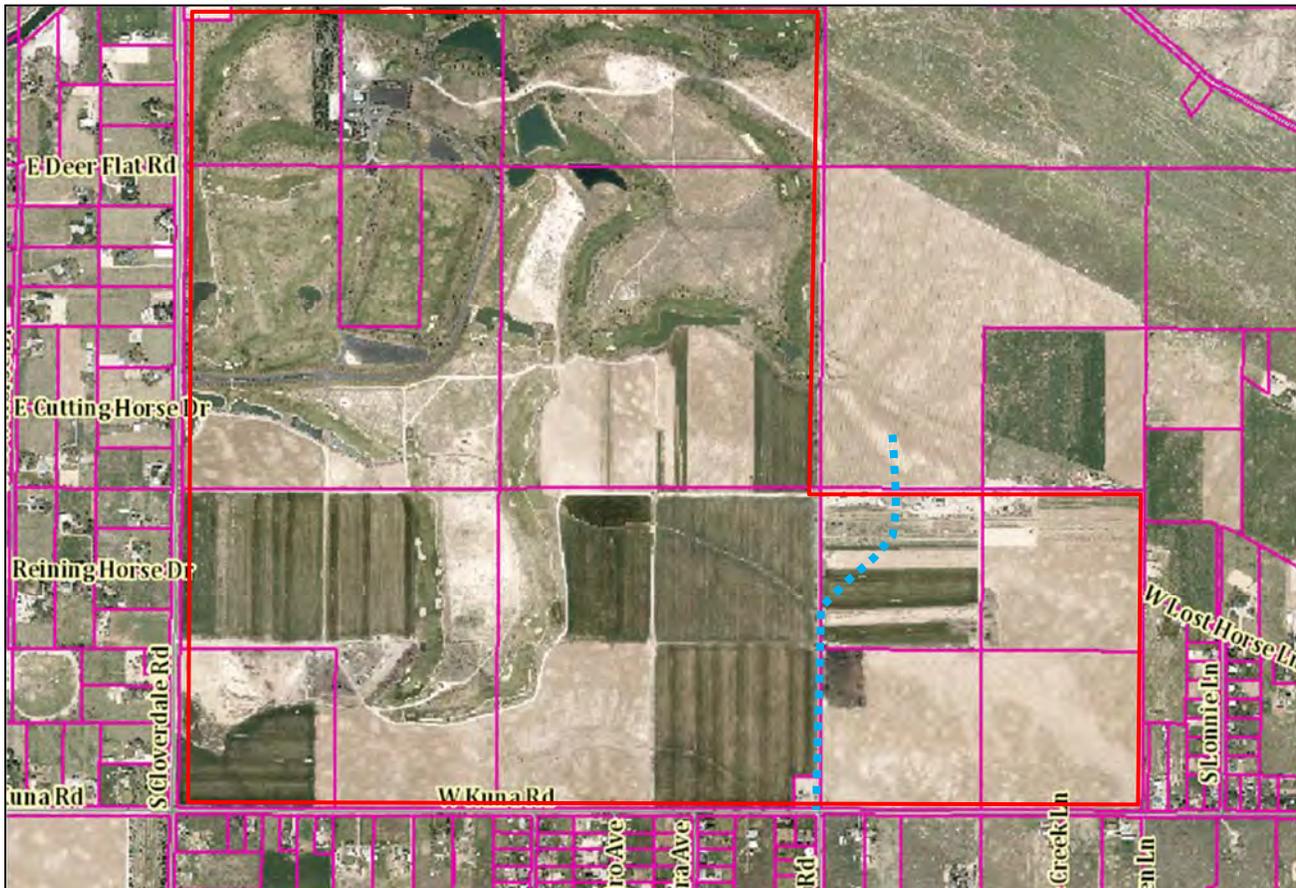
Proposed Alignment



*For illustrative purposes only.

After reviewing the proposed alignment of Five Mile Road and topography in the area there doesn't appear to be a significant benefit to changing the roadway alignment. At this time, it is recommended that Five Mile Road remain on its current alignment from Kuna Road north approximately 1,600-feet, as the roadway extends north of that point it should shift to the east approximately 660-feet to intersect the north property. This alignment reduces the impacts to the golf course and prevents a large jog in the roadway.

Recommended Alignment



*For illustrative purposes only.

When the portion of the master plan that includes the Five Mile Road extension is platted, at a minimum, ACHD will require the dedication of 74-feet of right-of-way, the construction of 5-foot wide detached concrete sidewalks, and that the roadway be improved with 30-feet of pavement with 3-foot wide gravel shoulders and barrow ditches abutting the site. The exact alignment and design of Five Mile Road will be determined with the future preliminary plat application.

8. Collector Roadways

- a. The MSM identifies 2 new mid-mile collector roadways within the Falcon Crest Master Plan site. The east-west collector is proposed to be located at the half mile between Kuna Road and Deer Flat Road, between Cloverdale Road and Five Mile Road. The north-south collector is proposed to be located at the half mile between Cloverdale Road and Five Mile Road, between Kuna Road and the new east/west collector.

Exhibit B 2

MSM Collectors



Consistent with the MSM, the applicant will be required to construct the new collector roadways through the site. The exact alignment and design of the collector roadways will be determined with future preliminary plat applications.

9. Internal Street Sections

The applicant has not proposed any internal street sections as part of this application. Street sections will be reviewed with each preliminary plat to ensure compliance with District policy at that time.

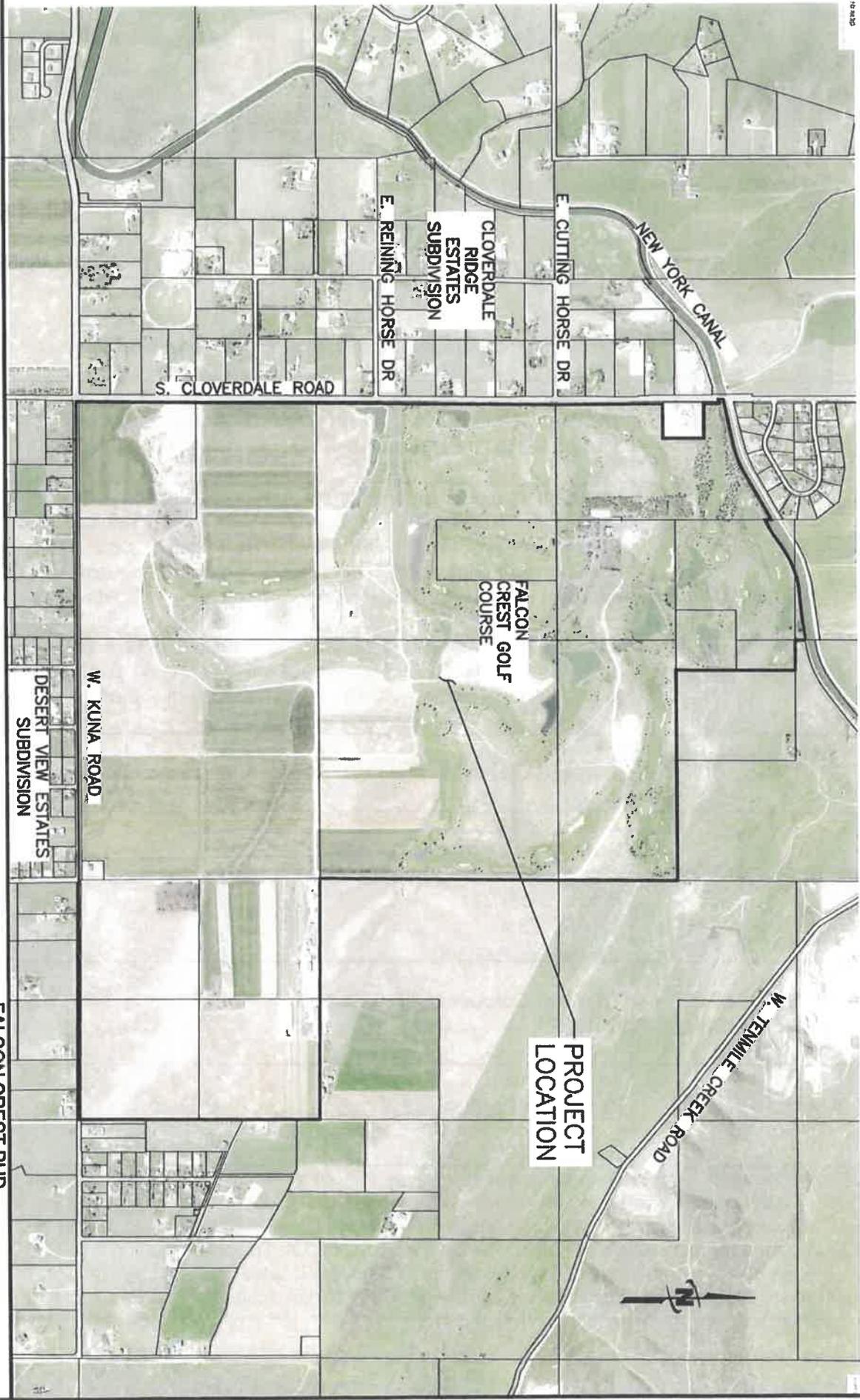
10. Summary/Disclaimer

- a. Below is a summary of the primary issues that will be required to be addressed with future preliminary plats:
 - i. Traffic Impact Studies—Staff recommends updated traffic impact studies be required with each phase of the development to verify assumptions.
 - ii. Disclaimer: No waiver or modification of policy is approved or recommended unless specifically called out by policy section and specifically approved in this report. Additional requirements may be required at each preliminary plat phase.

Attachments

1. Vicinity Map
2. Concept Plan
3. Complete Traffic Study Summary

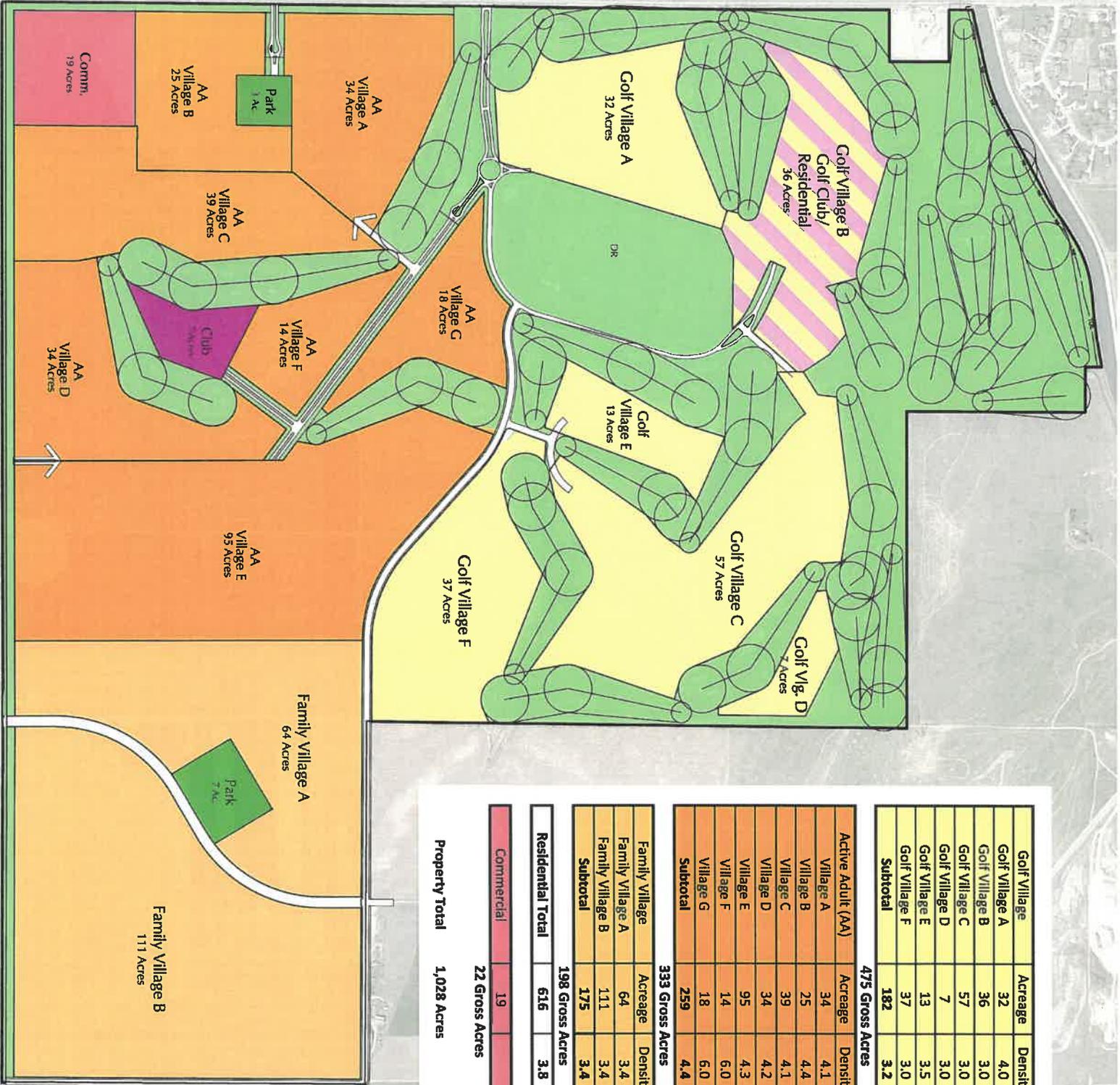
DATE: 5/30/18
PROJECT: FALCON CREST DEVELOPMENT
DRAWN BY: JUB ENGINEERS, INC.
CHECKED BY: JUB ENGINEERS, INC.



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5.30.18

FALCON CREST PUD
KUNA, IDAHO
AERIAL VICINITY MAP



Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	182	3.2	584

Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
Village B	25	4.4	110
Village C	39	4.1	160
Village D	34	4.2	143
Village E	95	4.3	404
Village F	14	6.0	84
Village G	18	6.0	108
Subtotal	259	4.4	1,148

Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
Family Village B	111	3.4	376
Subtotal	175	3.4	591

Residential Total	Acreage	Density	Unit #
Residential Total	616	3.8	2,322

Commercial	Acreage	Density	Unit #
Commercial	19		

Property Total	Acreage	Density	Unit #
Property Total	1,028		

22 Gross Acres

333 Gross Acres

198 Gross Acres

475 Gross Acres

2040 MASTER PLAN ANALYSIS

This section describes the results of the planning-level analysis completed for the full build-out of the master plan shown in Figure 2. The analysis identifies background roadway segment deficiencies in year 2040 and highlights any roadway segment impacts due to the full build-out. Based on scoping discussions with ACHD, it was determined that a TIS analysis is not required for the buildout of the master plan because ACHD will require a separate TIS for each future phase at the time it is developed. Therefore, this analysis addresses the potential impact of the master plan on future 2040 roadway network serving the area to identify potential needs not already addressed in the 2016 CIP that should be considered in future studies.

The scope of this study includes the following:

- Identification of the estimated study area for the year 2040 analysis.
- Comparison of the base 2040 weekday PM peak hour traffic projections (without the Falcon Crest development) to the ACHD segment level of service thresholds for the proposed 2016 CIP roadway size.
- Estimation of the trip generation for the master plan at buildout.
- Evaluation of the potential impact of site generated traffic on roadways within the study area.
- Identification of the primary roadway network required to serve the site.
- Preliminary recommendations on the roadway sizes and improvements required to serve the site.

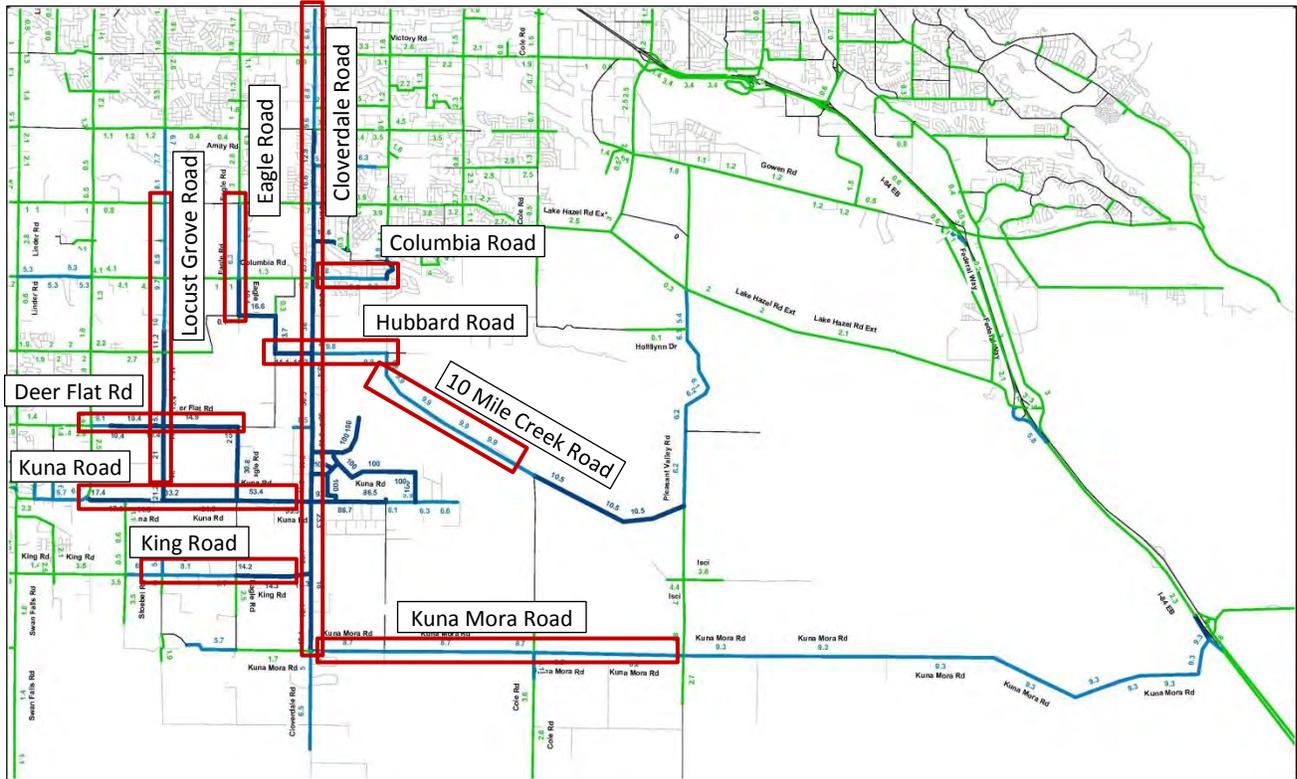
Arterial segments within the vicinity of the site were studied out to a point where the contribution of site-generated trips would be below approximately 10 percent of projected year 2040 roadway traffic.

Area of Impact Analysis

To identify the general impact of the development on existing roadways, the change in traffic volumes on the key roadways within the study area was evaluated using the regional travel demand model maintained by COMPASS. This process provides a general estimate of the changes to traffic patterns and future weekday PM peak hour traffic volumes as the result of the buildout of the master plan. The modeling was also used to identify the estimated distribution of site generated trips onto the roadway system for use in a more detailed evaluation of the traffic impacts.

Figure 15 shows the results of the COMPASS modeling. The dark blue lines represent roadway segments that are anticipated to experience traffic increases of over the threshold of 10 percent. The red boxes illustrate the key roadways evaluated for this analysis.

Figure 15. COMPASS Area of Impact Modeling



Based on the modeling shown in Figure 15 and discussions with ACHD staff, the study area roadway segments that were evaluated are outlined in red boxes.

2040 Background (Without Development) Roadway Segment Evaluation

This planning-level evaluation of the study roadways was conducted to confirm that the projected 2040 traffic volumes under the background conditions can be accommodated by the roadway sizes identified in the 2016 ACHD CIP.

Table 14 shows the 2040 background weekday PM peak directional hour traffic volumes, ACHD CIP roadway size, and ACHD segment capacity guideline for the study roadway segments without the site-generated trips of the Falcon Crest development master plan. Additionally, the table indicates whether the projected 2040 background volumes meet the applicable ACHD segment volume thresholds.

Table 14. Year 2040 Background Year Roadway Segment Operations – Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Threshold Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction	
			2040 Background	Meets Std.?
Cloverdale Road				
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,720 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,720 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	820 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes
Eagle Road				
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes
Locust Grove Road				
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	620 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	550 / SB	Yes
Locust Grove Road (Hubbard Road to Columbia Road)	2	575	610 / SB	No
Locust Grove Road (Deer Flat Road to Hubbard Road)	2	575	330 / SB	Yes
Locust Grove Road (Kuna Road to Deer Flat Road)	2	575	210 / SB	Yes
Kuna Mora Road				
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	700 / WB	No
King Road				
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes
Kuna Road				
Kuna Road (Meridian Road to Locust Grove Road)	2	575	710 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	610 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes
Deer Flat Road				
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	695 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	600 / WB	No
Hubbard Road				
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes
Columbia Road				
Columbia Road (East of Cloverdale Road)	2	575	270 / EB	Yes
Ten Mile Creek Road				
Ten Mile Creek Road (East of Hubbard Road)	2	575	460 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway’s respective cross section in the year 2040.

As shown in Table 14, most of the study roadway segment have adequate planned capacity to accommodate the 2040 weekday PM peak hour directional volumes. The following segments were identified as needed additional widening beyond the 2016 CIP:

- **Cloverdale Road:**
 - **Amity Road to Victory Road** – Need for seven lanes instead of the planned five lanes.
 - **Victory Road to Overland Road** – Need for seven lanes instead of the planned five lanes.
 - **Hubbard Road to Columbia Road** – Need for five lanes instead of the planned three lanes.

- **Locust Grove Road:**
 - **Lake Hazel Road to Amity Road** – Additional of a center turn lane.
 - **Hubbard Road to Columbia Road** – Addition of a center turn lane.
- **Kuna Mora Road (Cloverdale Road to Cole Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.
- **King Road (Locust Grove to Eagle Road)** – Addition of a center turn lane.
- **Kuna Road (Meridian Road to Eagle Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.
- **Deer Flat Road (Meridian Road to Eagle Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.

It should be noted that most of the study roadways are classified as “Minor Arterials” and therefore have lower volume thresholds than if classified as a “Principal Arterial.” By 2040, some study roadway classifications could be changed, and therefore higher volume thresholds may be acceptable.

PROJECT DESCRIPTION

The master plan for the development will encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, approximately 591 single-family houses, and some supporting commercial uses. Figure 1, illustrates the site’s vicinity in Ada County, Idaho.

TRIP GENERATION

The projected weekday daily, AM and PM peak hour vehicle trips for the proposed master plan development were estimated based on the *Trip Generation Manual, 10th Edition*. Internal trip and pass-by trips are applicable for this development, and they have been incorporated in the trip generation estimate below using the Online Traffic Impact Study Software (OTISS) which incorporates ITE procedures to estimate internal trips. Based on data provided for single-family detached housing, senior housing – detached, shopping center, medical office, and general office, the *Trip Generation Handbook, 3rd Edition* (Reference 7) recommends the use of the fitted curve equations to determine weekday daily, AM and PM peak hour vehicle trips.

Table 15. Year 2040 Master Plan Build-out Trip Generation

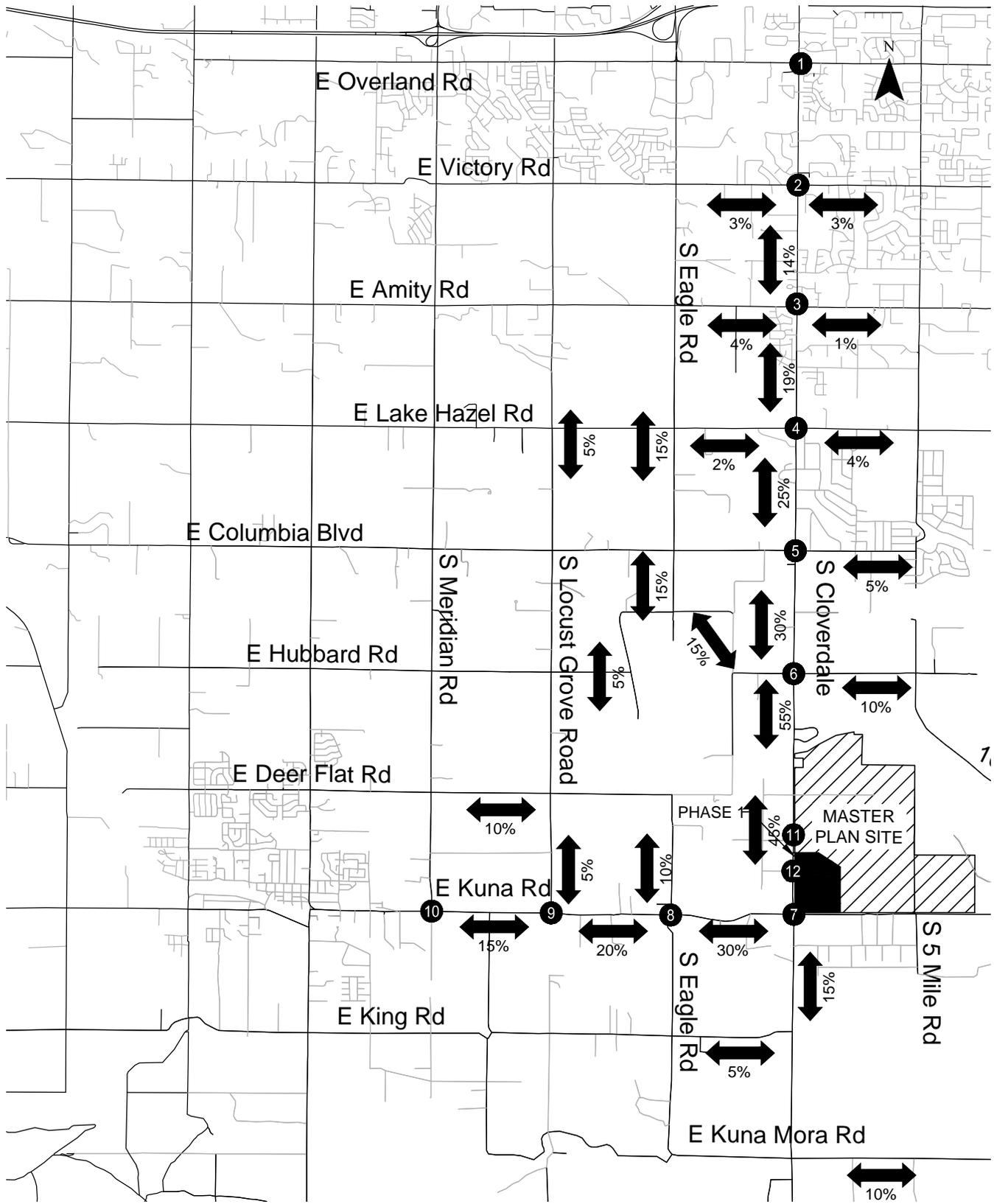
Land Use	ITE Code	Units	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Home	210	591 ¹	5,384	424	106	318	559	352	207
<i>Less Internal Capture Trips</i>			(262)	(6)	(2)	(4)	(43)	(28)	(15)
Senior Adult Housing – Detached	251	1,732 ¹	6,920	357	118	239	444	271	173
<i>Less Internal Capture Trips</i>			(215)	(5)	(2)	(3)	(44)	(29)	(15)
Shopping Center	820	70,000 ²	4,717	187	116	71	418	201	217
<i>Less Internal Capture Trips</i>			(585)	(15)	(9)	(6)	(90)	(30)	(60)
<i>Less Pass-by</i>			(1,405)	(58)	(29)	(29)	(111)	(56)	(55)
Medical Office	720	15,000 ²	489	41	32	9	53	15	38
<i>Less Internal Capture Trips</i>			(95)	(5)	(2)	(3)	(21)	(12)	(9)
General Office	710	11,000 ²	125	37	32	5	14	2	12
<i>Less Internal Capture Trips</i>			(25)	(3)	(2)	(1)	(4)	(2)	(2)
Subtotal Trips			17,635	1,046	404	642	1,488	841	647
<i>Less Internal Capture Trips</i>			(1,182)	(34)	(17)	(17)	(202)	(101)	(101)
<i>Less Pass-by Trips</i>			(1,405)	(58)	(29)	(29)	(111)	(56)	(55)
Total Net New Trips			15,048	954	358	596	1,175	684	491

Notes: ¹ Unit total includes Phase 1 development as described in the previous section. ² Estimated for planning purposes. Actual mixture of uses may vary.

As shown in Table 15, the buildout of the master plan is projected to generate a total of 15,048 daily trips, 954 weekday AM peak hour trips (358 inbound / 596 outbound), and 1,175 weekday PM peak hour trips (684 inbound / 491 outbound).

Based on the modeling shown in Figure 15, an estimated distribution of site-generated trips was developed. Figure 16 shows the estimated distribution of site-generated trips.

Exhibit B 2



Year 2040 Master Plan - Estimated Trip Distribution Pattern
Ada County, Idaho

Figure
16

H:\21\21996 - Falcon Crest Residential Development\design\Exhibits\21996_Figure_1.dwg May 04, 2018 - 2:28pm - bcorporal Layout Tab: Mstr Plan Trip Dist

Year 2040 Total Roadway Segment Evaluation

The evaluation of the traffic impacts on roadways within the study area was conducted to identify potential improvements needed or possibly the *CIP* or *Master Street Map* modifications for buildout of the master plan. This planning-level evaluation of the study roadways estimates the changes in traffic demand on key roadways with the addition of build-out traffic from the master plan, compares the demand to the ACHD segment capacity guidelines for the CIP roadway sizes, and identifies roadway segments that would likely require improvements beyond the CIP by year 2040 to accommodate buildout of the master plan.

Table 16 shows the estimated percentage change in year background 2040 weekday PM peak hour traffic volumes on key roadway segments with the proposed build-out of the Falcon Crest development master plan.

As shown in Table 16, the key roadway segments in which traffic is projected to increase by over 10 percent in the peak direction during the weekday PM peak hour include:

- Cloverdale Road from north of Kuna Mora Road to north of Lake Hazel Road
- Eagle Road from north of Kuna Road to north of Columbia Road
- Locust Grove Road from north of Kuna Road to Deer Flat Road
- Kuna Mora Road between Cloverdale Road and Cole Road
- Kuna Road from east of Meridian Road to east of Eagle Road
- Hubbard Road from east of Eagle Road to east of Cloverdale Road
- Ten Mile Creek Road from east of Hubbard Road

Based the traffic projections, the sizes of the new roadways were determined and compared to the 2016 CIP roadway sizes under the year 2040 background conditions and with the buildout of the Falcon Crest master plan. Table 17 provides the year 2040 estimated background and total roadway segment volumes. The segments shown in blue indicate the segments requiring additional widening under 2040 background conditions. The segments shaded in red indicate the additional segments that are projected to require widening with the proposed buildout of the master plan in 2040.

Table 16. 2040 Change PM Peak Hour Traffic with Master Plan Buildout

Roadway	PM Peak Hour Peak Directional Traffic Volume (vph)		Percent Change
	2040 Background	2040 with Falcon Crest Development	
Cloverdale Road			
North of Victory Road	1,720 / SB	1,770 / SB	3%
North of Amity Road	1,720 / SB	1,820 / SB	6%
North of Lake Hazel Road	1,330 / SB	1,460 / SB	10%
North of Columbia Road	1,480 / SB	1,650 / SB	11%
North of Hubbard Road	820 / SB	1,030 / SB	26%
North of Deer Flat Road	690 / SB	1,070 / SB	55%
North of Kuna Road	660 / SB	970 / SB	47%
North of King Road	370 / NB	470 / NB	27%
North of Kuna Mora Road	470 / NB	530 / NB	13%
Eagle Road			
North of Columbia Road	540 / SB	650 / SB	20%
North of Hubbard Road	290 / SB	390 / SB	34%
North of Kuna Road	250 / NB	300 / NB	20%
Locust Grove Road			
North of Lake Hazel Road	620 / SB	650 / SB	5%
North of Columbia Road	550 / SB	580 / SB	5%
North of Hubbard Road	610 / SB	640 / SB	5%
North of Deer Flat Road	330 / SB	360 / SB	9%
North of Kuna Road	210 / SB	250 / SB	19%
Kuna Mora Road			
Between Cloverdale Road and Cole Road	700 / WB	770 / WB	10%
King Road			
East of Locust Grove Road	630 / WB	650 / WB	3%
East of Eagle Road	480 / WB	510 / WB	6%
Kuna Road			
East of Meridian Road	710 / WB	790 / WB	11%
East of Locust Grove Road	610 / WB	710 / WB	16%
East of Eagle Road	550 / WB	700 / WB	27%
Deer Flat Road			
East of Meridian Road	695 / WB	740 / WB	6%
East of Locust Grove Road	600 / WB	650 / WB	8%
Hubbard Road			
East of Eagle Road	400 / WB	510 / WB	28%
East of Cloverdale Road	460 / WB	530 / WB	15%
Columbia Road			
East of Cloverdale Road	270 / EB	290 / EB	7%
Ten Mile Creek Road			
East of Hubbard Road	460 / WB	530 / WB	15%

Table 17. Year 2040 Build-Out Roadway Segment Operations - Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Std. Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction			
			2040 Background	Background Meets Std?	2040 with Falcon Crest	With Project Meets Std.?
Cloverdale Road						
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,720 / SB	No	1,770 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,720 / SB	No	1,820 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes	1,460 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes	1,650 / SB	No
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	820 / SB	No	1,030 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes	1,070 / SB	No
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes	970 / SB	No
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes	470 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes	530 / NB	Yes
Eagle Road						
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes	650 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes	390 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes	300 / NB	Yes
Locust Grove Road						
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	620 / SB	No	650 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	550 / SB	Yes	580 / SB	No
Locust Grove Road (Deer Flat Road to Columbia Road)	2	575	610 / SB	No	640 / SB	No
Locust Grove Road (Hubbard Road to Deer Flat Road)	2	575	330 / SB	Yes	360 / SB	Yes
Locust Grove Road (Kuna Road to Hubbard Road)	2	575	210 / SB	Yes	250 / SB	Yes
Kuna Mora Road						
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	700 / WB	No	770 / WB	No
King Road						
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	650 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes	510 / WB	Yes
Kuna Road						
Kuna Road (Meridian Road to Locust Grove Road)	2	575	710 / WB	No	790 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	610 / WB	No	710 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes	700 / WB	No
Deer Flat Road						
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	695 / WB	No	740 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	600 / WB	No	650 / WB	No
Hubbard Road						
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes	510 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes	530 / WB	Yes
Columbia Road						
Columbia Road (East of Cloverdale Road)	2	690	270 / EB	Yes	290 / EB	Yes
Ten Mile Creek Road						
Ten Mile Creek Road (East of Hubbard Road)	2	690	460 / WB	Yes	530 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway's respective cross section in the year 2040. Highlighted cells represent roadway segments that are anticipated to exceed ACHD directional peak hour volume thresholds due to site-generated trips.

As shown in Table 17, five additional roadway segments are estimated to require widening due to site-generated trips under year 2040 total traffic conditions. The following additional roadway segments are projected to need widening with buildout of the master plan (beyond the 2016 CIP and the 2040 background conditions analysis):

- **Cloverdale Road between Columbia Road and Lake Hazel Road** – Need for a median in addition to the plan five lanes.
- **Cloverdale Road between Deer Flat Road and Hubbard Road** - Need for five lanes.
- **Cloverdale Road between Kuna Road and Deer Flat Road** - Need for five lanes.

- **Locust Grove Road between Columbia Road and Lake Hazel Road** – Need for a center turn lane.
- **Kuna Road between Eagle Road and Cloverdale Road** – Need for three lanes

Table 18 provides a list of anticipated roadway segments that are projected to require widening beyond the 2016 CIP under background and total traffic conditions in year 2040. As mentioned previously, it should be noted that most of the study roadways are classified as “Minor Arterials” and therefore have lower volume thresholds than if classified as a “Principle Arterial.” By 2040, some study roadway classifications could be changed, and therefore higher volume thresholds may be acceptable.

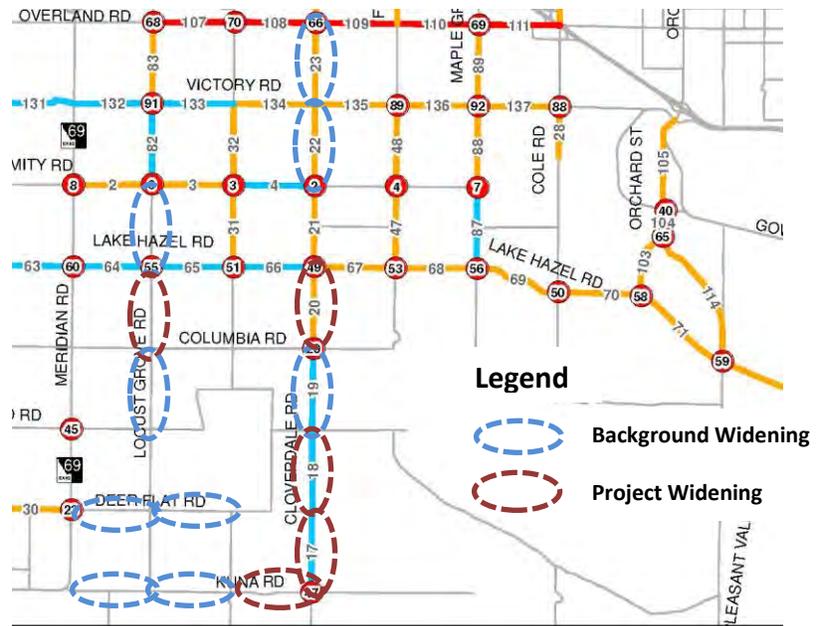
Table 18. Estimated Roadway Segments Requiring Improvements in Year 2040

Roadway	Year 2040 Number of Lanes ¹	Future Number of Lanes Needed	2040 Background or 2040 Project Need?
Cloverdale Road			
Victory Road to Overland Road	5 ²	7	Background
Amity Road to Victory Road	5 ²	7	Background
Columbia Road to Lake Hazel Road	5	5 with median	Project Need
Hubbard Road to Columbia Road	3	5	Background
Deer Flat Road to Hubbard Road	3	5	Project Need
Kuna Road to Deer Flat Road	3	5	Project Need
Locust Grove Road			
Lake Hazel Road to Amity Road	2	3	Background
Columbia Road to Lake Hazel Road	2	3	Project Need
Deer Flat Road to Columbia Road	2	3	Background
Kuna Mora Road			
Cloverdale Road to Cole Road	2	3 with median	Background
King Road			
Locust Grove Road to Eagle Road	2	3	Background
Kuna Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background
Eagle Road to Cloverdale Road	2	3	Project Need
Deer Flat Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background

Notes: ¹ Either ACHD’s 2016 Capital Improvement Plan (Reference 5) or ACHD’s Master Street Map (Reference 8); ² The CIP does not specify whether a median would be constructed as part of the widening from 2 to 5 lanes.

Figure 17 illustrates the segments shown in Table 18 that were found to need widening beyond the CIP to accommodate either background conditions and/or additional traffic from the proposed development.

The primary impact of the buildout of the master plan will be the need to extend the five-lane section on Cloverdale Road from the CIP terminus at Columbia Road to Kuna Road.



FIVE MILE ALIGNMENT

Figure 17. 2040 Additional Widening Beyond 2016 CIP

As part of the master plan a re-alignment of the future extension of Five Mile Road at the north property line is proposed. The re-alignment would be to the half mile and bisect the family village portion of the development. The roadway would be curved through the development to intersect at the existing Five Mile Road/Kuna Road intersection. Figure 18 illustrates the proposed alignment and the approximate alignment shown on the ACHD Master Street Map.

The re-alignment addresses some potential issues identified by the development team:

- Ability to reduce the grade and associated roadwork necessary to traverse the elevation change that occurs south of Ten Mile Creek Road.
- Reduced traffic speeds on the south end of the alignment which is beneficial to the livability of the future adjacent neighborhoods.
- Changing the character of the road to prepare vehicles to turn left or right at Kuna Road since Five Mile enters an existing neighborhood.

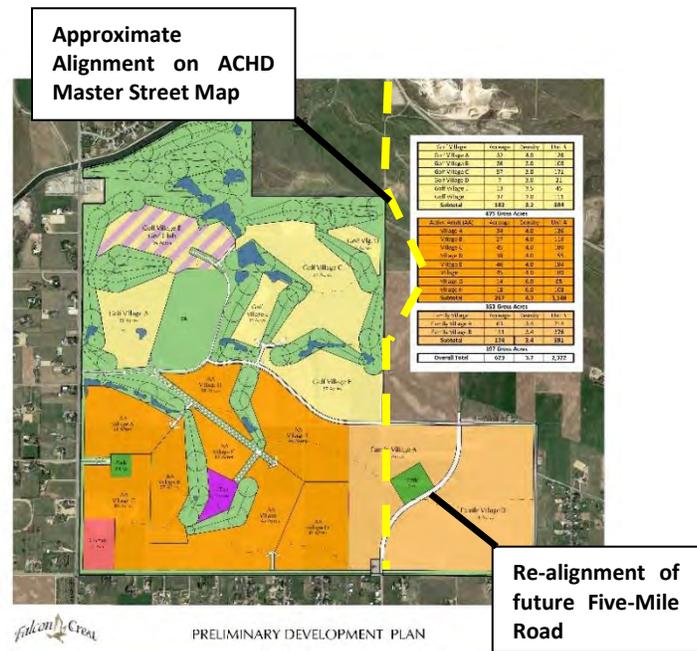


Exhibit B 2

While the re-alignment would require a change to the current ACHD master street map, it was determined not to impact traffic projections or the operation of the future roadway network, since the extension of Five Mile Road to Kuna Road is not included in the 2040 roadway network and the re-alignment would not significantly impact the use or function of Five Mile Road.

Exhibit B 3

Troy Behunin

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Monday, July 16, 2018 7:50 AM
To: Troy Behunin
Subject: Re: Falcon Crest Annex, Pre Plat Etc.. - M3 ID Falcon Crest, LLC

Categories: Agency Comments

Good Morning Troy,

This is to let you know that this property has no surface water rights as it is outside of the Boise-Kuna Irrigation District boundaries as well as the Boise Project Board of Control delivery boundaries.

Respectfully,

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Friday, 13 July 2018, 6:42:00 PM MDT, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good Evening Everyone,

Please review the packet included with this email and return relevant comments about the services your agency provides to Kuna's Planning and Zoning office, to be used in the public hearings scheduled for this project. Please submit comments to our office on or before **August 24, 2018**. This project is very comprehensive and our office would appreciate your comments.

This project will be scheduled for public hearing with our Commission on **October 9, 2018**. If you need additional information or additional time to provide comments, please let our office know ASAP.

Thanks,
Troy

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

TBehunin@KunaId.Gov

Exhibit B 3

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

16 July 2018

RECEIVED TEL: (208) 344-1141
FAX: (208) 344-1437

JUL 23 2018

CITY OF KUNA

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Falconcrest Subdivision **18-03-AN, 18-01-CPM, 18-02-ZC, 18-01-PUD**
NEC Cloverdale and Kuna Roads
New York Irrigation District **NY-660-002-00 (50 acre water right for Falcon**
Crest Golf Course)
Main Canal 1069+00
Sec. 01, T2N, R1W, BM.

Troy Behunin, Planner III:

There are no Project facilities located on the above-mentioned property.

Storm Drainage and/or Street Runoff must be retained on site.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Management/GIS

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Terri Hasson Secretary-Treasurer, NYID
File

Exhibit B 4

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

Development Name: Falcon Crest (18-01-CPM)

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 206

New jobs: 280

Exceeds CIM forecast: YES

	<p>CIM Corridor: N/A Pedestrian level of stress: R--Cloverdale Bicycle level of stress: R-- Cloverdale</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 103 Jobs within 1 mile: 99 Jobs/Housing Ratio: 1.0</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: >4 miles Nearest fire station: >4 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: No Farmland within 1 mile: 1,341 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 3.0 miles Nearest public park: >4 miles Nearest grocery store: >4 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The first phase of 409 single-family and one commercial lot would not exceed the Communities in Motion 2040 forecast, however the full master plan would exceed growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location. However, the proposal is a mix of residential and retail, which can encourage non-motorized travel. The site plan shows pedestrian pathways and pocket parks within the subdivision. Consider providing an improved path along the New York Canal in future phases.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>





STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

Exhibit B 5

DEQ Response to Request for Environmental Comment

Date: July 20, 2018
Agency Requesting Comments: City of Kuna
Date Request Received: July 16, 2018
Applicant/Description: Falcon Crest Subdivision 18-03AN, 18-01-CPM, 18-02-ZC, 18-01-PUD

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects

require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

Exhibit B 5

acre, a stormwater permit from EPA may be required.

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in*

accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2018AEK97



Exhibit B 6

**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

August 22, 2018

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

VIA EMAIL

RE: Falcon Crest Subdivision – ITD Traffic Impact Study Comments

Dear Mr. Behuin,

The Idaho Transportation Department (ITD) has reviewed the Falcon Crest Subdivision (TIS) submitted on July 13, 2018. The development is located at the northeast corner of Cloverdale Road and Kuna Road. The development does not abut the state highway system.

ITD has the following comments related to the TIS that will require a revision to the document.

General Comment

- 1.) ITD has had several meetings in years prior with the city of Kuna and ACHD regarding the intersection of SH-69 (Meridian Road) and Kuna Road. Signalizing an intersection on a curve results in safety concerns and ITD does not find this to be an acceptable intersection recommendation. The analysis as presented in the current TIS shows that the Total 2022 PM Traffic results in westbound leg (WBL) turning movement of LOS E with an overall intersection LOS D. This is an acceptable LOS per ITD's criteria and would not require any improvements to mitigate impacts.

Page 43, Figure 10

- 1.) The estimated trip distribution pattern for intersection #10 (Kuna Road / SH-69) describes 15% of the site traffic entering this intersection. There is a total estimated 119 trips generated in the AM Peak. 15% of 119 is approximately 18 trips. Figure 10 only shows 6 trips passing through intersection #10. Please revise.

Page 44, Figure 11

- 1.) The estimated trip distribution pattern for intersection #10 (Kuna Road / Sh-69) describes 15% of the site traffic entering this intersection. There is a total estimated 144 trips generated in the PM Peak. 15% of 144 is approximately 22 trips. Figure 11 only shows 7 trips passing through intersection #10. Please revise.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. ITD would appreciate the City including ITD's comments to be addressed in the revision of the Falcon Ridge Subdivision TIS. ITD may have



**Your Safety • Your Mobility
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P.O. Box 8028 • Boise, ID 83707-2028

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additional comments upon review of the revised TIS. If you have any further questions or would like to discuss this more, please do not hesitate to contact me at erika.bowen@itd.idaho.gov or 208-265-4312 extension #7.

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.

ITD – District 3

Traffic Engineer

Cc:

Mindy Wallace – ACHD



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
AGRICULTURE TO MIXED USE GENERAL
LEGAL DESCRIPTION

The Southwest Quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

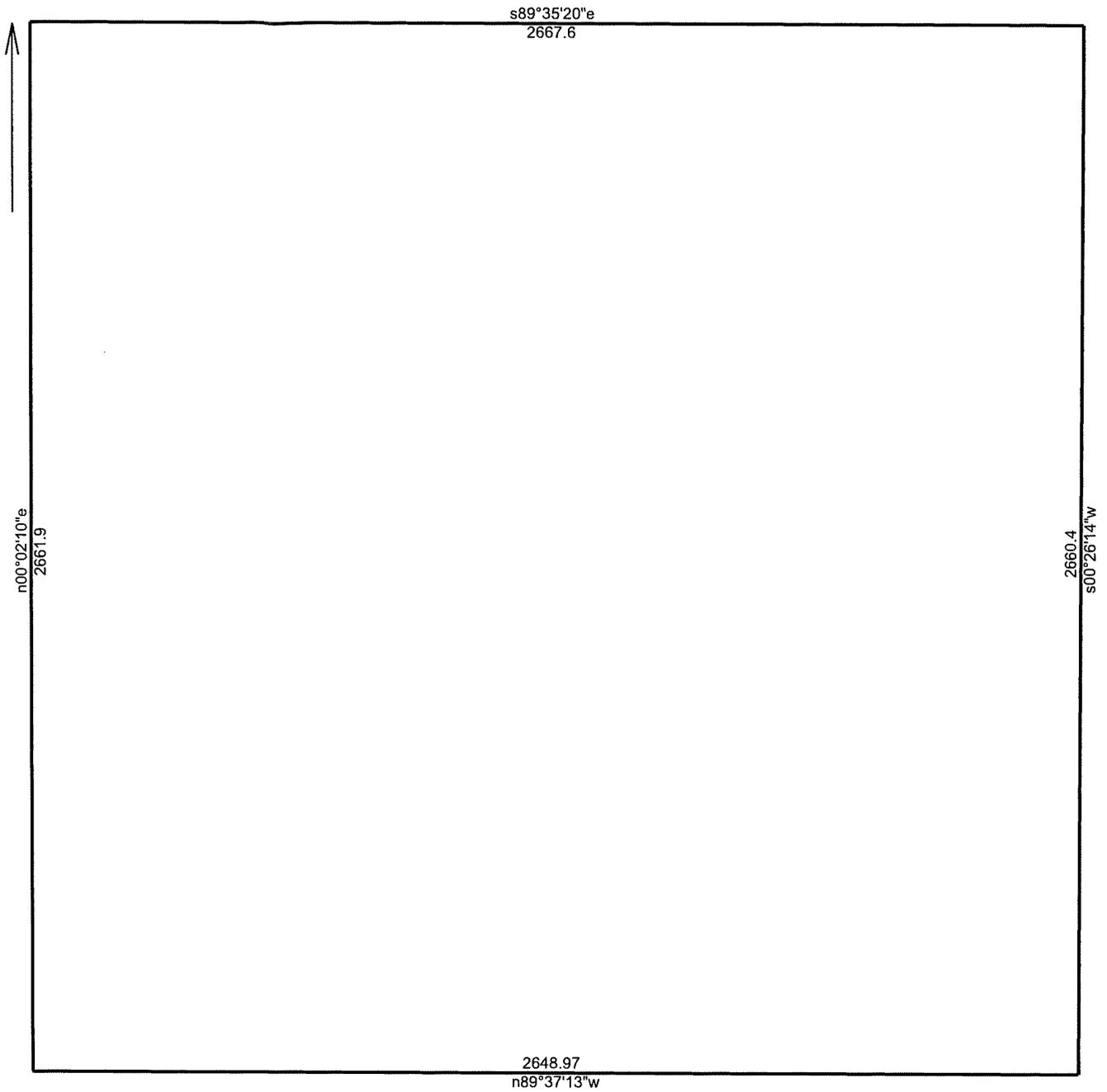
BEGINNING at the southwest corner of said Section 23, from which the south quarter corner of said Section 23 bears South 89°37'13" East, 2648.97 feet;
Thence, along the west line of said Section 23, North 00° 02' 10" East, 2661.90 feet to the northwest corner of said Southwest Quarter;
Thence, along the north line of said Southwest Quarter, South 89°35'20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;
Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to said south quarter corner;
Thence, along the south line of said Section 23, North 89° 37' 13" West, 2648.97 feet to the **POINT OF BEGINNING**, containing 162.40 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018





5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest FLUM CLOSURE.ndp

Tract 1: 162.3973 Acres, Closure: n27.0152e 0.01 ft. (1/999999), Perimeter=10639 ft.

- 01 n00.0210e 2661.9
- 02 s89.3520e 2667.6
- 03 s00.2614w 2660.4
- 04 n89.3713w 2648.97

FALCON CREST PROPERTY
ANNEXATION TO THE CITY OF KUNA
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 1330.28 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22 and the **POINT OF BEGINNING**;

Thence, departing from said south line and along the east line of said SW1/4 SW1/4, North 00° 38' 13" East, 1326.89 feet to the northeast corner of said SW1/4 SW1/4;

Thence, along the north line of said SW1/4 SW1/4, South 89°58'36" West, 1328.54 feet to the west line of said Section 22;

Thence, along said west line, North 00° 42' 47" East, 1325.46 feet to the west quarter corner of said Section 22;

Thence, continuing along said west line, North 00° 42' 27" East, 2652.56 feet to the southwest corner of said Section 15;

Thence, along the west line of said Section 15, North 00°01'55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands and its westerly prolongation, South 89°58'05" West, 425.00 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 211.25 feet to the centerline of the New York Canal;

Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;
Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
Thence, North 54° 35' 30" East, 154.96 feet;
Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence, North 84° 23' 50" East, 201.72 feet;
Thence, North 82° 24' 56" East, 132.20 feet;
Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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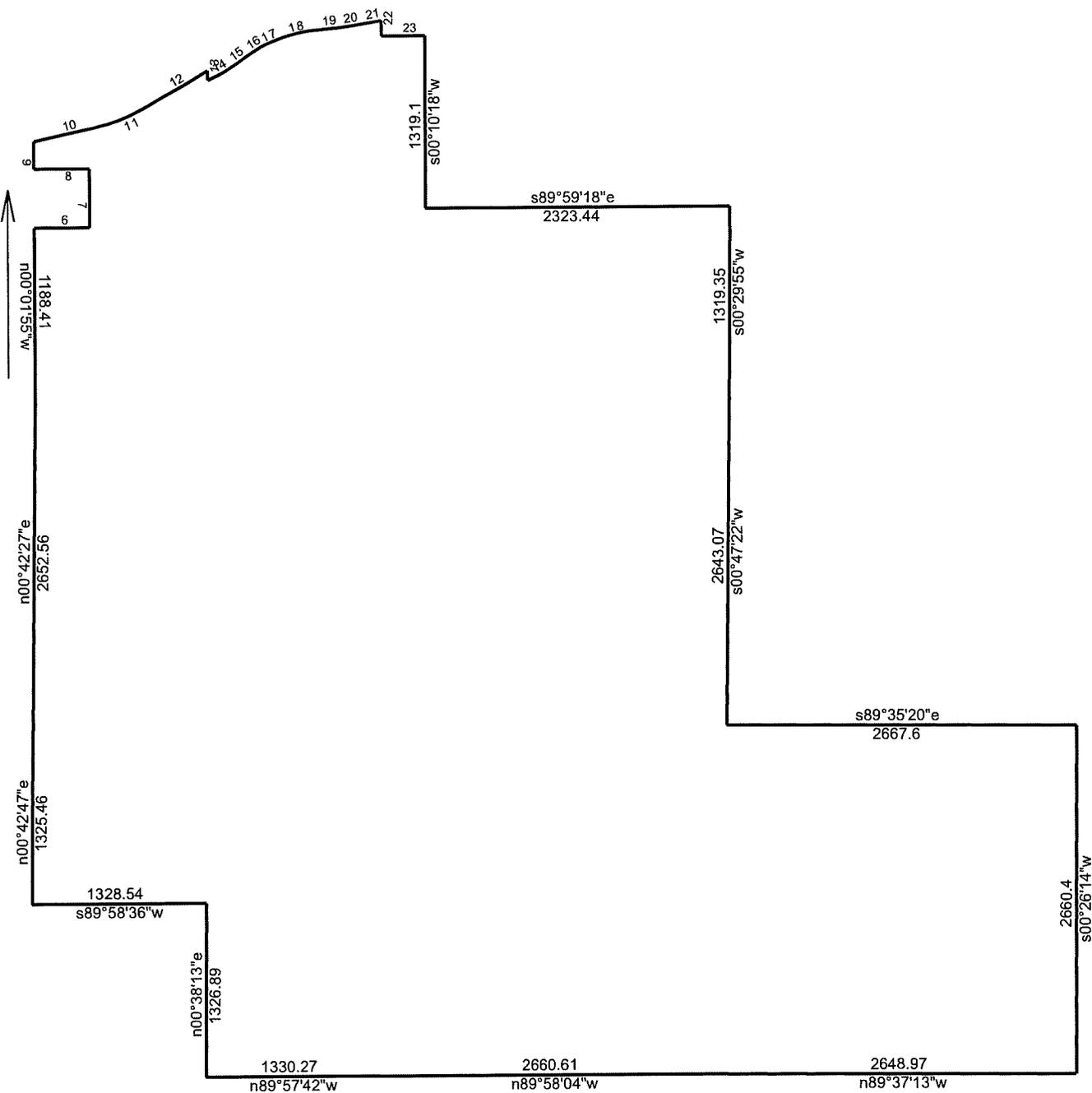
GATEWAY
MAPPING
INC.

Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;
Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;
Thence, continuing along said south line, North 89° 57' 42" West, 1330.27 feet to the **POINT OF BEGINNING**, containing 995.01 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



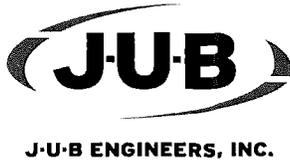
5/16/2018

Scale: 1 inch= 1200 feet

File: Falcon Crest ANNEX CLOSURE.ndp

Tract 1: 995.0123 Acres, Closure: s01.4342e 0.01 ft. (1/999999), Perimeter=32305 ft.

01 n00.3813e 1326.89	20 n82.2456e 132.2
02 s89.5836w 1328.54	21 n80.2001e 212.66
03 n00.4247e 1325.46	22 s00.0726w 120.88
04 n00.4227e 2652.56	23 s89.5939e 332.96
05 n00.0155w 1188.41	24 s00.1018w 1319.1
06 n89.5805e 425	25 s89.5918e 2323.44
07 n00.0155w 450	26 s00.2955w 1319.35
08 s89.5805w 425	27 s00.4722w 2643.07
09 n00.0155w 211.25	28 s89.3520e 2667.6
10 n77.3113e 489.16	29 s00.2614w 2660.4
11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11	30 n89.3713w 2648.97
12 n59.5041e 584.99	31 n89.5804w 2660.61
13 s00.0248w 73.31	32 n89.5742w 1330.27
14 n60.3500e 173.99	
15 n54.3530e 154.96	
16 n59.0420e 141.06	
17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96	
18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33	
19 n84.2350e 201.72	



FALCON CREST PROPERTY
PLANNED UNIT DEVELOPMENT BOUNDARY
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 48.00 feet to the **POINT OF BEGINNING**;

Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22;

Thence, continuing along said easterly right-of-way line, North 00° 42' 27" East, 2652.47 feet to the south line of said Section 15;

Thence, continuing along said easterly right-of-way line, North 00° 01' 55" West, 1188.45 feet to the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, along the south line of said lands, North 89° 58' 05" East, 377.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands, South 89° 58' 05" West, 377.00 feet to said easterly right-of-way line;

Thence, departing from said north line and along said easterly right-of-way line, North 00° 01' 55" West, 168.61 feet;

Thence, along the northerly line of Parcel 1 as described in said Warranty Deed to ACHD, South 77° 30' 17" West, 49.16 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 53.25 feet to the centerline of the New York Canal;

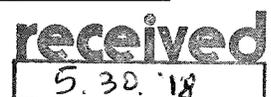
Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
Thence, North 54° 35' 30" East, 154.96 feet;
Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence, North 84° 23' 50" East, 201.72 feet;
Thence, North 82° 24' 56" East, 132.20 feet;
Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;

Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
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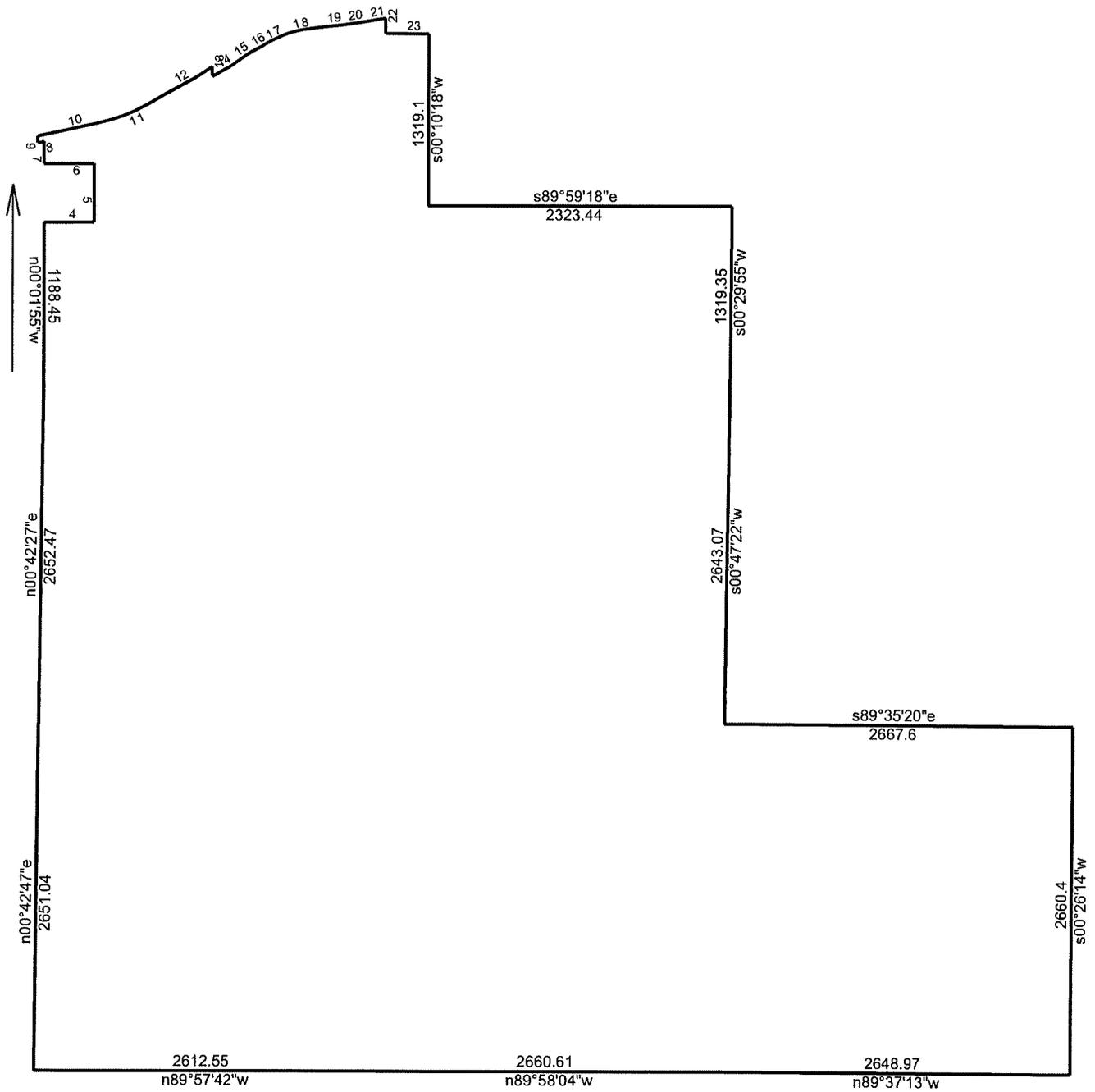
GATEWAY
MAPPING
INC.

Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;
Thence, continuing along said south line, North 89° 57' 42" West, 2612.55 feet to the **POINT OF BEGINNING**, containing 1,028.15 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



5/16/2018

Scale: 1 inch= 1200 feet

File: Falcon Crest PUD CLOSURE.ndp

Tract 1: 1028.1492 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=32221 ft.

01 n00.4247e 2651.04	20 n82.2456e 132.2
02 n00.4227e 2652.47	21 n80.2001e 212.66
03 n00.0155w 1188.45	22 s00.0726w 120.88
04 n89.5805e 377	23 s89.5939e 332.96
05 n00.0155w 450	24 s00.1018w 1319.1
06 s89.5805w 377	25 s89.5918e 2323.44
07 n00.0155w 168.61	26 s00.2955w 1319.35
08 s77.3017w 49.16	27 s00.4722w 2643.07
09 n00.0155w 53.25	28 s89.3520e 2667.6
10 n77.3113e 489.16	29 s00.2614w 2660.4
11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11	30 n89.3713w 2648.97
12 n59.5041e 584.99	31 n89.5804w 2660.61
13 s00.0248w 73.31	32 n89.5742w 2612.55
14 n60.3500e 173.99	
15 n54.3530e 154.96	
16 n59.0420e 141.06	
17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96	
18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33	
19 n84.2350e 201.72	



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
REZONE A TO C-2
LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

BEGINNING at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet;

Thence, along the west line of said Section 22, North 00°42'47" East, 960.07 feet;

Thence, departing from said west line, South 89°57'42" East, 948.00 feet;

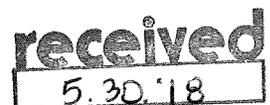
Thence, South 00°42'47" West, 960.07 feet to the south line of said Section 22;

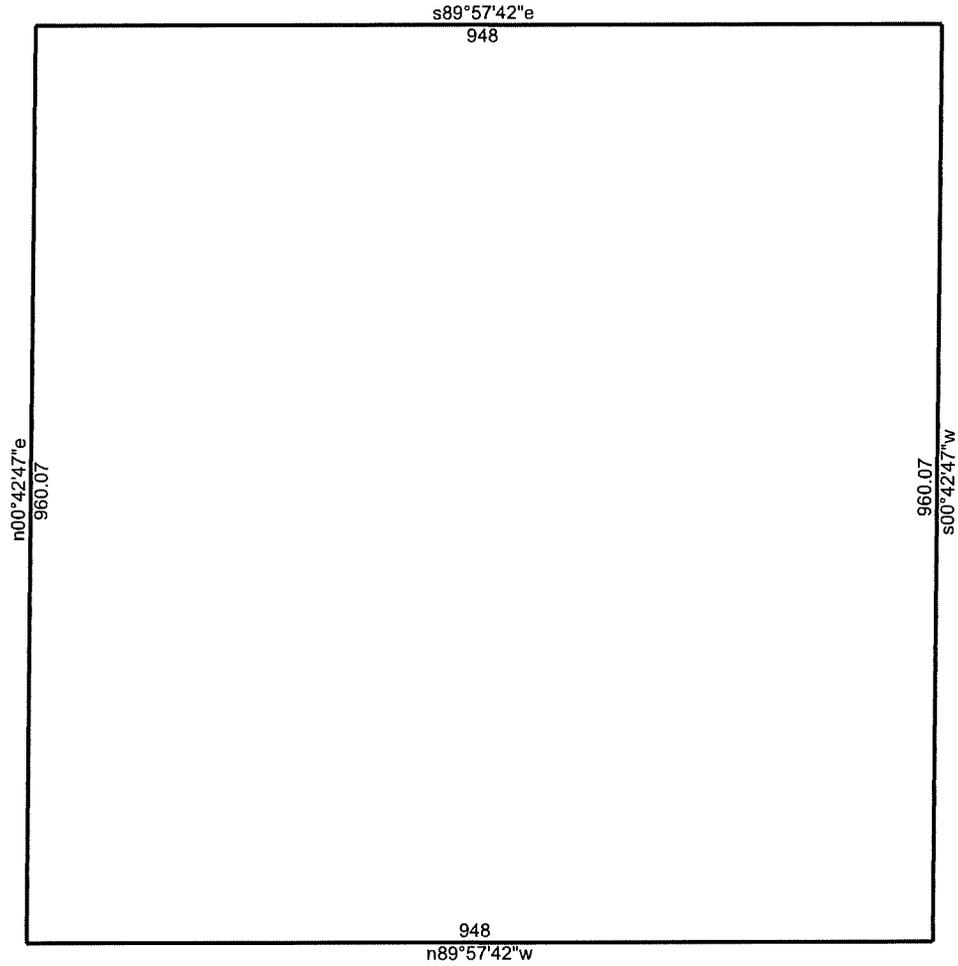
Thence, along said south line, North 89°57'42" West, 948.00 feet to the **POINT OF BEGINNING**, containing 20.89 acres, more or less.

Robert L. Kazarinoff, PLS



05/16/2018





5/17/2018

Scale: 1 inch= 200 feet | File: Falcon Crest REZONE A to C-2 CLOSURE.ndp

Tract 1: 20.8926 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3816 ft.

- 01 n00.4247e 960.07
- 02 s89.5742e 948
- 03 s00.4247w 960.07
- 04 n89.5742w 948



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
REZONE A TO R-6
LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 948.00 feet to the **POINT OF BEGINNING**;

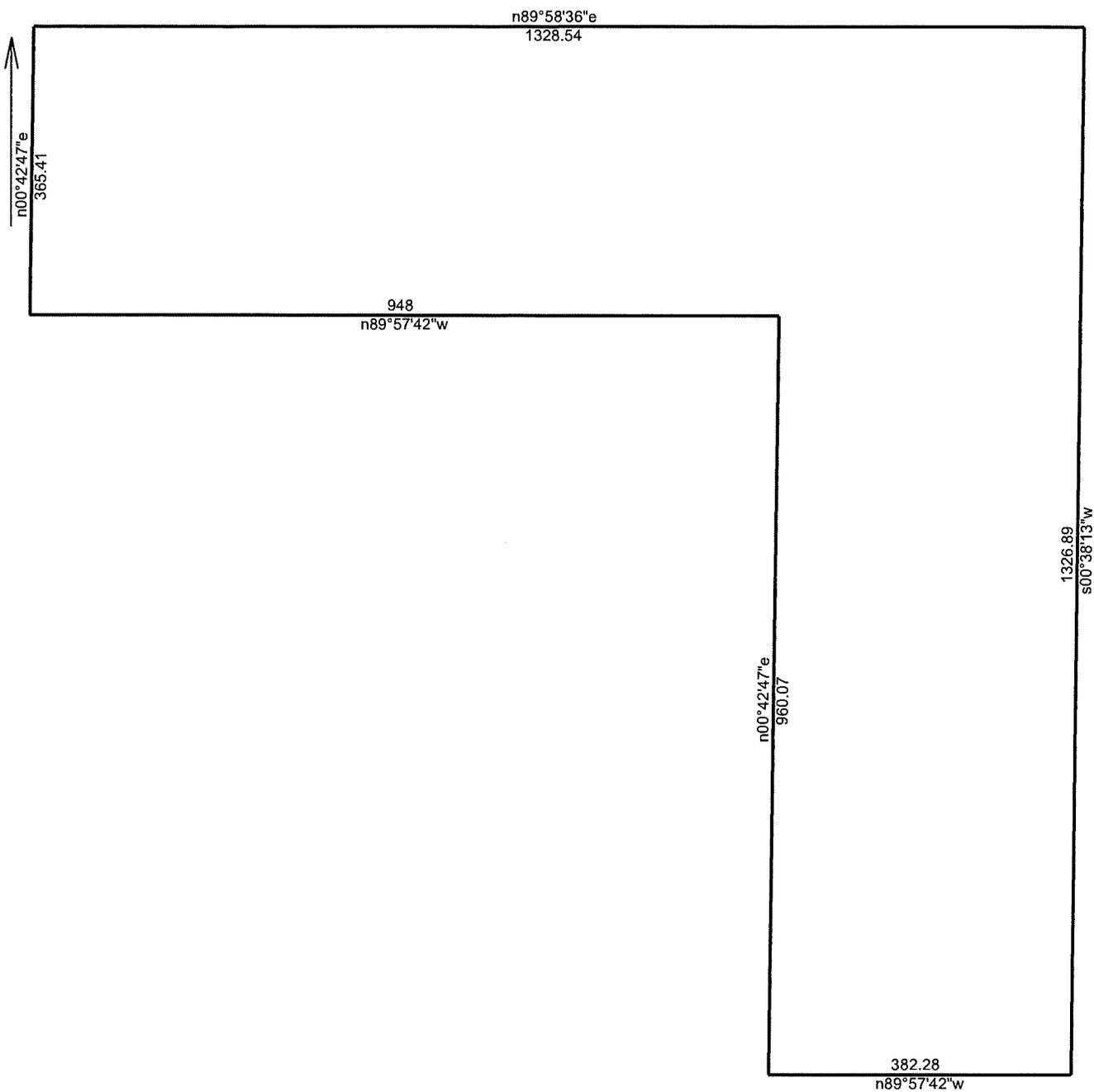
Thence, departing from said south line, North 00° 42' 47" East, 960.07 feet;
Thence, North 89° 57' 42" West, 948.00 feet to the west line of said Section 22;
Thence, along said west line, North 00° 42' 47" East, 365.41 feet;
Thence, departing from said west line, North 89° 58' 36" East, 1328.54 feet;
Thence, South 00° 38' 13" West, 1326.89 feet to said south line;
Thence, along said south line, North 89° 57' 42" West, 382.28 feet to the **POINT OF BEGINNING**,
containing 19.58 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018





5/17/2018

Scale: 1 inch= 200 feet

File: Falcon Crest REZONE A to R-6 CLOSURE.ndp

Tract 1: 19.5785 Acres, Closure: s85.3444w 0.01 ft. (1/999999), Perimeter=5311 ft.

- 01 n00.4247e 960.07
- 02 n89.5742w 948
- 03 n00.4247e 365.41
- 04 n89.5836e 1328.54
- 05 s00.3813w 1326.89
- 06 n89.5742w 382.28

PRELIMINARY PLAT BOUNDARY
FALCON CREST SUBDIVISION
LEGAL DESCRIPTION

Those portions of the South Half of the Northwest Quarter and of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 48.00 feet to the **POINT OF BEGINNING**;

Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22;

Thence, continuing along said easterly right-of-way line, North 00° 42' 27" East, 451.44 feet;

Thence, departing from said easterly right-of-way line and along the following twenty-four (24) courses:

Thence, South 89° 17' 33" East, 102.22 feet;

Thence, North 19° 46' 57" East, 158.63 feet;

Thence, South 89° 21' 39" East, 319.53 feet;

Thence, South 81° 41' 42" East, 86.24 feet;

Thence, South 76° 41' 20" East, 101.65 feet;

Thence, South 66° 31' 43" East, 456.58 feet;

Thence, South 61° 19' 10" East, 506.16 feet;

Thence, North 28° 40' 50" East, 11.20 feet;

Thence, North 63° 26' 06" East, 48.80 feet;

Thence, North 79° 22' 49" East, 59.02 feet;

Thence, North 90° 00' 00" East, 83.01 feet;

Thence, South 50° 05' 28" East, 91.35 feet;

Thence, South 03° 11' 47" East, 799.13 feet;

Thence, South 04° 22' 16" East, 552.44 feet;

Thence, South 26° 02' 07" West, 394.31 feet;

Thence, South 04° 41' 13" West, 56.05 feet;

Thence, South 12° 19' 26" East, 61.94 feet;

Thence, South 32° 02' 12" East, 107.30 feet to the beginning of a non-tangent curve;

Thence, along said curve to the left an arc length of 42.74 feet, having a radius of 370.00 feet, a central angle of 06° 37' 09", a chord bearing of North 79° 02' 12" East and a chord length of 42.72 feet;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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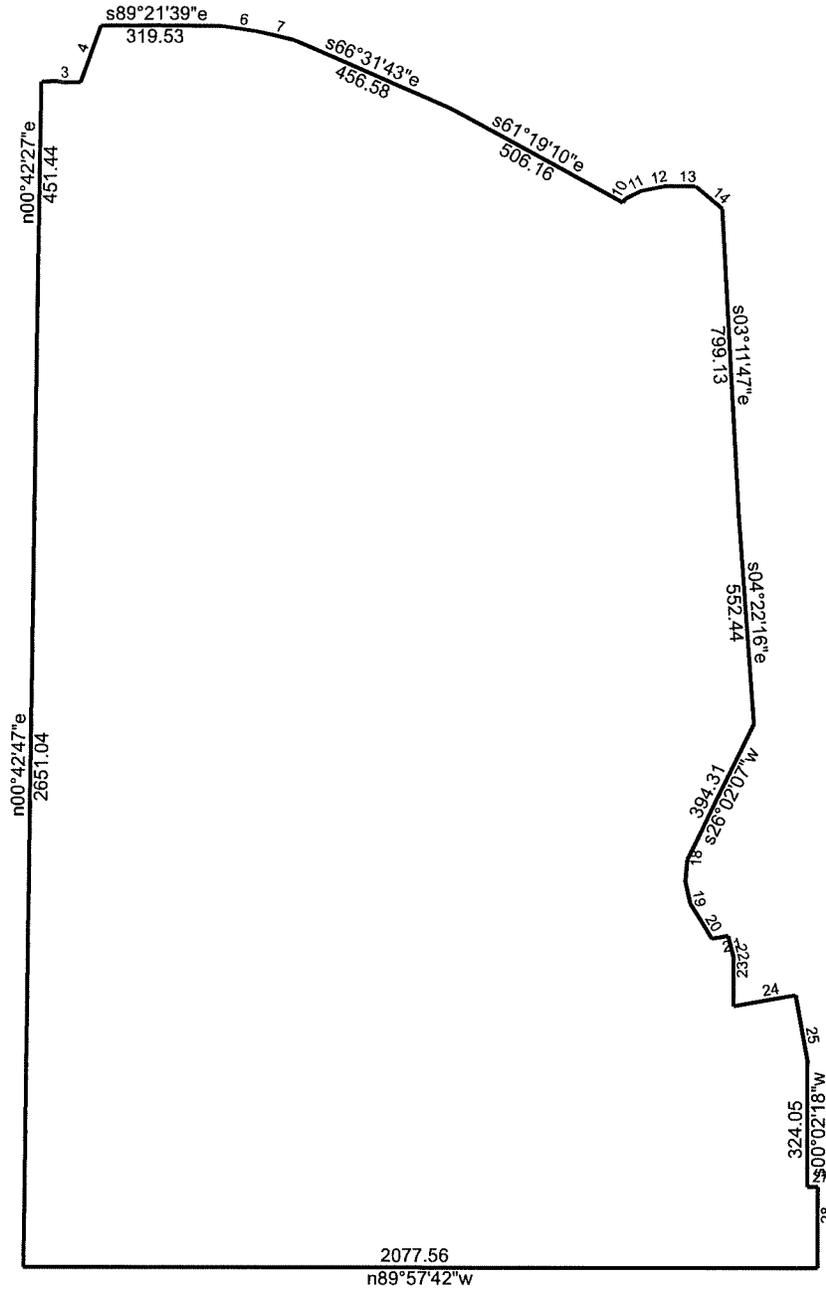
GATEWAY
MAPPING
INC.

Thence, South 14° 16' 23" East, 60.00 feet;
Thence, South 00° 02' 18" West, 126.30 feet;
Thence, North 79° 48' 39" East, 164.13 feet;
Thence, South 10° 11' 21" East, 180.00 feet;
Thence, South 00° 02' 18" West, 324.05 feet;
Thence, South 89° 57' 42" East, 27.54 feet;
Thence, South 00° 02' 18" West, 212.50 feet to the south line of said Section 22;
Thence, along said south line, North 89° 57' 42" West, 2077.56 feet to the **POINT OF BEGINNING**,
Containing 131.32 acres, more or less.

Robert L. Kazarinoff, PLS



05/16/2018



5/16/2018

Scale: 1 inch= 500 feet

File: Falcon Crest SUB Pre Plat Bndry CLOSURE.ndp

Tract 1: 131.3185 Acres, Closure: n46.2045w 0.01 ft. (1/723303), Perimeter=10313 ft.

01 n00.4247e 2651.04
 02 n00.4227e 451.44
 03 s89.1733e 102.22
 04 n19.4657e 158.63
 05 s89.2139e 319.53
 06 s81.4142e 86.24
 07 s76.4120e 101.65
 08 s66.3143e 456.58
 09 s61.1910e 506.16
 10 n28.4050e 11.2
 11 n63.2606e 48.8
 12 n79.2249e 59.02
 13 n90.0000e 83.01
 14 s50.0528e 91.35
 15 s03.1147e 799.13
 16 s04.2216e 552.44
 17 s26.0207w 394.31

18 s04.4113w 56.05
 19 s12.1926e 61.94
 20 s32.0212e 107.3
 21 Lt, r=370.00, delta=006.3709, arc=42.74, chord=n79.0212e 42.72
 22 s14.1623e 60
 23 s00.0218w 126.3
 24 n79.4839e 164.13
 25 s10.1121e 180
 26 s00.0218w 324.05
 27 s89.5742e 27.54
 28 s00.0218w 212.5
 29 n89.5742w 2077.56

FALCON CREST PROPERTY
RR TO R6
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 1330.28 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22 and the **POINT OF BEGINNING**;

Thence, departing from said south line and along the east line of said SW1/4 SW1/4, North 00° 38' 13" East, 1326.89 feet to the northeast corner of said SW1/4 SW1/4;

Thence, along the north line of said SW1/4 SW1/4, South 89°58'36" West, 1328.54 feet to the west line of said Section 22;

Thence, along said west line, North 00° 42' 47" East, 1325.46 feet to the west quarter corner of said Section 22;

Thence, continuing along said west line, North 00° 42' 27" East, 2652.56 feet to the southwest corner of said Section 15;

Thence, along the west line of said Section 15, North 00°01'55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands and its westerly prolongation, South 89°58'05" West, 425.00 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 211.25 feet to the centerline of the New York Canal;

Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;



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Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;
Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
Thence, North 54° 35' 30" East, 154.96 feet;
Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence, North 84° 23' 50" East, 201.72 feet;
Thence, North 82° 24' 56" East, 132.20 feet;
Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;



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Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;

Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;

Thence, continuing along said south line, North 89° 57' 42" West, 1330.27 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM those portions of the South Half of the South Half of Section 15 and of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet to the **POINT OF BEGINNING**;

Thence, continuing along said west line, North 00° 42' 27" East, 1692.87 feet to the northwest corner of said Section 22;

Thence, along the west line of said Section 15, North 00° 01' 55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet to the southeast corner of said lands of the Idaho Power Company;

Thence, departing from said southeast corner and said lands the following fourteen (14) courses:

North 86° 56' 05" East, 311.49 feet;

Thence, North 81° 25' 52" East, 233.56 feet;

Thence, North 89° 06' 12" East, 212.43 feet;

Thence, South 81° 34' 52" East, 796.24 feet;

Thence, South 75° 03' 10" East, 465.58 feet;

Thence, South 49° 10' 31" East, 447.99 feet;

Thence, South 27° 39' 50" East, 256.64 feet;

Thence, South 55° 33' 12" West, 425.53 feet;

Thence, South 40° 44' 44" West, 267.25 feet;

Thence, North 89° 22' 03" West, 493.06 feet;

Thence, South 66° 39' 32" West, 219.27 feet;

Thence, South 16° 42' 00" West, 1702.10 feet;

Thence, South 86° 39' 34" West, 553.29 feet;

Thence, North 89° 17' 33" West, 634.16 feet to the **POINT OF BEGINNING**.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

ALSO EXCEPTING THEREFROM that portion of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet; Thence, departing from said west line, South 89°17'33" East, 634.16 feet; Thence, North 86°39'34" East, 553.29 feet; Thence, South 43°15'36" East, 78.87 feet to the **POINT OF BEGINNING**;

Thence, the following seventeen (17) courses:

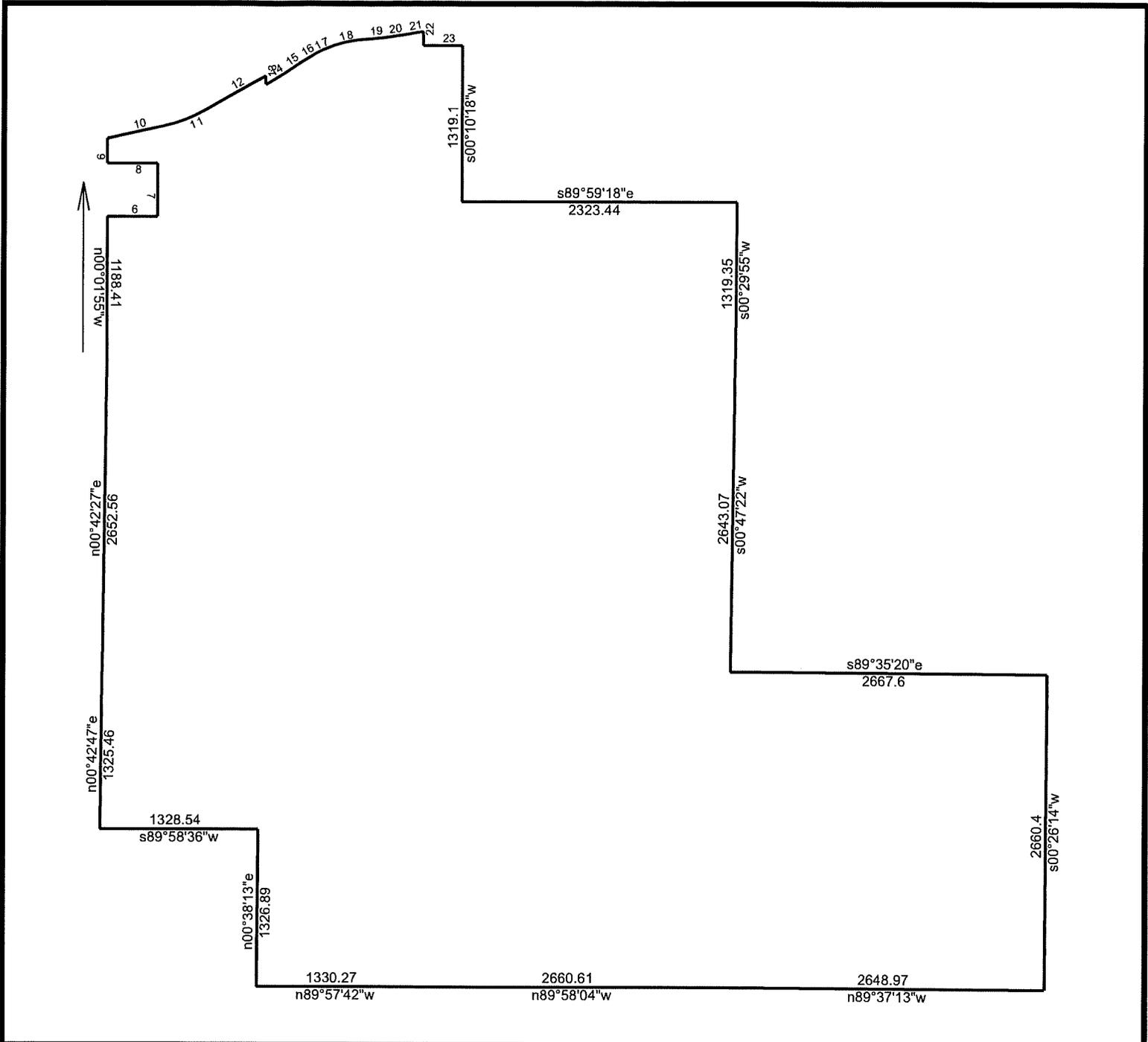
- South 88° 30' 22" East, 542.55 feet to the beginning of a curve;
- Thence, along said curve to the left an arc length of 501.24 feet, having a radius of 530.00 feet, a central angle of 54° 11' 13", a chord bearing of North 64° 24' 02" East and a chord length of 482.77 feet;
- Thence, South 59° 43' 45" East, 58.15 feet to the beginning of a curve;
- Thence, along said curve to the left an arc length of 263.61 feet, having a radius of 350.00 feet, a central angle of 43° 09' 14", a chord bearing of South 81° 18' 22" East and a chord length of 257.43 feet to the beginning of a reverse curve;
- Thence, along said curve to the right an arc length of 508.73 feet, having a radius of 1000.00 feet, a central angle of 29° 08' 52", a chord bearing of South 88° 18' 33" East and a chord length of 503.26 feet;
- Thence, South 20° 34' 24" West, 683.77 feet;
- Thence, South 27° 00' 48" East, 831.35 feet;
- Thence, South 36° 54' 31" West, 824.19 feet;
- Thence, South 63° 08' 21" East, 291.18 feet;
- Thence, South 20° 10' 03" West, 525.54 feet;
- Thence, South 73° 06' 00" West, 849.25 feet;
- Thence, North 05° 53' 49" West, 244.57 feet;
- Thence, North 25° 55' 05" East, 412.39 feet;
- Thence, North 04° 23' 37" West, 577.04 feet;
- Thence, North 09° 59' 10" West, 961.29 feet;
- Thence, North 39° 41' 58" East, 143.75 feet;
- Thence, North 52° 49' 55" West, 915.93 feet to the **POINT OF BEGINNING**.

Containing 806.92 acres, more or less.

Robert L. Kazarinoff, PLS



05/18/2018



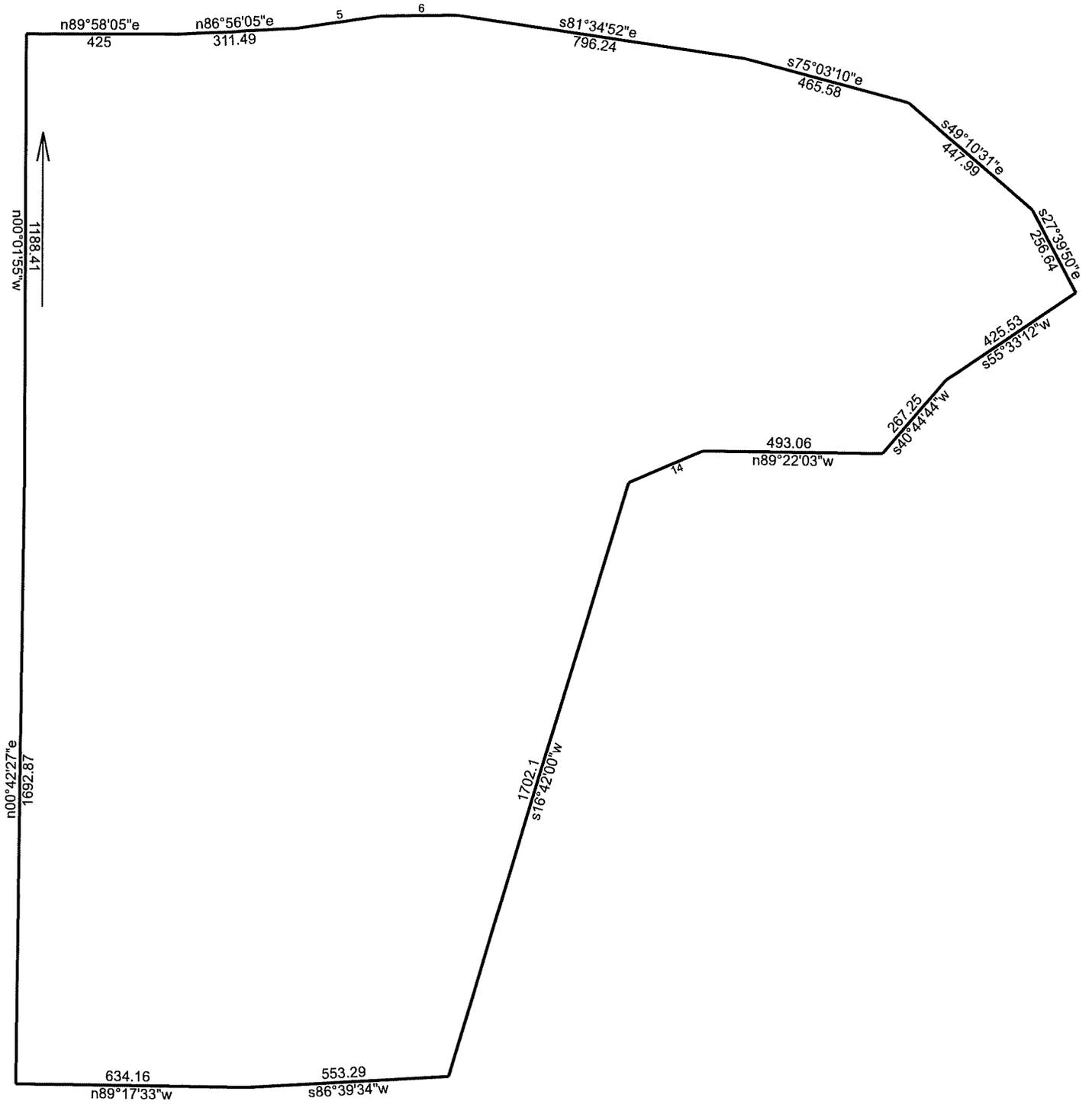
5/16/2018

Scale: 1 inch= 1200 feet

File: Falcon Crest ANNEX CLOSURE.ndp

Tract 1: 995.0123 Acres, Closure: s01.4342e 0.01 ft. (1/999999), Perimeter=32305 ft.

01 n00.3813e 1326.89	20 n82.2456e 132.2
02 s89.5836w 1328.54	21 n80.2001e 212.66
03 n00.4247e 1325.46	22 s00.0726w 120.88
04 n00.4227e 2652.56	23 s89.5939e 332.96
05 n00.0155w 1188.41	24 s00.1018w 1319.1
06 n89.5805e 425	25 s89.5918e 2323.44
07 n00.0155w 450	26 s00.2955w 1319.35
08 s89.5805w 425	27 s00.4722w 2643.07
09 n00.0155w 211.25	28 s89.3520e 2667.6
10 n77.3113e 489.16	29 s00.2614w 2660.4
11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11	30 n89.3713w 2648.97
12 n59.5041e 584.99	31 n89.5804w 2660.61
13 s00.0248w 73.31	32 n89.5742w 1330.27
14 n60.3500e 173.99	
15 n54.3530e 154.96	
16 n59.0420e 141.06	
17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96	
18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33	
19 n84.2350e 201.72	



5/17/2018

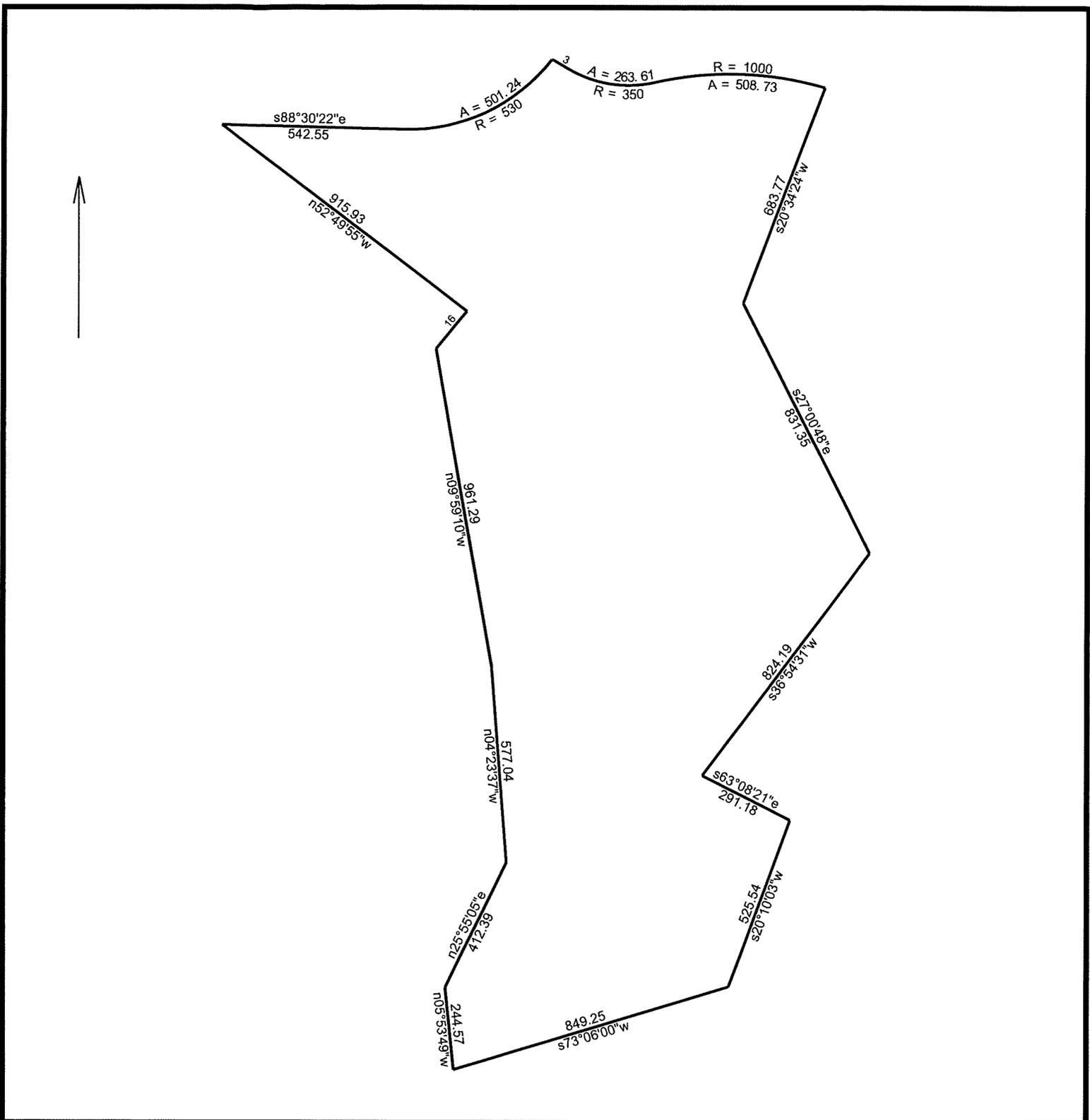
Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 A CLOSURE.ndp

Tract 1: 124.6100 Acres, Closure: s01.3036e 0.01 ft. (1/999999), Perimeter=10325 ft.

01 n00.4227e 1692.87
 02 n00.0155w 1188.41
 03 n89.5805e 425
 04 n86.5605e 311.49
 05 n81.2552e 233.56
 06 n89.0612e 212.43
 07 s81.3452e 796.24
 08 s75.0310e 465.58
 09 s49.1031e 447.99
 10 s27.3950e 256.64
 11 s55.3312w 425.53

12 s40.4444w 267.25
 13 n89.2203w 493.06
 14 s66.3932w 219.27
 15 s16.4200w 1702.1
 16 s86.3934w 553.29
 17 n89.1733w 634.16



5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 B CLOSURE.ndp

Tract 1: 63.4846 Acres, Closure: s11.0417e 0.01 ft. (1/821325), Perimeter=9135 ft.

- | | |
|--|---------------------|
| 01 s88.3022e 542.55 | 12 n05.5349w 244.57 |
| 02 Lt, r=530.00, delta=054.1113, arc=501.24, chord=n64.2402e 482.77 | 13 n25.5505e 412.39 |
| 03 s59.4345e 58.15 | 14 n04.2337w 577.04 |
| 04 Lt, r=350.00, delta=043.0914, arc=263.61, chord=s81.1822e 257.43 | 15 n09.5910w 961.29 |
| 05 Rt, r=1000.00, delta=029.0852, arc=508.73, chord=s88.1833e 503.26 | 16 n39.4158e 143.75 |
| 06 s20.3424w 683.77 | 17 n52.4955w 915.93 |
| 07 s27.0048e 831.35 | |
| 08 s36.5431w 824.19 | |
| 09 s63.0821e 291.18 | |
| 10 s20.1003w 525.54 | |
| 11 s73.0600w 849.25 | |



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
RR TO R12 B
LEGAL DESCRIPTION

That portion of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet; Thence, departing from said west line, South 89°17'33" East, 634.16 feet; Thence, North 86°39'34" East, 553.29 feet; Thence, South 43°15'36" East, 78.87 feet to the **POINT OF BEGINNING**;

Thence, the following seventeen (17) courses:

- South 88° 30' 22" East, 542.55 feet to the beginning of a curve;
- Thence, along said curve to the left an arc length of 501.24 feet, having a radius of 530.00 feet, a central angle of 54° 11' 13", a chord bearing of North 64° 24' 02" East and a chord length of 482.77 feet;
- Thence, South 59° 43' 45" East, 58.15 feet to the beginning of a curve;
- Thence, along said curve to the left an arc length of 263.61 feet, having a radius of 350.00 feet, a central angle of 43° 09' 14", a chord bearing of South 81° 18' 22" East and a chord length of 257.43 feet to the beginning of a reverse curve;
- Thence, along said curve to the right an arc length of 508.73 feet, having a radius of 1000.00 feet, a central angle of 29° 08' 52", a chord bearing of South 88° 18' 33" East and a chord length of 503.26 feet;
- Thence, South 20° 34' 24" West, 683.77 feet;
- Thence, South 27° 00' 48" East, 831.35 feet;
- Thence, South 36° 54' 31" West, 824.19 feet;
- Thence, South 63° 08' 21" East, 291.18 feet;
- Thence, South 20° 10' 03" West, 525.54 feet;
- Thence, South 73° 06' 00" West, 849.25 feet;
- Thence, North 05° 53' 49" West, 244.57 feet;
- Thence, North 25° 55' 05" East, 412.39 feet;
- Thence, North 04° 23' 37" West, 577.04 feet;
- Thence, North 09° 59' 10" West, 961.29 feet;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
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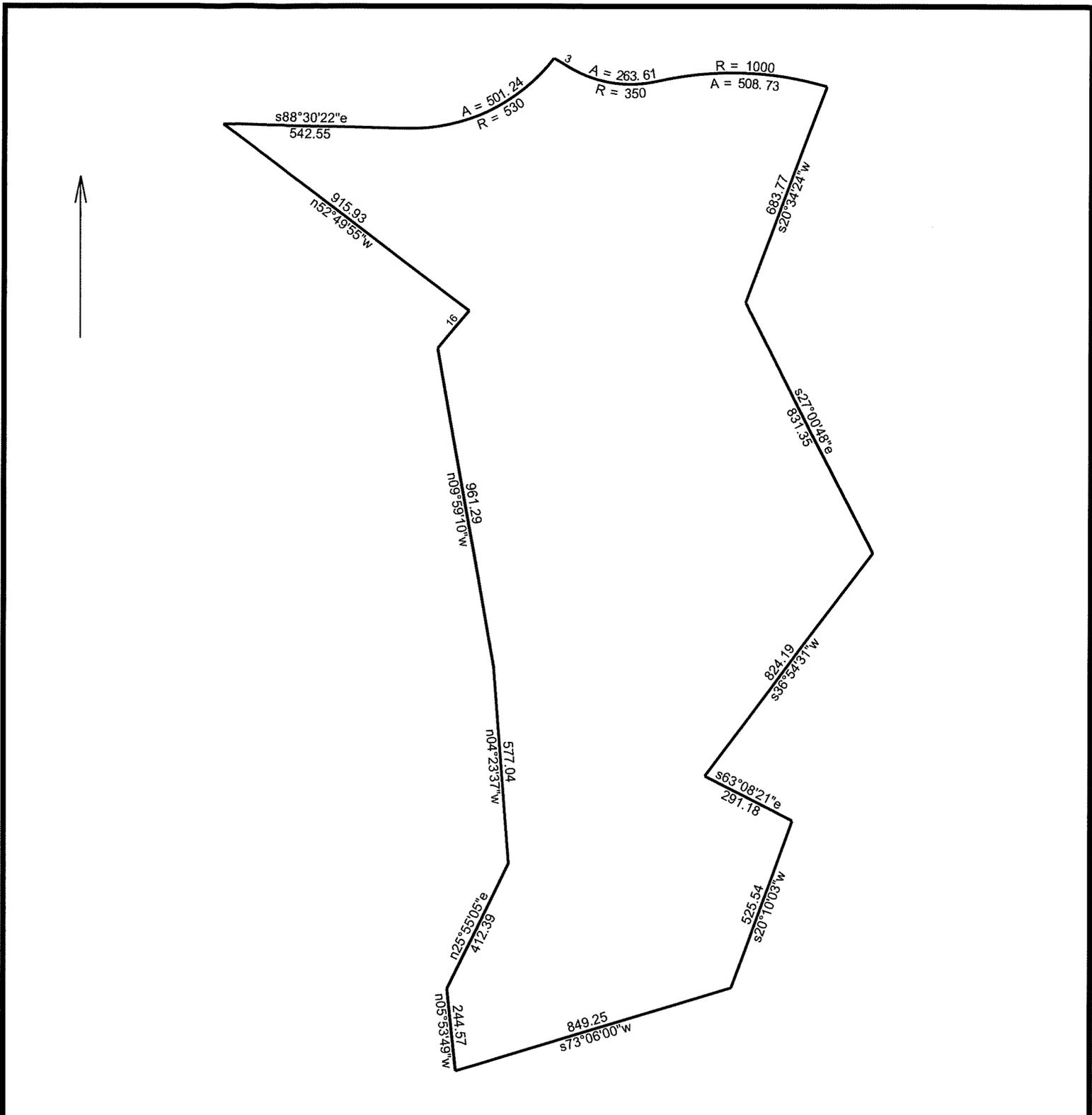
GATEWAY
MAPPING
INC.

Thence, North 39° 41' 58" East, 143.75 feet;
Thence, North 52° 49' 55" West, 915.93 feet to the **POINT OF BEGINNING**, containing 63.48
acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 B CLOSURE.ndp

Tract 1: 63.4846 Acres, Closure: s11.0417e 0.01 ft. (1/821325), Perimeter=9135 ft.

- | | |
|--|---------------------|
| 01 s88.3022e 542.55 | 12 n05.5349w 244.57 |
| 02 Lt, r=530.00, delta=054.1113, arc=501.24, chord=n64.2402e 482.77 | 13 n25.5505e 412.39 |
| 03 s59.4345e 58.15 | 14 n04.2337w 577.04 |
| 04 Lt, r=350.00, delta=043.0914, arc=263.61, chord=s81.1822e 257.43 | 15 n09.5910w 961.29 |
| 05 Rt, r=1000.00, delta=029.0852, arc=508.73, chord=s88.1833e 503.26 | 16 n39.4158e 143.75 |
| 06 s20.3424w 683.77 | 17 n52.4955w 915.93 |
| 07 s27.0048e 831.35 | |
| 08 s36.5431w 824.19 | |
| 09 s63.0821e 291.18 | |
| 10 s20.1003w 525.54 | |
| 11 s73.0600w 849.25 | |



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
RR TO R12 A
LEGAL DESCRIPTION

Those portions of the South Half of the South Half of Section 15 and of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet to the **POINT OF BEGINNING**;

Thence, continuing along said west line, North 00° 42' 27" East, 1692.87 feet to the northwest corner of said Section 22;

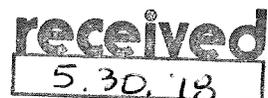
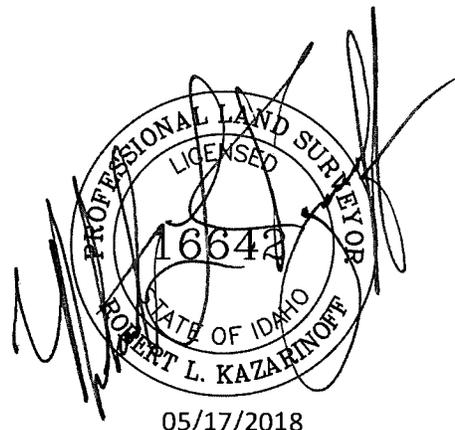
Thence, along the west line of said Section 15, North 00° 01' 55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

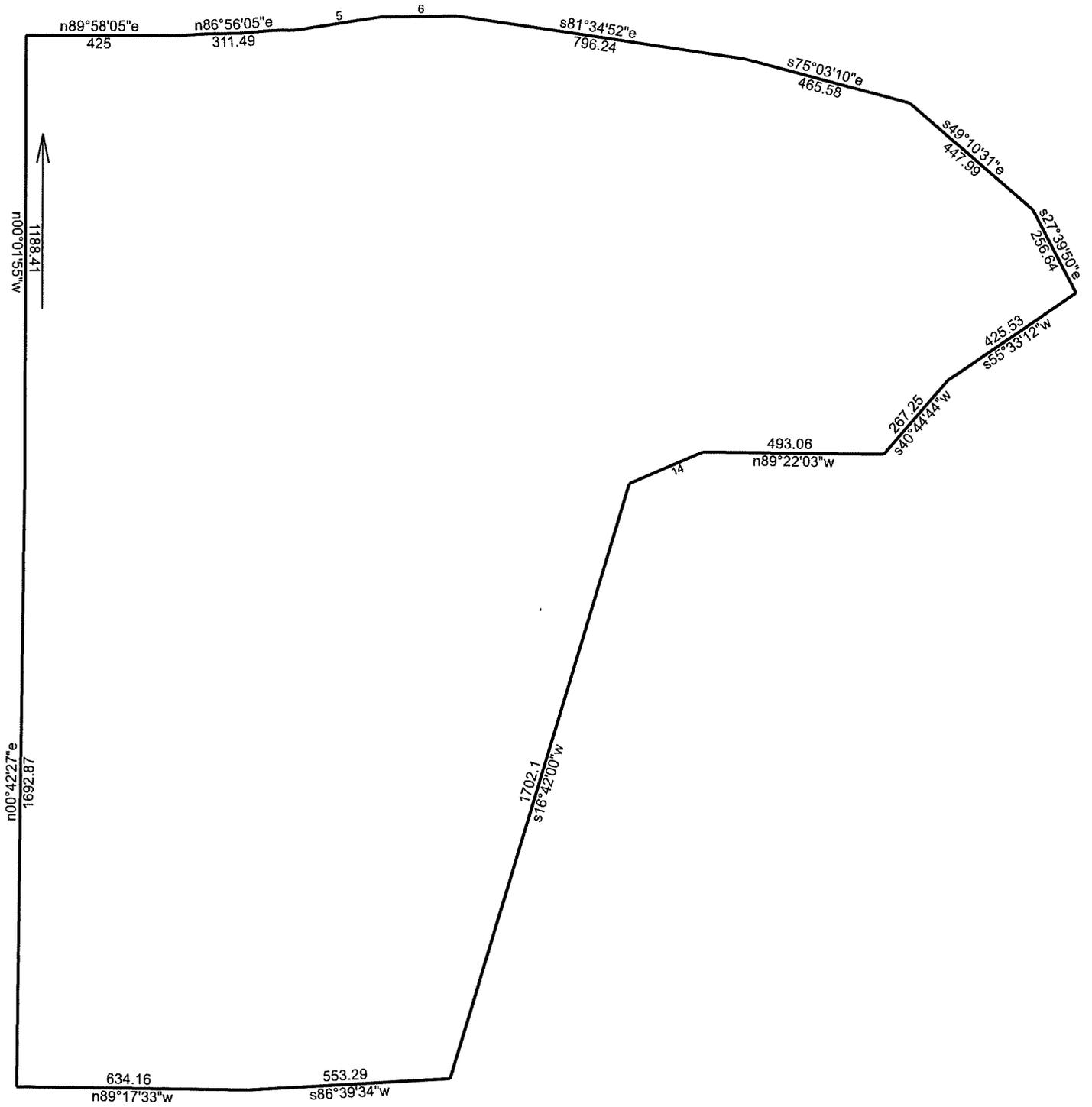
Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet to the southeast corner of said lands of the Idaho Power Company;

Thence, departing from said southeast corner and said lands the following fourteen (14) courses:

- North 86° 56' 05" East, 311.49 feet;
- Thence, North 81° 25' 52" East, 233.56 feet;
- Thence, North 89° 06' 12" East, 212.43 feet;
- Thence, South 81° 34' 52" East, 796.24 feet;
- Thence, South 75° 03' 10" East, 465.58 feet;
- Thence, South 49° 10' 31" East, 447.99 feet;
- Thence, South 27° 39' 50" East, 256.64 feet;
- Thence, South 55° 33' 12" West, 425.53 feet;
- Thence, South 40° 44' 44" West, 267.25 feet;
- Thence, North 89° 22' 03" West, 493.06 feet;
- Thence, South 66° 39' 32" West, 219.27 feet;
- Thence, South 16° 42' 00" West, 1702.10 feet;
- Thence, South 86° 39' 34" West, 553.29 feet;
- Thence, North 89° 17' 33" West, 634.16 feet to the **POINT OF BEGINNING**, containing 124.61 acres, more or less.

Robert L. Kazarinoff, PLS





5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 A CLOSURE.ndp

Tract 1: 124.6100 Acres, Closure: s01.3036e 0.01 ft. (1/999999), Perimeter=10325 ft.

01 n00.4227e 1692.87	12 s40.4444w 267.25
02 n00.0155w 1188.41	13 n89.2203w 493.06
03 n89.5805e 425	14 s66.3932w 219.27
04 n86.5605e 311.49	15 s16.4200w 1702.1
05 n81.2552e 233.56	16 s86.3934w 553.29
06 n89.0612e 212.43	17 n89.1733w 634.16
07 s81.3452e 796.24	
08 s75.0310e 465.58	
09 s49.1031e 447.99	
10 s27.3950e 256.64	
11 s55.3312w 425.53	

Kristi Watkins

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Friday, January 12, 2018 4:46 PM
To: Kristi Watkins
Cc: Michael Byrns
Subject: Falcon Crest Subdivision Name Reservation

January 12, 2018

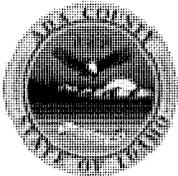
Kristy Watkins, J-U-B Engineers
Michael Byrns, J-U-B Engineers

RE: Subdivision Name Reservation: **FALCON CREST SUBDIVISION**

At your request, I will reserve the name **Falcon Crest 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: Kristi Watkins [mailto:kwatkins@jub.com]
Sent: Friday, January 12, 2018 8:42 AM
To: Sub Name Mail
Subject: [EXTERNAL] Subdivision Name Reservation

We would like to request the name FALCON CREST SUBDIVISION for the following property(ies):

DEVELOPER: M3 Companies
1087 W River Street, Suite 310
Boise, ID 83702

Mark Tate
939-6263
mtate@m3companiesllc.com

OWNER: Falcon Crest LLC
Hansgeorg Borbonus
2528 N Cloverdale Rd
Boise, ID 83713-4988

Section 22, T2N, R1E, E Kuna Road



	Parcel #	Acreage
#1	S1422336000	39
#2	S1422314810	119.9
#3	S1422417300	158.65
#4	S1422212400	138.16
#5	S1422110050	160
#6	S142221200	20
#7	S1415336000	56.46
#8	S1415341100	40
#9	S1415430000	80
#10	S1415314810	32.97
#11	S1415315300	10
#12	S1415424915	5
#13	R3297260265	1.13
#14	S1423325400	40
#15	S1423314800	40
#16	S1423336000	40
#17	S1423346600	40

Thank you,

HAVE A GREAT DAY!

Kristi Watkins

Planner

J-U-B ENGINEERS, Inc.

250 S. Beechwood Ave, Suite 201, Boise, ID 83709
 p | 208 376 7330 c | 208 957 3295 e | kwatkins@jub.com

THE J-U-B FAMILY OF COMPANIES:

- www.jub.com
- www.gatewaymapping.com
- www.langdongroupinc.com

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Plot Date: 3/29/2017 10:57 AM Plotted By: Everett Elnmet
 Date Created: 3/17/2017 File Path: C:\PROJECTS\KUNA\17-028-FALCON-CREST-SEWER\DWG\SHEET-17-028-C-409.DWG


J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 Fax: 208.323.9336
 www.jub.com



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NO.	REVISION	DESCRIPTION	BY	DATE

**KUNA SEWER EXTENSION
 KUNA, IDAHO**
SEWER LINE LOCATION PLAN

FILE: 10-17-028-C-409
 JUB PROJ. #: 10-17-028
 DRAWN BY: ---
 DESIGN BY: ---
 CHECKED BY: ---

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH SCALE ACCORDINGLY
 LAST UPDATED: 3/29/2017

SHEET NUMBER:
C-409



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Annexation, Comp Plan, Rezone & Preliminary Plat for a PUD & Single Family Subdivision

Date and time of neighborhood meeting: Wednesday, May 9, 2018, 6pm

Location of neighborhood meeting: Falcon Crest Golf Club, Cloverdale Rd, Kuna ID

SITE INFORMATION:

Location: Quarter NW & SW Section: 22 Township: 2N Range: 1E Total Acres: 1028.15

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 11102 S Cloverdale Rd Tax Parcel Number(s): See List of 18 properties
Kuna, ID

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

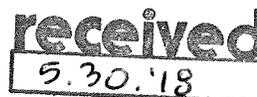
Name: Falcon Crest, LLC - Hansgeorg Borbonus

Address: 2528 N Cloverdale Rd City: Boise State: ID Zip: 83713

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Kristi Watkins - 208-376-7330 Business (if applicable): JUB Engineers, Inc. - 376-7330

Address: 250 S Beechwood, Suite 201 City: Boise State: ID Zip: 83709



PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Annex into Kuna City Limits and request R-6 & R-12 zoning

Re-zone

Rezone 20.89 acres from A to C-2 and 19.28 acres from A to R-6

Subdivision (Sketch Plat and/or Prelim. Plat)

PUD for 1028.15 acres and Preliminary Plat 131.32 acres of the overall

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Comprehensive Plan Amendment for 160 acres to be designated as Mixed Use

APPLICANT:

Name: JUB Engineers, Inc.

Address: 250 Beechwood Ave, Suite 201

City: Boise State: ID Zip: 83709

Telephone: 376-7330 Fax: 323-9336

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)



Date 9.4.18

SIGN IN SHEET

PROJECT NAME: Falcon Crest Subdivision

Date: 5/9/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Mike Clark	9443 Kattredge	83704	208-850-5736
2	Curt Clark			
3	Jan Grant	12165 Lonnie Lane	83634	208-919-1112
4	Katie Meyer	12165 Lonnie Lane	83634	208-919-1112
5	Dianne Anderson	1253 Cow Horse Dr	83634	208-362-0730
6	NORMAN ANDERSON	"	"	"
7	Erin Vogel	13100 Lakem Ln.	83634	//
8	Larry Roper	12783 S. Romero Ave	83634	208-362-6074
9	Don, Brenda Shawer	11991 W. Kittredge Dr.	83635	208-861-4028
10	Dave + Vicki Imhoff	9901 W. Kuna Rd	83634	208-954-9199
11	John Higel	6275 E Deer Flat	83634	208 762 0650
12	Orlinda Gibbons	3230 S. Jenni Dr	83642	208 362 2395
13	Buck Gibbons	9588 Last Horse	83654	208 362 8962
14	LUCAS O'NEILL	11870 W TIDEWATER DR	83713	208-859-6854
15	Mike Rapp	326 S Terno Ln	83642	208-861-2755
16	Justin Northway	13341 S Cholla Dr	83634	208-922-9196
17	Tony CHADSWICK	12633 CONCHOS AVE	83634	208-362-8805
18	KATEY SAWAL	13119 S FWE MILE	83634	208-861-4086
19	Linda Falkner	11459 Kuna Rd	83634	208 921-6162
20	Emily Kersting	9732 Kuna Rd	83634	208 999 6286
21	BRENDA MITTLEIDER	400 Cow Horse Dr	83634	208-870-1856
22	Dave & Nancy Johnson	1400 Cow Horse Dr.	83634	208.412.3554
23	Mary Martinez	13199 Ocotillo Pl	"	208 410 8626
24	Nicole White	12625 S. Fire Mile Rd	83634	208 995 0695
25	Glady's Crabtree	12220 S Hawk Haven	83634	208-866-2208
26	PATTY HAMM	12689 So 5 Mile	83634	208-362-1907
27	Betsy Winkler	11621 Kuna Rd	83634	208-484-6084
28	Jasen Kempf	9733 W. Last Horse Ln	83634	208 631 8851
29	Cheryl Gibbons			
30	DARREN PAIGE	11957 Kittredge	83634	208-573-9627

SIGN IN SHEET

PROJECT NAME: Falcon Crest Subdivision

Date: 5/9/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Rod & Christy Warfield</u>	<u>11733 Kuna Rd</u>	<u>83634</u>	<u>208-571-3996</u>
2	<u>Brent & Amber Higbee</u>	<u>12741 S. Romiro Ave</u>	<u>83634</u>	<u>208-861-5794</u>
3	<u>Kandi Karnath/Dave Maizon</u>	<u>13159 S. Ocotillo Dr</u>	<u>83634</u>	<u>208-283-8133</u>
4	<u>Steve Posey</u>	<u>13400 S. Five Mile</u>	<u>83634</u>	<u>_____</u>
5	<u>Elise Daniel</u>	<u>10781 S Cloverdale</u>	<u>83634</u>	<u>(208) 590-2600</u>
6	<u>DALLAS HULSEY</u>	<u>11985 S CLOVERDALE</u>	<u>83634</u>	<u>_____</u>
7	<u>Dominique Schobbe</u>	<u>12522 S. Cloverdale</u>	<u>83634</u>	<u>_____</u>
8	<u>Kevin & Jen Wilson</u>	<u>12313 Lonnie Ln</u>	<u>83634</u>	<u>_____</u>
9	<u>Michael Rowe</u>	<u>12201 Lonnie Ln</u>	<u>83634</u>	<u>_____</u>
10	<u>Randy Wood</u>	<u>4545 E Hubbard</u>	<u>83634</u>	<u>_____</u>
11	<u>Kathy (Mezin)</u>	<u>11325 S. CLOVERDALE</u>	<u>83634</u>	<u>_____</u>
12	<u>Randy Parker</u>	<u>12717 Sonora</u>	<u>83634</u>	<u>208 362-0983</u>
13	<u>Mary Tjepsen</u>	<u>13010 Madera</u>	<u>83634</u>	<u>_____</u>
14	<u>Tom Atwood</u>	<u>12793 S. SONORA</u>	<u>83634</u>	<u>208-362-5754</u>
15	<u>RICH & KATHY ERICKSON</u>	<u>4545 E. Hubbard</u>	<u>83634</u>	<u>208-866-8209</u>
16	<u>Cherie Barton</u>	<u>11589 S. Cloverdale</u>	<u>83634</u>	<u>208-890-0211</u>
17	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
18	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
19	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
20	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
21	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
22	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
23	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
24	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
25	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
26	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
27	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
28	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
29	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
30	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 18-20-DR.

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process 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 the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>May 30, 2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

w/ Pre Plat

w/ Pre Plat

received
11.16.18

X

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 1/2" X 11" REDUCTIONS

N/A

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

Lighting Plan

Applicant
Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Kristi Watkins, JUB Engineers, Inc. Phone: 208-376-7330

Owner

Representative

Fax/Email: kwatkins@jub.com

Applicant's Address: 250 S Beechwood Ave, Suite 201

Boise, ID Zip: 83709

Owner: Falcon Crest, LLC Phone: _____

Owner's Address: 2528 N Cloverdale Rd Email: _____

Boise, ID Zip: 83709

Represented By: *(if different from above)* JUB Engineers, Inc. Phone: 376-7330

Address: 250 S Beechwood Ave, Suite 201 Email: kwatkins@jub.com

Boise, Idaho Zip: 83709

Address of Property: 11102 S Cloverdale Rd

Kuna, ID Zip: _____

Distance from Major Cross Street: Northeast Corner Street Name(s): Kuna Rd & Five Mile Rd

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Construct a new subdivision with required landscaped buffers and common areas.

1. Dimension of Property: _____

2. Current Land Use(s): Agriculture

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

North: Golf Course

South: Rural Residential

East: Rural Residential

West: Vacant

4. Is the project intended to be phased, if so what is the phasing time period? Yes

Please explain: Estimated 4 phases to be build out over a 20 year period

5. The number and use(s) of all structures: The overall Master Plan estimates 2,322 residential structures and a future commercial build out on the northeast corner of Kuna Rd & Five Mile Rd

6. Building heights: N/A Number of stories: N/A

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? N/A

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

	MATERIAL	COLOR
Roof:	<u>N/A</u>	<u>N/A</u>

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

N/A

% of Wood application:	<u>N/A</u>	/	<u>N/A</u>
------------------------	------------	---	------------

% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>N/A</u>	/	<u>N/A</u>
---	------------	---	------------

% Masonry:	<u>N/A</u>	/	<u>N/A</u>
------------	------------	---	------------

% Face Block:	<u>N/A</u>	/	<u>N/A</u>
---------------	------------	---	------------

% Stucco:	<u>N/A</u>	/	<u>N/A</u>
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& other material(s):	<u>N/A</u>	/	<u>N/A</u>
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List all other materials:	<u>N/A</u>	/	<u>N/A</u>
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Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i>	<u>N/A</u>	/	<u>N/A</u>
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Soffits and fascia material:	<u>N/A</u>	/	<u>N/A</u>
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Trim, etc.:	<u>N/A</u>	/	<u>N/A</u>
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- Other: _____ N/A / _____ N/A
9. Please identify Mechanical Units: _____ N/A
 Type/Height: _____ N/A
 Proposed Screening Method: _____ N/A
10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____ N/A
11. Are there any irrigation ditches/canals on or adjacent to the property? _____ N/A
 If yes, what is the name of the irrigation or drainage provider? _____ N/A
12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
- Type: _____ Vinyl, Wrought Iron, and Solid wall with Lattice
 Size: _____ 6' vinyl, 5' wrought iron and the solidwall is 4' tall with 18" lattice
 Location: _____ Vinyl = back of landscape buffers, Wrought iron = golf course boundary, Solidwall = pathway
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)
13. Proposed method of On-site Drainage Retention/Detention: _____
 On-Site Stormwater Retention
14. Percentage of Site Devoted to Building Coverage: _____ N/A
- | | | | |
|--|-----------|-----------------|-----------|
| % of Site Devoted to Landscaping:
<i>(Including landscaped rights-of-way)</i> | _____ | Square Footage: | _____ |
| % of Site that is Hard Surface:
<i>(Paving, driveways, walkways, etc.)</i> | _____ N/A | Square Footage: | _____ N/A |
| % of Site Devoted to other uses: | _____ N/A | | |
- Describe: _____
- % of landscaping within the parking lot (landscaped islands, etc.): _____ N/A
15. For details, please provide dimensions of landscaped areas within public rights-of-way: _____
 _____ N/A
16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
 If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
 _____ Existing trees along the golf course areas will be retained. Landscaping will be placed as per attached plans.

17. Dock Loading Facilities:
 Number of docking facilities and their location: _____ N/A

 Method of screening: _____ N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____ Pathways

19. Setbacks of the proposed building from property lines: _____ N/A - Dwelling Units will be constructed according to Building Code.

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____ N/A _____

Total Number of Parking Spaces: _____ N/A _____ Width and Length of Spaces: _____ N/A _____

Total Number of Compact Spaces 8'x17'): _____ N/A _____

21. Is any portion of the property subject to flooding conditions? Yes _____ N/A _____ No _____ N/A _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant *Kristi Watkins* Date 11-16-18

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

November 16, 2018

City of Kuna
763 W Avalon
Kuna, Idaho 83643

RE: FALCON CREST SUBDIVISION – LANDSCAPING DESIGN REVIEW

To Whom It May Concern:

On behalf of our client, M3 Companies, LLC, please accept this application for Design Review of the landscaping elements for the Falcon Crest Subdivision located on the northeast corner of Kuna Rd and Cloverdale Road, in Kuna, Idaho at 11102 S Cloverdale Rd, Kuna, ID. The proposed portion to be platted at this time includes a total of 468 lots on 131.32 acres. The overall development encompasses 1,028.15 acres and will be built in four phases over a 20 year period.

Design Review

The landscaping proposed in this development includes elements that are outlined in Chapter 17 of the Kuna City Code. The elements that have been designed are the required numbers and species of trees and bushes within the 20' landscape buffers, internal open (common) space areas, around the clubhouse, pathways, irrigation and fencing. The proposed fencing ranges from a 4' solid wall with 18" of lattice along internal pathway connections, to 5' wrought iron along the golf course and 6' vinyl privacy fencing around at the back of the landscape buffers.

As noted on the enclosed plans, the landscaping shall be installed in accordance with Chapter 17 of the Kuna City Code. On-site stormwater retention methods will be explored further at the time of final plat and construction plan review. Proposed structures will be evaluated as building permits are requested on the recorded lots. Maintenance will be provided by the homeowner's association for the development.

No alternative compliance requests are being made with this application. The enclosed application has been submitted in accordance with the requirements of the City of Kuna. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.

Kristi Watkins, Planner
Land Development Group

received
11-16-18



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	<i>Cercis canadensis</i> Eastern Redbud	3' B&B
	<i>Cornus florida</i> Flowering Dogwood	3' B&B
	<i>Malus 'Profusion'</i> Profusion Crabapple	3' B&B
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	3' B&B
	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	3' B&B
Class II Trees		
	<i>Acer platanoides</i> Norway Maple	3' B&B
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' B&B
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginko	3' B&B
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
	<i>Tilia americana 'Little Leaf'</i> Little Leaf Linden	3' B&B
Conifer Trees		
	<i>Pinus alba 'Cupressata'</i> Columnar Norway Spruce	8' H, B&B
	<i>Pinus glauca v. 'Densata'</i> Densata Spruce	8' H, B&B
	<i>Pinus flexilis 'Vanderwolf's'</i> Vanderwolf's Pine	8' H, B&B
	<i>Pinus nigra</i> Austrian Pine	8' H, B&B
Shrubs		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy Barberry	
	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleia x flatterby 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsay's'</i> Kelsay's Dwarf Red Osier Dogwood	5 gal.
	<i>Eucalyptus japonicus microphyllus</i> Boxed Eucalyptus	174
	<i>Eucalyptus japonicus v. microphyllus 'Sunny Delight'</i> Sunny Delight Eucalyptus	
	<i>Eucalyptus kantoensis 'Manhattan'</i> Manhattan Eucalyptus	
	<i>Hydrangea arborescens 'Annabelle'</i> Annabelle Hydrangea	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Katalpa's Compact'</i> Katalpa's Compact Juniper	
	<i>Juniperus chinensis 'Mint Julep'</i> Mint Julep Juniper	
	<i>Malvonia apiculata 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i> Russian Sage	
	<i>Phloxia x pauciflora</i> Proflora Phlox	
	<i>Physocarpus opulifolius 'Snowfall'</i> Snowfall Ninebark	
	<i>Pinus mugo pumilus</i> Mugo Pine	
	<i>Potentilla fruticosa 'Abbotswood'</i> Abbotswood Potentilla	
	<i>Rosa x 'Noare'</i> Noare Rose	
	<i>Rosa rugosa 'Imperial Red'</i> Imperial Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers		
	<i>Cerastium plumbago</i> Dwarf Plumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i> Kramer's Rose	
	<i>Juniperus horizontalis 'Youngstown'</i> Youngstown Juniper	
Grasses		
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat Grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials		
	<i>Coreopsis 'Zagreb'</i> Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i> Magnus Purple Coneflower	
	<i>Geum 'Mango Lass'</i> Mango Lass Geum	
	<i>Geum flore plena 'Blazing Sunset'</i> Blazing Sunset Geum	
	<i>Hemerocallis 'Happy Returns'</i> Happy Returns Daylily	
	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i> Goldsturm Black Eyed Susan	
	<i>Sedum spectabile 'Autumn Fire'</i> Autumn Fire Stonecrop	
	<i>Fernoxia spicata 'Red Fox'</i> Red Fox Veronica	

LAND USE SUMMARY:
TOTAL AREA: 131.21 AC
RESIDENTIAL COMMON AREA: 13.41 AC (10.2%)

LANDSCAPE ARCHITECT:
GREY PICKETT
7144 E. STETSON DR. STE. 205
SCOTTSDALE, AZ 85251
PH. (480)-609-0009

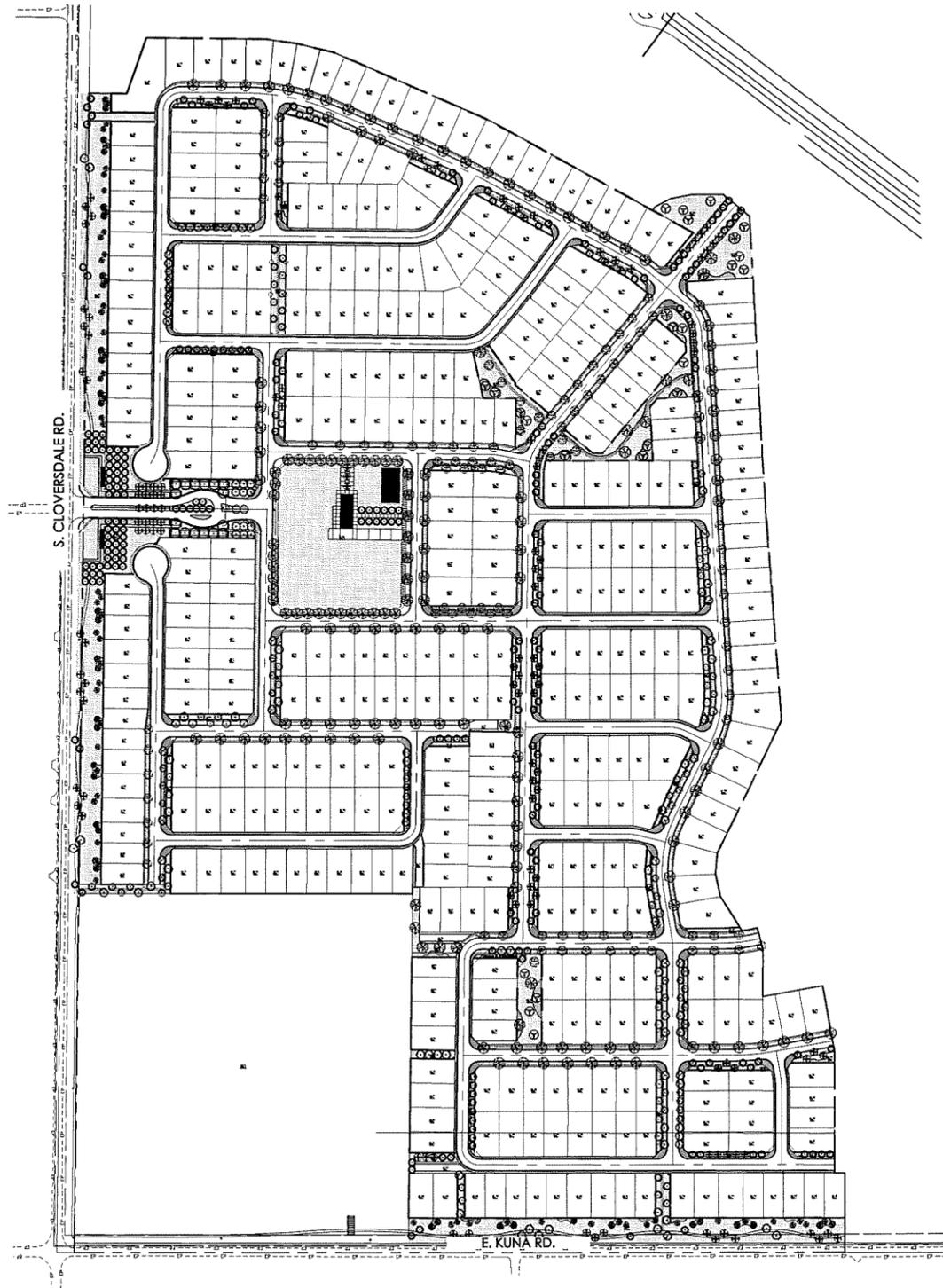


CONCEPTUAL LANDSCAPE PLAN

GREY PICKETT
landscape architects | community design
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PRELIMINARY PLAT LANDSCAPE PLANS FOR
FALCON CREST SUBDIVISION
 CITY OF KUNA, IDAHO
 2018



OWNER

FALCON CREST LLC
 2528 N. CLOVERSDALE RD.
 Boise, Idaho 83713

DEVELOPER

M3 COMPANIES
 1087 W. River Street
 Suite 310
 Boise, Idaho 83702
 (208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Boise, ID 83709-0944
 (208) 376-7330 Fax: 208-323-9336

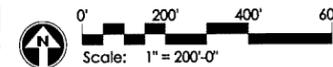
LANDSCAPE ARCHITECT

Greay | Pickett
 Landscape Architecture | Community Design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 (480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

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General Notes / Landscape Calculations	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.13
Planting Details	L7.1
Planting Specifications	L8.1

FALCON CREST SUBDIVISION - OVERALL LANDSCAPE PLAN



GREAY PICKETT
 landscape architecture | community design
 7144 E. Stetson Drive, Suite 205
 Scottsdale, Arizona 85251
 480.609.0009p 480.609.0006f

**FALCON CREST
 SUBDIVISION**
 Preliminary Plat - Landscape Plans
 KUNA, IDAHO

revisions:
 project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Overall Planting Plan
 sheet #

L0.0
 of

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/STREET BEDS/DAHO POWER APPURTENANCES/ FIRE HYDRANTS. 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTDOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURN-OVER TO HOME OWNERS ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - 1) TURF, AND ANNUAL AREAS (6" DEPTH).
 - 2) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL SHOULD A SUITABLE LOCATION ON SITE NOT EXIST. THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

LANDSCAPE CALCULATIONS:

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. CLOVERSDALE RD.	20'	2087/100'	42 Shade Trees* (Class I trees only due to OHP) 63 Evergreen Trees 250 Shrubs	52 Ornamental Trees 63 Evergreen Trees 250 Shrubs
E. KUNA RD.	20'	1048/100'	21 Shade Trees* (Class I trees only due to OHP) 31 Evergreen Trees 126 Shrubs	28 Ornamental Trees 31 Evergreen Trees 126 Shrubs

NUMBER OF TREES PROVIDED ON BUFFERS:	174
NUMBER OF TREES PROVIDED ON COMMON LOTS:	487
NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS:	280

NOTES:
*CLASS I TREES PROVIDED DUE TO OVERHEAD POWER LINES (OHP)
THERE ARE NO EXISTING TREES ON SITE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - A) UTILITY DIG LINES SERVICE OF IDAHO 1-800-342-1585
 - B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES. DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

LAND USE SUMMARY:

TOTAL AREA:	131.21 AC.
COMMERCIAL AREA:	18.84 AC.
RESIDENTIAL AREA:	112.48 AC.
TOTAL LOTS:	468 LOTS
RESIDENTIAL COMMON AREA:	13.41 AC (10.2%)
EXISTING ZONING:	COUNTY RR, KUNA A
PROPOSED ZONING:	R-6, C-2



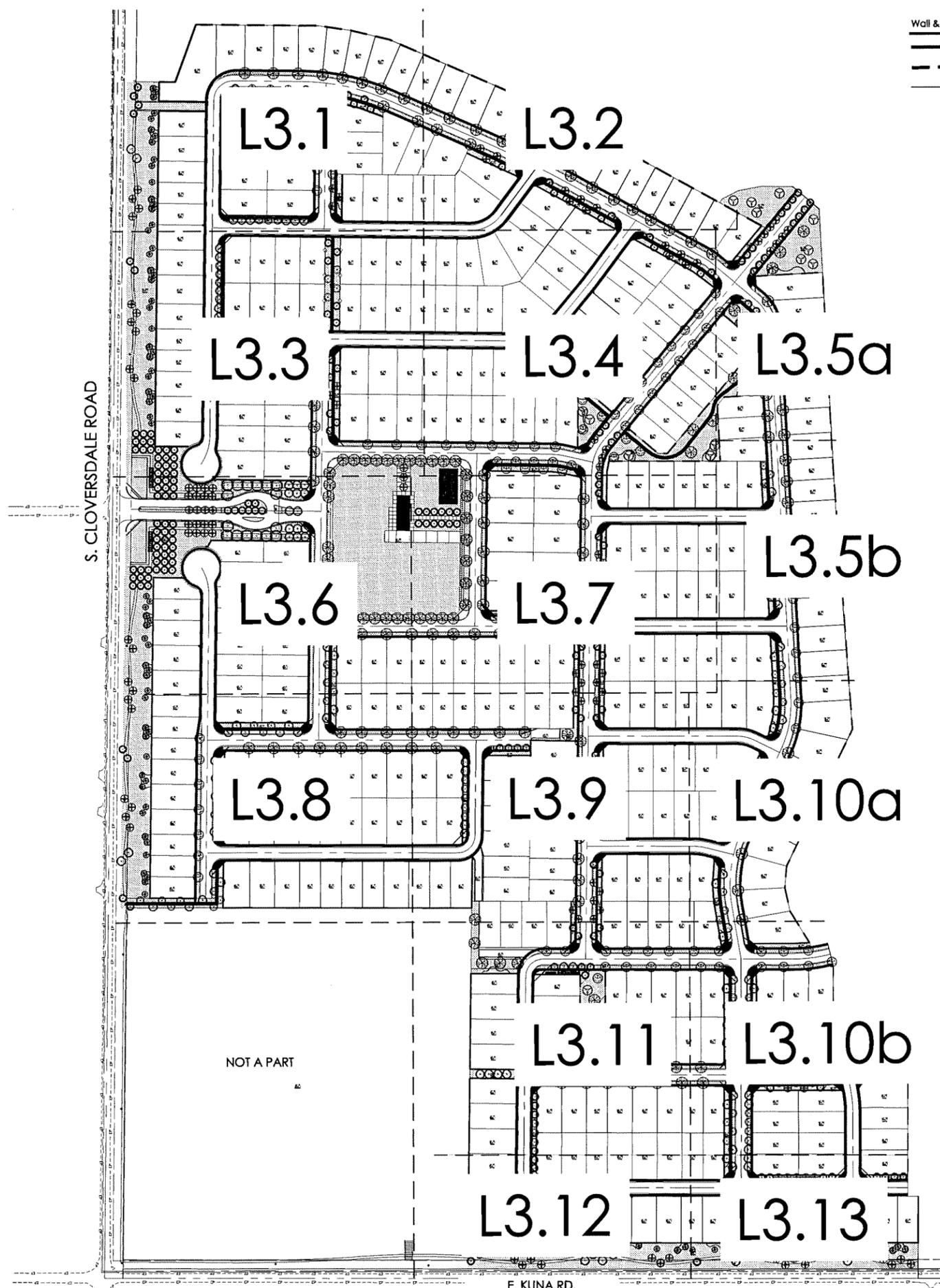
GREYSTONE ARCHITECTURE community design
 landscape architecture
 7144 e stevens drive, suite 205
 scottsdale, arizona 85251
 480.609.0009p 480.609.0008f

FALCON CREST
SUBDIVISION
 Preliminary Plat - Landscape Plans
 KUNA, IDAHO

revisions:
 project #: MTC060
 scale: NTS
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: General Notes
 sheet #

Review Set

L0.1 of



Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" Ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i>	2' B&B
	Eastern Redbud	
	<i>Cornus florida</i>	2' B&B
	Flowering Dogwood	
	<i>Malus 'Profusion'</i>	2' B&B
	Profusion Crabapple	
	<i>Prunus cerasifera 'Newport'</i>	2' B&B
	Newport Purple Leaf Plum	
	<i>Pyrus calleryana 'Chanticleer'</i>	2' B&B
	Chanticleer Pear	
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i>	3' B&B
	Norway Maple	
	<i>Acer platanoides 'Crimson King'</i>	3' B&B
	Crimson King Maple	
	<i>Acer x freemanii 'October Glory'</i>	3' B&B
	October Glory Maple	
	<i>Ginkgo biloba 'Autumn Gold'</i>	3' B&B
	Autumn Gold Ginkgo	
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	3' B&B
	Shademaster Honey Locust	
	<i>Prunus virginiana 'Canada Red'</i>	3' B&B
	Canada Red Seabel Cherry	
	<i>Tilia americana 'Little Leaf'</i>	3' B&B
	Little Leaf Linden	
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i>	8' Ht. B&B
	Columnar Norway Spruce	
	<i>Picea glauca v. 'Denata'</i>	8' Ht. B&B
	Densata Spruce	
	<i>Pinus flexilis 'Vanderwolf's'</i>	8' Ht. B&B
	Vanderwolf's Pine	
	<i>Pinus nigra</i>	8' Ht. B&B
	Austrian Pine	
Shrubs		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	5 Gal.
	Crimson Pygmy Barberry	
	<i>Buddleja davidii 'Black Knight'</i>	
	Black Knight Butterfly Bush	
	<i>Buddleja x flatterby 'Blueberry Cobbler'</i>	
	Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsey'</i>	
	Kelsey's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i>	
	Boxleaf Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i>	
	Sunny Delight Euonymus	
	<i>Euonymus alatus 'Marhattan'</i>	
	Marhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i>	
	Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i>	
	Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i>	
	Kallay's Compact Pfitzer	
	<i>Juniperus chinensis 'Mini Alps'</i>	
	Sea Green Juniper	
	<i>Mahonia aquifolium 'Compacta'</i>	
	Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i>	
	Russian Sage	
	<i>Photinia x fraseri</i>	
	Photinia Frasier	
	<i>Pinus mugo pumillo</i>	
	Mugo Pine	
	<i>Rosa x 'Moore'</i>	
	Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i>	
	Common Loc	
Groundcovers		
	<i>Ceratostigma plumbago</i>	3 Gal.
	Dwarf Plumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i>	
	Kramer's Rose	
	<i>Juniperus horizontalis 'Youngstown'</i>	
	Spreading Juniper	
Grasses		
	<i>Calamagrostis x acutiflora 'Overdam'</i>	5 Gal.
	Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i>	
	Blue Oat grass	
	<i>Mizcanthus sinensis</i>	
	Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i>	
	Little Bunny Fountain Grass	
Perennials		
	<i>Coreopsis 'Zagreb'</i>	3 Gal.
	Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i>	
	Magnus Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i>	
	Dayly Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldstrum'</i>	
	Goldstrum Black Eyed Susan	
	<i>Yerbanis spicata 'Red Fox'</i>	
	Red Fox Veronica	

MASS PLANTING

Sym.	Description
	LAWN

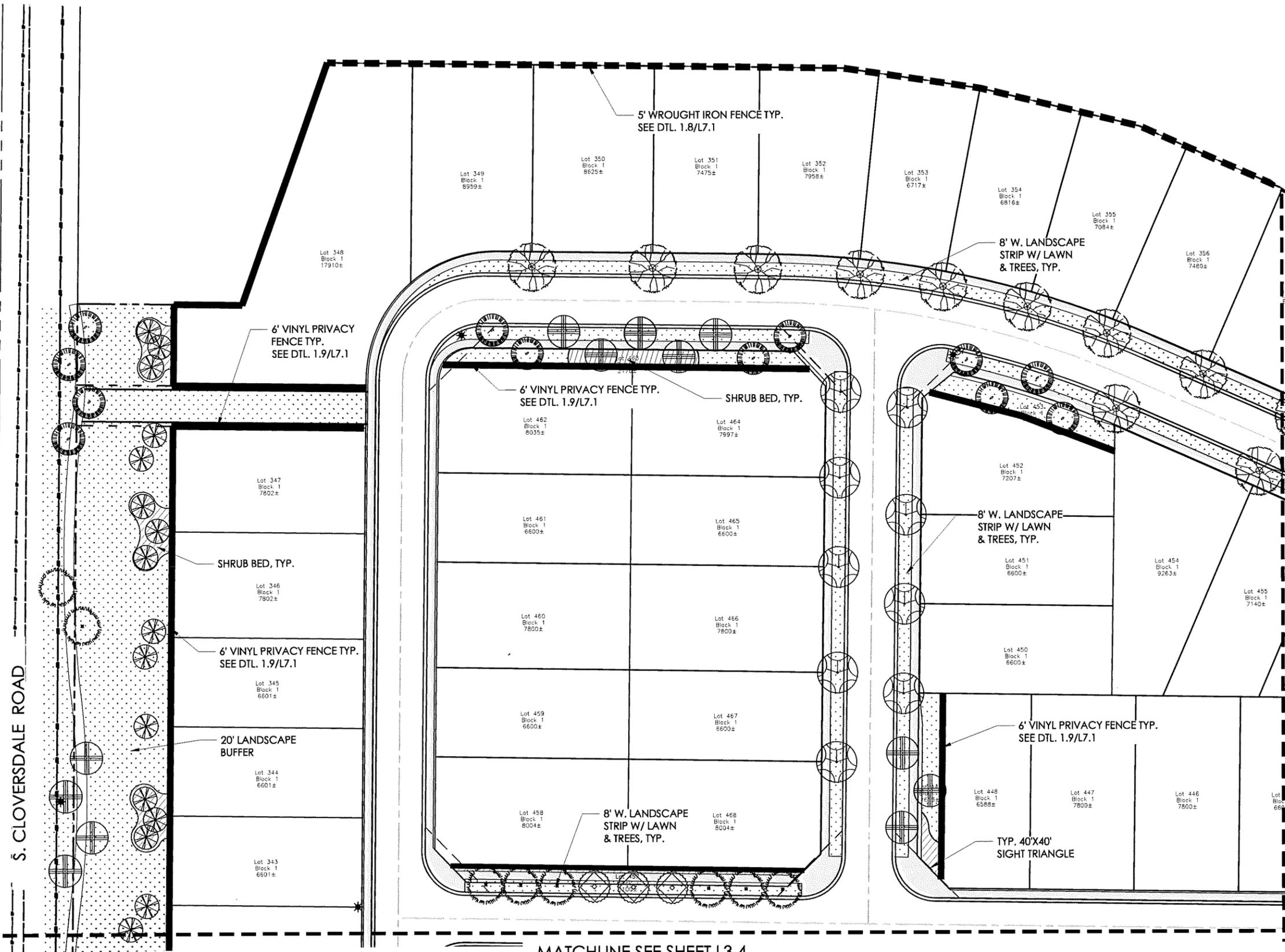
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FALCON CREST
SUBDIVISION
 Preliminary Plat - Landscape Plans
 KUNA, IDAHO

project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Overall Landscape Plan
 sheet #

S. CLOVERSDALE ROAD



Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- - - View Fence (See Detail 1.8, Sheet 7.1)
- 4' Hl. Solid Wall w/ 18" Hl. Lattice (See Detail 1.10, Sheet 7.1)

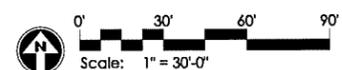
PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cornus canadensis</i>	2' 8.88
	Eastern Redbud	
	<i>Cornus florida</i>	2' 8.88
	Flowering Dogwood	
	<i>Malus 'Profusion'</i>	2' 8.88
	Profusion Crabapple	
	<i>Prunus cerasifera 'Newport'</i>	2' 8.88
	Newport Purple Leaf Plum	
	<i>Pyrus calleryana 'Chanticleer'</i>	2' 8.88
	Colony Pear	
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i>	3' 8.88
	Norway Maple	
	<i>Acer platanoides 'Crimson King'</i>	3' 8.88
	Crimson King Maple	
	<i>Acer x freemanii 'October Glory'</i>	3' 8.88
	October Glory Maple	
	<i>Ginkgo biloba 'Autumn Gold'</i>	3' 8.88
	Autumn Gold Ginkgo	
	<i>Gladiolus transcaucasicus var. inermis 'Shademaster'</i>	3' 8.88
	Shademaster Honey Locust	
	<i>Prunus virginiana 'Canada Red'</i>	3' 8.88
	Canada Red Select Cherry	
	<i>Tilia americana 'Little Leaf'</i>	3' 8.88
	Little Leaf Linden	
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i>	8' Ht. 8.88
	Columnar Norway Spruce	
	<i>Picea glauca v. 'Densata'</i>	8' Ht. 8.88
	Densata Spruce	
	<i>Pinus flexilis 'Vanderwolf's'</i>	8' Ht. 8.88
	Vanderwolf's Pine	
	<i>Pinus nigra</i>	8' Ht. 8.88
	Austrian Pine	
	Shrubs	5 Gal.
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	
	Crimson Pygmy barberry	
	<i>Buddleia davidii 'Black Knight'</i>	
	Black Knight Butterfly Bush	
	<i>Buddleia x flutterby 'Blueberry Cobbler'</i>	
	Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Keleyi'</i>	
	Keley's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i>	
	Bokeal Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i>	
	Sunny Delight Euonymus	
	<i>Euonymus hantschovskicus 'Manhattan'</i>	
	Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i>	
	Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i>	
	Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i>	
	Kallay's Compact Juniper	
	<i>Juniperus chinensis 'Mont Julip'</i>	
	Sea Green Juniper	
	<i>Mahonia aquifolium 'Compacta'</i>	
	Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i>	
	Russian Sage	
	<i>Photinia x fraseri</i>	
	Photinia Fraseri	
	<i>Pinus mugo pumilio</i>	
	Mugo Pine	
	<i>Rosa x 'Noone'</i>	
	Power Carpet TM Red Rose	
	<i>Syringa vulgaris</i>	
	Common Lilac	
	Groundcovers	3 Gal.
	<i>Ceratostigma plumbago</i>	
	Dwarf Plumbago	
	<i>Erixa x darleyensis 'Kramer's Role'</i>	
	Kramer's Red	
	<i>Juniperus horizontalis 'Youngstown'</i>	
	Spreading Juniper	
	Grasses	5 Gal.
	<i>Calamagrostis x acutiflora 'Overdam'</i>	
	Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i>	
	Blue Oat grass	
	<i>Miscanthus sinensis</i>	
	Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i>	
	Little Bunny Fountain Grass	
	Perennials	3 Gal.
	<i>Coreopsis 'Zagreb'</i>	
	Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i>	
	'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i>	
	Dayby Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	
	Goldsturm Black Eyed Susan	
	<i>Veronica spicata 'Red Fox'</i>	
	Red Fox Veronica	

MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.4

PLANTING PLAN - L3.1



MASS PLANTING

Sym.	Description
	LAWN

KEY MAP

SCALE: NTS

L3.1
L3.2
L3.3
L3.4
L3.5a
L3.6
L3.7
L3.5b
L3.8
L3.9
L3.10a
L3.11
L3.10b
L3.12
L3.13

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FALCON CREST
SUBDIVISION
 Preliminary Plat - Landscape Plans
 KUNA, IDAHO

project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet # **L3.1** of

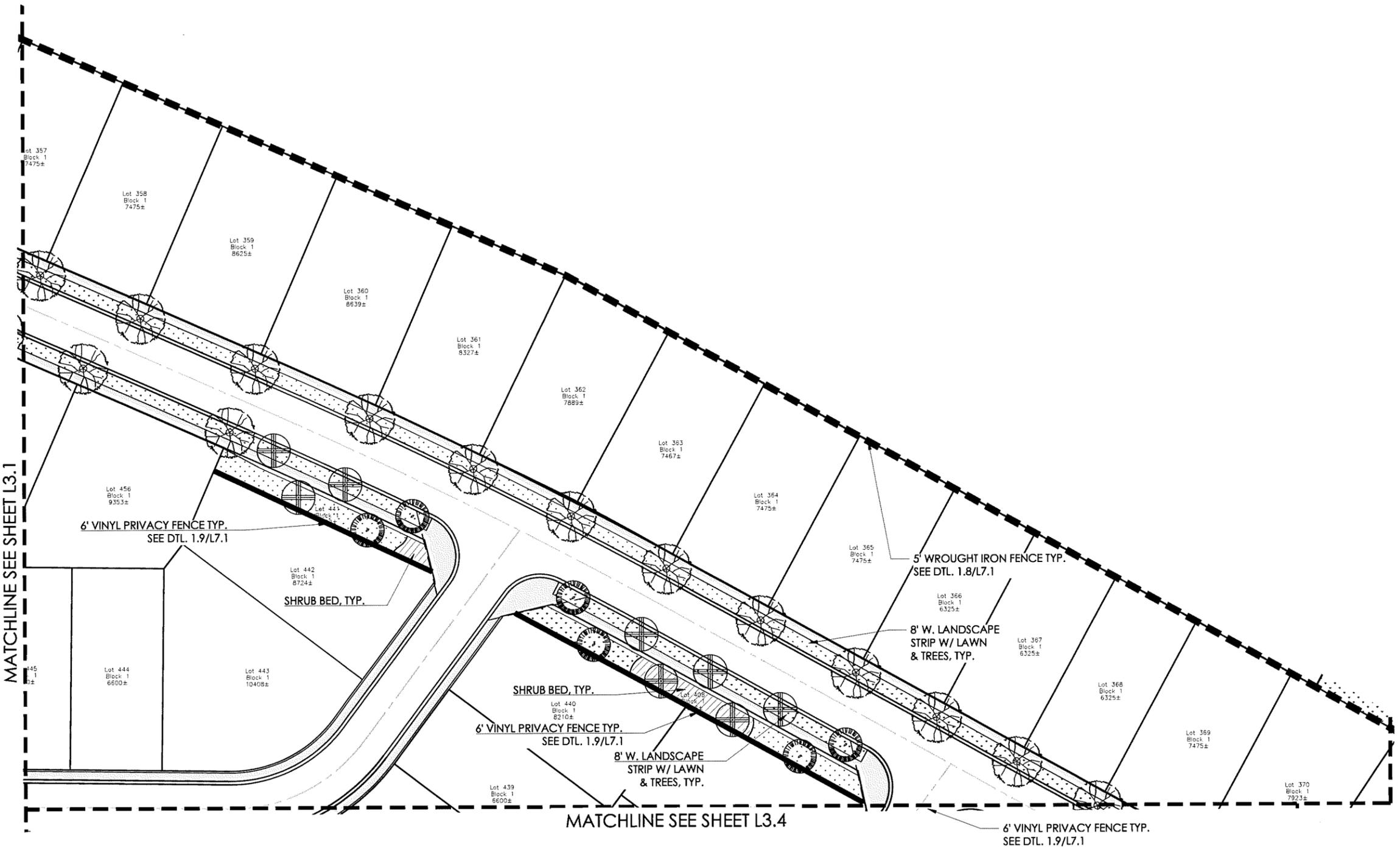
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Wall & Fence Legend

	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4" Hl. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

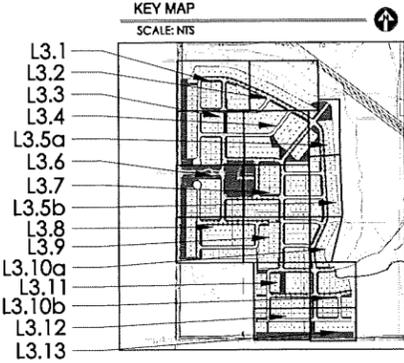
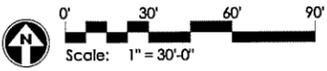
Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B
	<i>Cornus florida</i> Flowering Dogwood	2' B&B
	<i>Malus 'Profusion'</i> Profusion Crabapple	2' B&B
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' B&B
	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	2' B&B
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i> Norway Maple	3' B&B
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
	<i>Acer x 'Fremontii' 'October Glory'</i> October Glory Maple	3' B&B
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' B&B
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
	<i>Tilia americana 'Little Leaf'</i> Little Leaf Linden	3' B&B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i> Common Norway Spruce	8' Ht. B&B
	<i>Picea glauca v. 'Densata'</i> Densata Spruce	8' Ht. B&B
	<i>Pinus flexilis 'Vanderwolf's'</i> Vanderwolf's Pine	8' Ht. B&B
	<i>Pinus nigra</i> Austrian Pine	8' Ht. B&B
Shrubs 5 Gal.		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy barberry	
	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleia x 'Flutterby' 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsey'</i> Kelsey's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i> Boateof Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sassy Delight'</i> Sassy Delight Euonymus	
	<i>Euonymus alatus 'Compactus'</i> Manhattan	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i> Kallay's Compact Pfitzer	
	<i>Juniperus chinensis 'Mint Julep'</i> Sea Green Juniper	
	<i>Mahonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i> Russian Sage	
	<i>Photinia x fraseri</i> Photinia Frateri	
	<i>Pinus mugo pumilio</i> Mugo Pine	
	<i>Rosa x 'Noone'</i> Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers 3 Gal.		
	<i>Ceratostigma plumbago</i> Dwarf Plumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i> Kramer's Red	
	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
Grasses 5 Gal.		
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials 3 Gal.		
	<i>Carexpa 'Zagreb'</i> Zagreb Carex	
	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i> Dayly Hoppy Returns	
	<i>Rudbeckia fulgida var. 'sillivantii' 'Goldsturm'</i> Cocksfoot Black Eyed Susan	
	<i>Varonita pilicata 'Red Fox'</i> Red Fox Veronica	
MASS PLANTING		
	LAWN	



MATCHLINE SEE SHEET L3.1

MATCHLINE SEE SHEET L3.5a

PLANTING PLAN - L3.2



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FALCON CREST
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Preliminary Plat - Landscape Plans
KUNA, IDAHO

revisions:
 project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet #
L3.2
 of

S. CLOVERSDALE ROAD

MATCHLINE SEE SHEET L3.1

- Wall & Fence Legend**
- Solid Fence Material (See Detail 1.9, Sheet 7.1)
 - View Fence (See Detail 1.8, Sheet 7.1)
 - 4' Ht. Solid Wall w/ 18" Ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i>	2" B&B
	Eastern Redbud	2" B&B
	<i>Cornus florida</i>	2" B&B
	Flowering Dogwood	2" B&B
	<i>Malus 'Profusion'</i>	2" B&B
	Profusion Crabapple	2" B&B
	<i>Prunus cerasifera 'Newport'</i>	2" B&B
	Newport Purple Leaf Plum	2" B&B
	<i>Pyrus calleryana 'Chanticleer'</i>	2" B&B
	Callery Pear	2" B&B
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i>	3" B&B
	Norway Maple	3" B&B
	<i>Acer platanoides 'Crimson King'</i>	3" B&B
	Crimson King Maple	3" B&B
	<i>Acer x freemanii 'October Glory'</i>	3" B&B
	October Glory Maple	3" B&B
	<i>Ginkgo biloba 'Autumn Gold'</i>	3" B&B
	Autumn Gold Ginkgo	3" B&B
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	3" B&B
	Shademaster Honey Locust	3" B&B
	<i>Prunus virginiana 'Canada Red'</i>	3" B&B
	Canada Red Select Cherry	3" B&B
	<i>Tilia americana 'Little Leaf'</i>	3" B&B
	Little Leaf Linden	3" B&B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i>	6" Ht. B&B
	Columnar Norway Spruce	6" Ht. B&B
	<i>Picea glauca v. 'Denata'</i>	6" Ht. B&B
	Densata Spruce	6" Ht. B&B
	<i>Pinus flexilis 'Yandervolfs'</i>	6" Ht. B&B
	Yandervolfs Pine	6" Ht. B&B
	<i>Pinus nigra</i>	6" Ht. B&B
	Austrian Pine	6" Ht. B&B
	Shrubs	5 Gal.
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	
	Crimson Pygmy Barberry	
	<i>Buddleia davidii 'Black Knight'</i>	
	Black Knight Butterfly Bush	
	<i>Buddleia x flutterby 'Blueberry Cobbler'</i>	
	Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsay'</i>	
	Kelsay's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i>	
	Bokeck Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i>	
	Sunny Delight Euonymus	
	<i>Euonymus klavischovius 'Manhattan'</i>	
	Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i>	
	Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i>	
	Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i>	
	Kallay's Compact Pfitzer	
	<i>Juniperus chinensis 'Mini Julip'</i>	
	Sea Green Juniper	
	<i>Makonia aquifolium 'Compacta'</i>	
	Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i>	
	Russian Sage	
	<i>Photinia x fraseri</i>	
	Photinia Fraseri	
	<i>Pinus mugo pumilio</i>	
	Mugo Pine	
	<i>Rosa x 'Noare'</i>	
	Flower Carpet™ Red Rose	
	<i>Syringa vulgaris</i>	
	Common Lilac	
	Grassescovers	3 Gal.
	<i>Ceratostigma plumbago</i>	
	Dwarf Pumbago	
	<i>Erica x darleyensis 'Kramer's Role'</i>	
	Kramer's Red	
	<i>Juniperus horizontalis 'Youngstown'</i>	
	Spreading Juniper	
	Grasses	5 Gal.
	<i>Colamagrostis x acutiflora 'Overdam'</i>	
	Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i>	
	Blue Owl grass	
	<i>Miscanthus sinensis</i>	
	McKen Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i>	
	Little Bunny Fountain Grass	
	Perennials	3 Gal.
	<i>Coreopsis 'Zagreb'</i>	
	Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i>	
	'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i>	
	Dayly Happy Returns	
	<i>Rudbeckia fulgida var. sulliventii 'Goldensun'</i>	
	Goldensun Black Eyed Susan	
	<i>Veronica spicata 'Red Fox'</i>	
	Red Fox Veronica	

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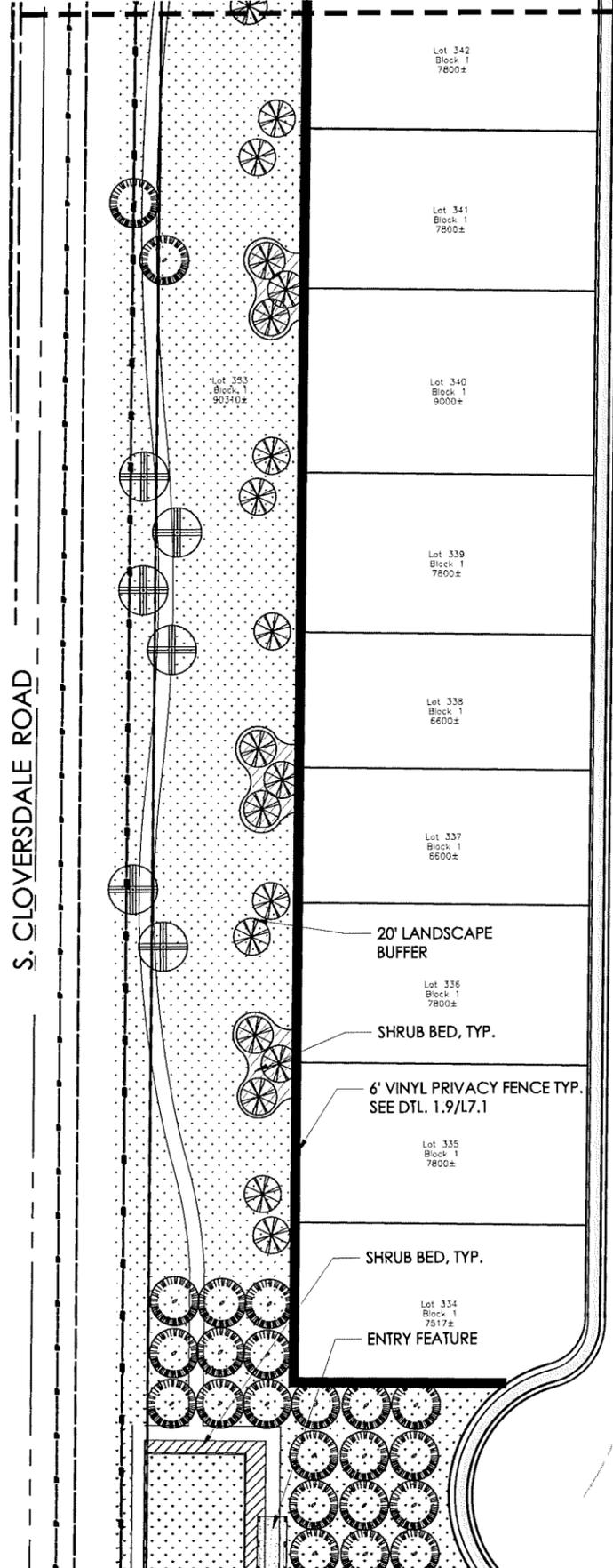
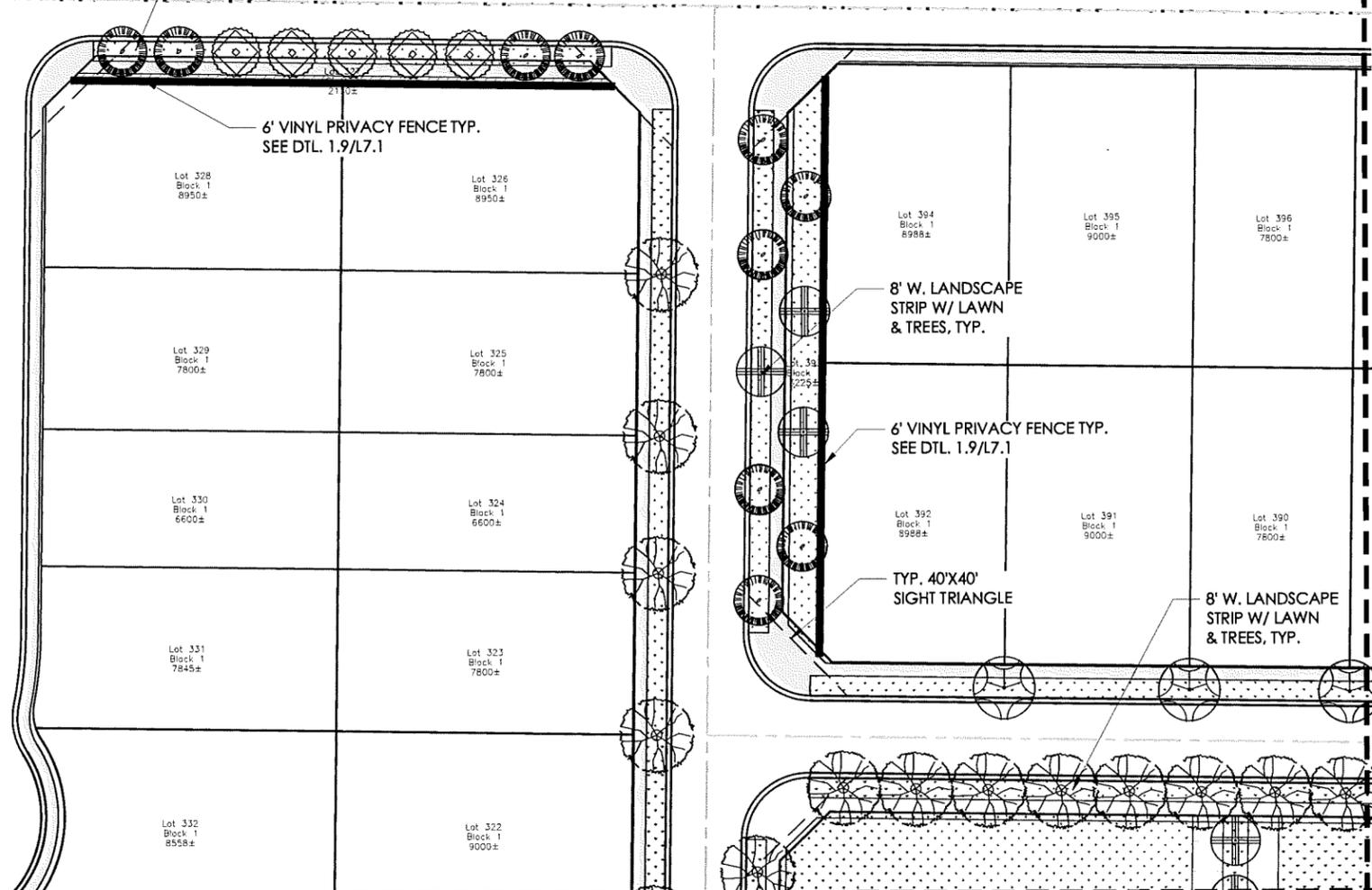
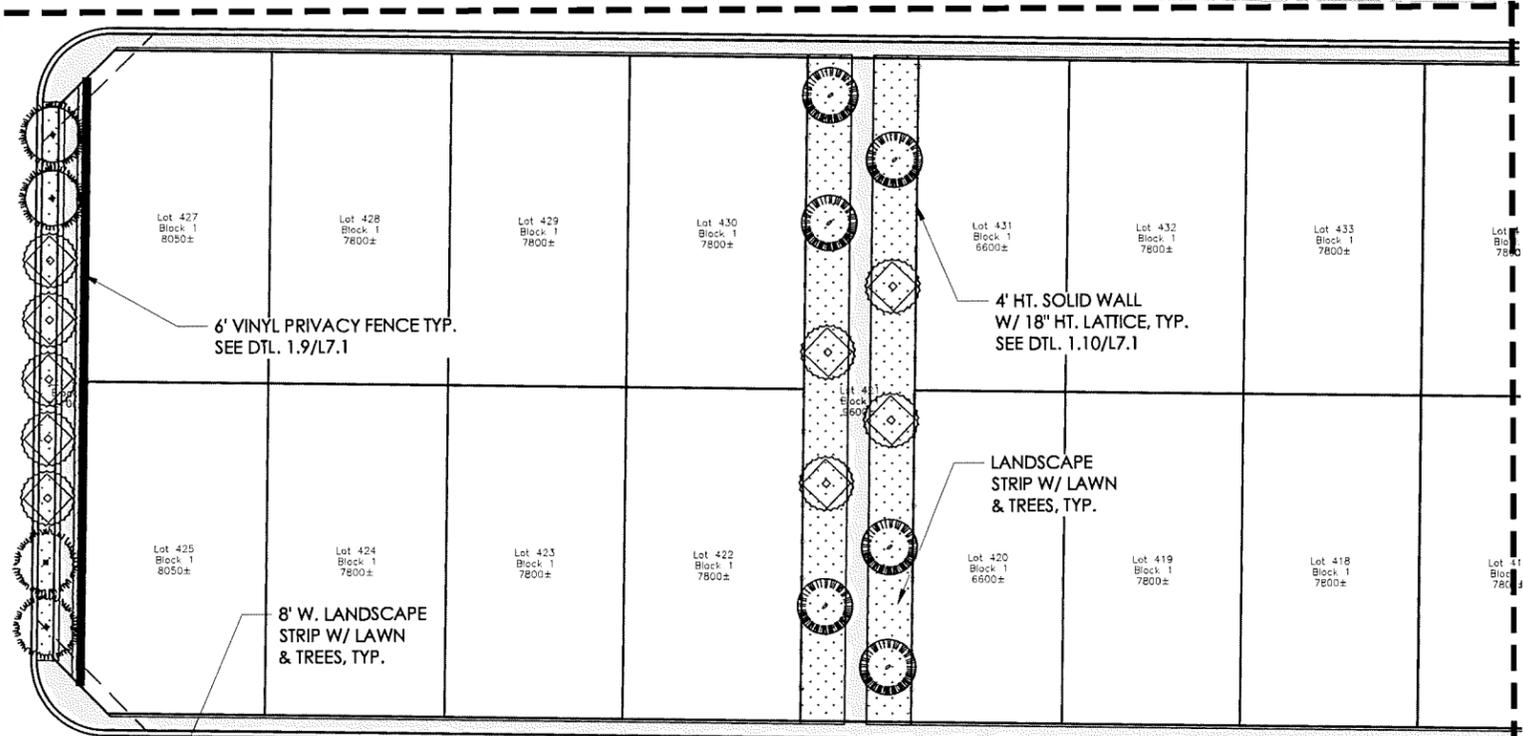


FALCON CREST
SUBDIVISION
Preliminary Plat - Landscape Plans
KUNA, IDAHO

project #: MTC060
scale:
As Shown
issued for: REVIEW
drawn by: TEAM
date: 10.30.2018
drawing: Planting Plan

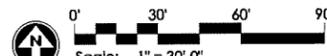
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of

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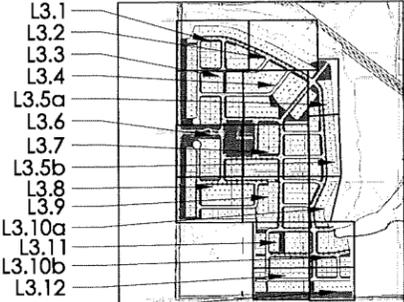
MATCHLINE SEE SHEET L3.6

PLANTING PLAN - L3.3



MATCHLINE SEE SHEET L3.4

KEY MAP
SCALE: NTS



L3.1
L3.2
L3.3
L3.4
L3.5a
L3.6
L3.7
L3.5b
L3.8
L3.9
L3.10a
L3.11
L3.10b
L3.12
L3.13

revisions:



Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i> Eastern Redbud	2' 8.88
	<i>Cornus florida</i> Flowering Dogwood	2' 8.88
	<i>Malus 'Profusion'</i> Profusion Crabapple	2' 8.88
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' 8.88
	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	2' 8.88
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i> Norway Maple	3' 8.88
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' 8.88
	<i>Acer x 'Framantli' 'October Glory'</i> October Glory Maple	3' 8.88
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' 8.88
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' 8.88
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' 8.88
	<i>Tilia americana 'Little Leaf'</i> Little Leaf Linden	3' 8.88
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Capressata'</i> Colman's Norway Spruce	8' Ht. 8.88
	<i>Picea glauca v. 'Densata'</i> Densata Spruce	8' Ht. 8.88
	<i>Pinus strobus 'Vanderwolf's'</i> Vanderwolf's Pine	8' Ht. 8.88
	<i>Pinus nigra</i> Austrian Pine	8' Ht. 8.88
Shrubs 5 Gal.		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pyram'</i>	
	<i>Cornus pygmaea</i> Barberry	
	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleia x 'Flutterby' 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelroy'</i> Kelroy's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i> Bokeak Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Swoony Delight'</i> Swoony Delight Euonymus	
	<i>Euonymus alatus 'Compactus'</i> Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Kailash Compact'</i> Kailash Compact Pfitzer	
	<i>Juniperus chinensis 'Mint Julep'</i> Sea Green Juniper	
	<i>Makonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perezkia atriplicifolia</i> Russian Sage	
	<i>Photinia x 'Fraseri'</i> Photinia Fraseri	
	<i>Pinus mugo pumilio</i> Mugo Pine	
	<i>Rosa x 'Nzare'</i> Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers 3 Gal.		
	<i>Cerastium plumbagae</i> Dwarf Pumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i> Kramer Rose	
	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
Grasses 5 Gal.		
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials 3 Gal.		
	<i>Coreopsis 'Zagreb'</i> Zagnia Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i> Day/ly Happy Returns	
	<i>Rudbeckia fulgida var. sulliventii 'Goldrum'</i> Goldrum Black Eyed Susan	
	<i>Veronica spicata 'Red Fox'</i> Red Fox Veronica	

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FALCON CREST
SUBDIVISION
Preliminary Plat - Landscape Plans
KUNA, IDAHO

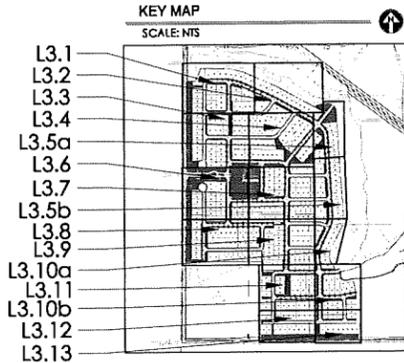
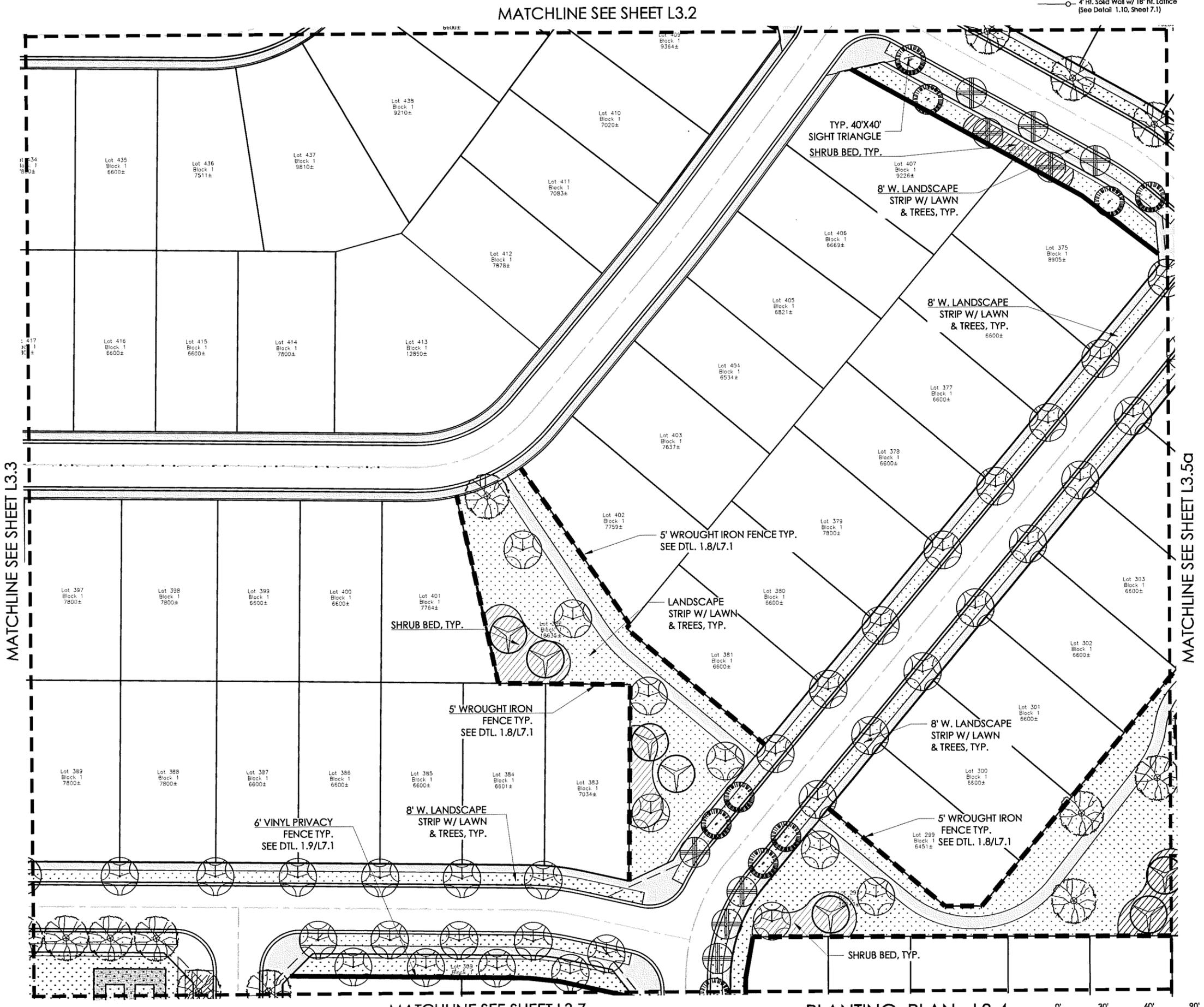
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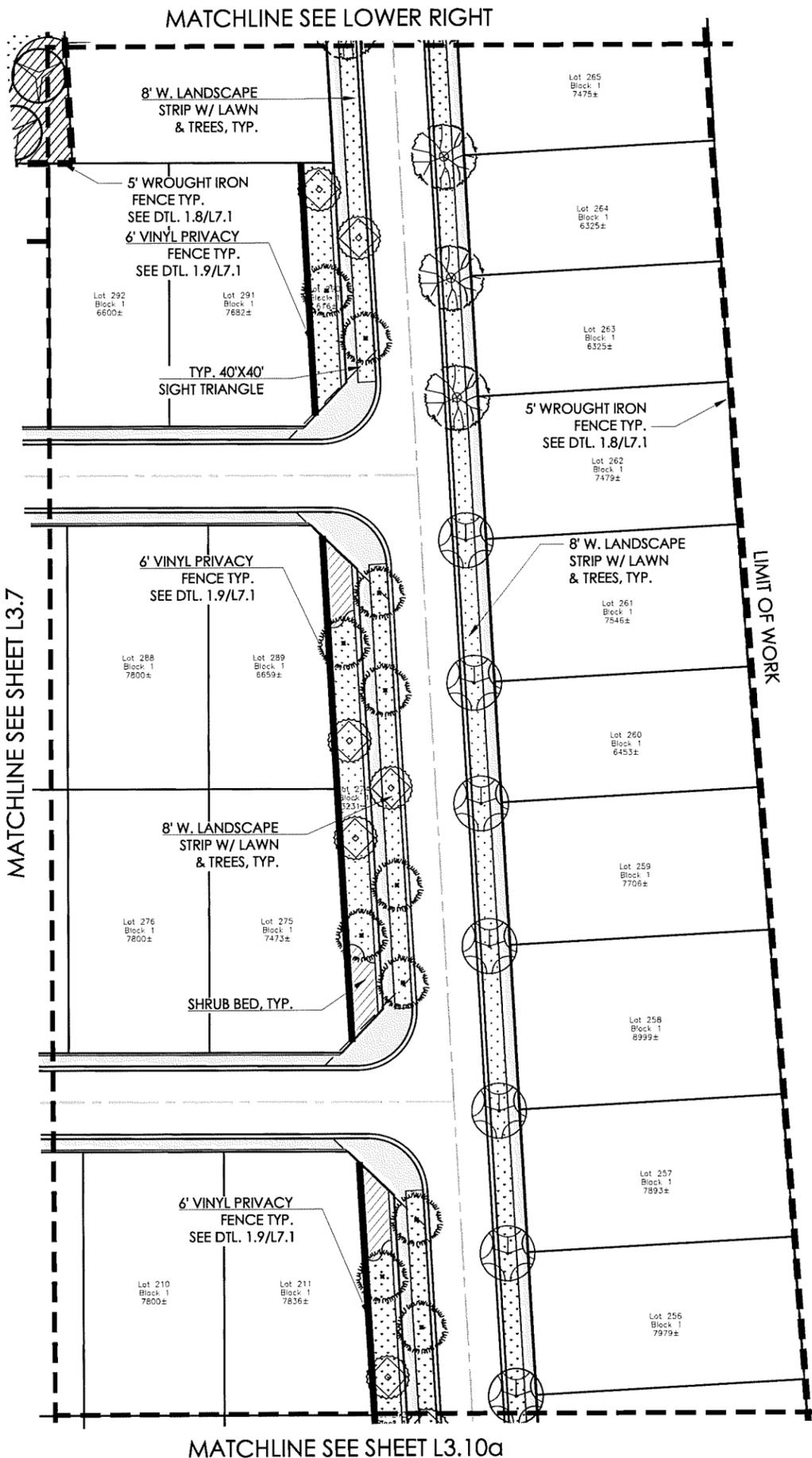
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scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 10.30.2018
drawing: Planting Plan

sheet #

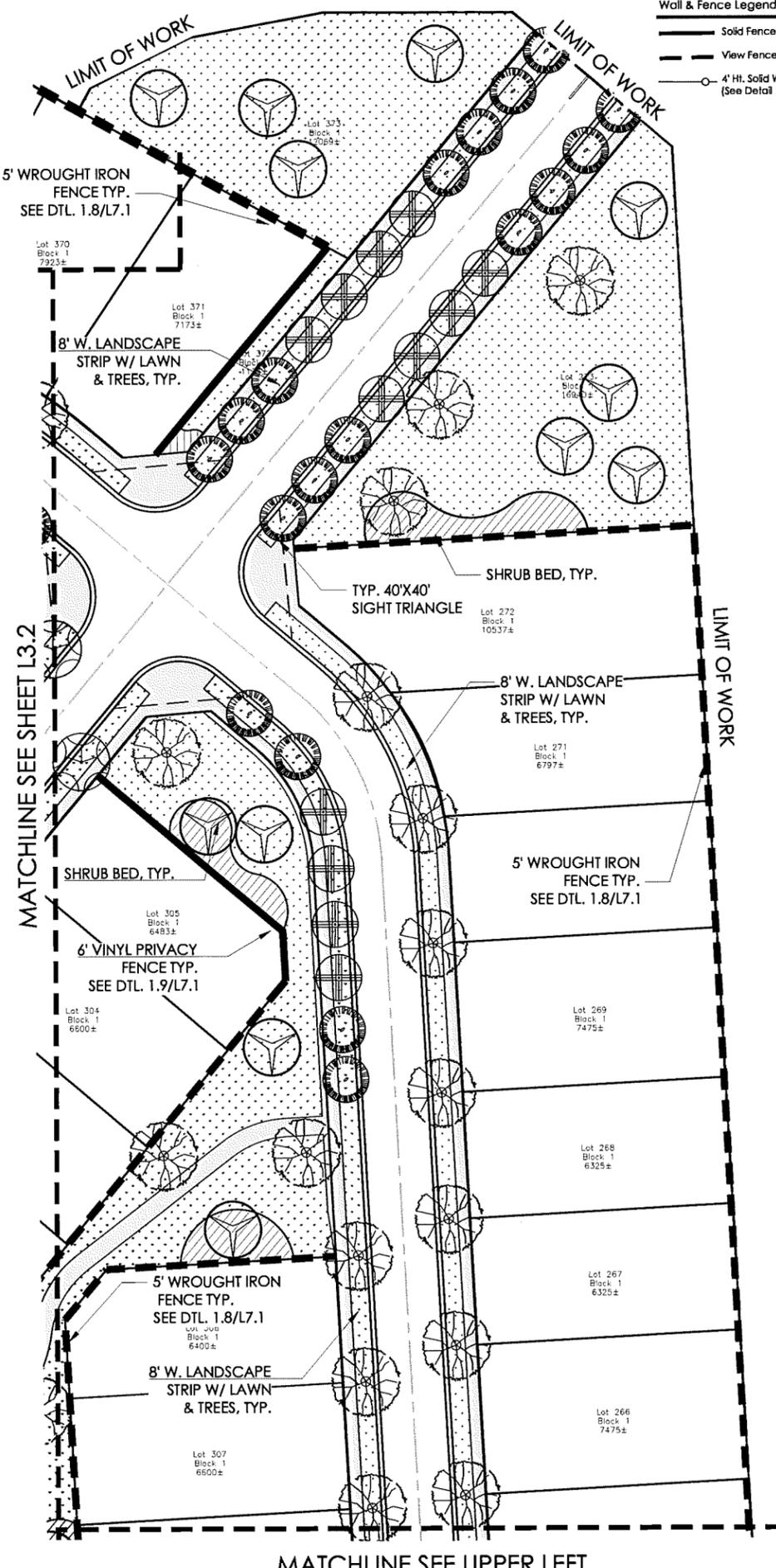
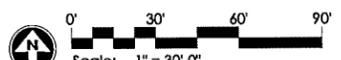
L3.4
of

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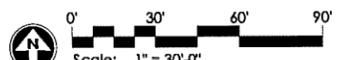




PLANTING PLAN - L3.5b



PLANTING PLAN - L3.5a

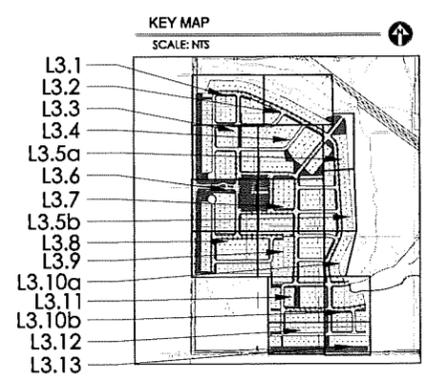


Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" Ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i>	2' B&B
	<i>Echinacea purpurea</i>	2' B&B
	<i>Cornus florida</i>	2' B&B
	<i>Malus 'Profusion'</i>	2' B&B
	<i>Prunus cerasifera 'Newport'</i>	2' B&B
	<i>Pyrus calleryana 'Chanticleer'</i>	2' B&B
	<i>Acer platanoides</i>	3' B&B
	<i>Acer x freemanii 'October Glory'</i>	3' B&B
	<i>Ginkgo biloba 'Autumn Gold'</i>	3' B&B
	<i>Gladiolus triandrus var. inermis 'Skademaster'</i>	3' B&B
	<i>Prunus virginiana 'Canada Red'</i>	3' B&B
	<i>Tilia americana 'Little Leaf'</i>	3' B&B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i>	8' Ht. B&B
	<i>Picea glauca v. 'Denata'</i>	8' Ht. B&B
	<i>Pinus flexilis 'Vanderwolf's Fine'</i>	8' Ht. B&B
	<i>Pinus nigra</i>	8' Ht. B&B
Shrubs		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	5 Gal.
	<i>Euonymus japonicus v. microphyllus 'Savoy Delight'</i>	5 Gal.
	<i>Euonymus alatus 'Alatus'</i>	5 Gal.
	<i>Euonymus japonicus 'Manhattan'</i>	5 Gal.
	<i>Hydrangea paniculata 'Limelight'</i>	5 Gal.
	<i>Juniperus chinensis 'Mini Julep'</i>	5 Gal.
	<i>Mahonia aquifolium 'Compacta'</i>	5 Gal.
	<i>Perovskia atriplicifolia</i>	5 Gal.
	<i>Phloxia Fraseri</i>	5 Gal.
	<i>Pinus mugo pumilio</i>	5 Gal.
	<i>Rosa x 'Nears'</i>	5 Gal.
	<i>Syringa vulgaris</i>	5 Gal.
	Common Lilac	5 Gal.
Groundcovers		
	<i>Cerastium plumbago</i>	3 Gal.
	<i>Erica x darleyensis 'Kramer's Rose'</i>	3 Gal.
	<i>Juniperus horizontalis 'Youngstown'</i>	3 Gal.
GRASSES		
	<i>Calamagrostis x acutiflora 'Overdam'</i>	3 Gal.
	<i>Helictotrichon sempervirens</i>	3 Gal.
	<i>Miscanthus sinensis</i>	3 Gal.
	<i>Pennisetum alopecuroides 'Little Bunny'</i>	3 Gal.
	Perennials	3 Gal.
	<i>Coreopsis</i>	3 Gal.
	<i>Echinacea purpurea 'Magnus'</i>	3 Gal.
	<i>Hemerocallis 'Happy Returns'</i>	3 Gal.
	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	3 Gal.
	<i>Veronica spicata 'Red Fox'</i>	3 Gal.
MASS PLANTING		
	LAWN	



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Preliminary Plat - Landscape Plans
KUNA, IDAHO

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 10.30.2018
drawing: Planting Plan

revisions:

sheet #
L3.5
of

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Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4" Hl. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

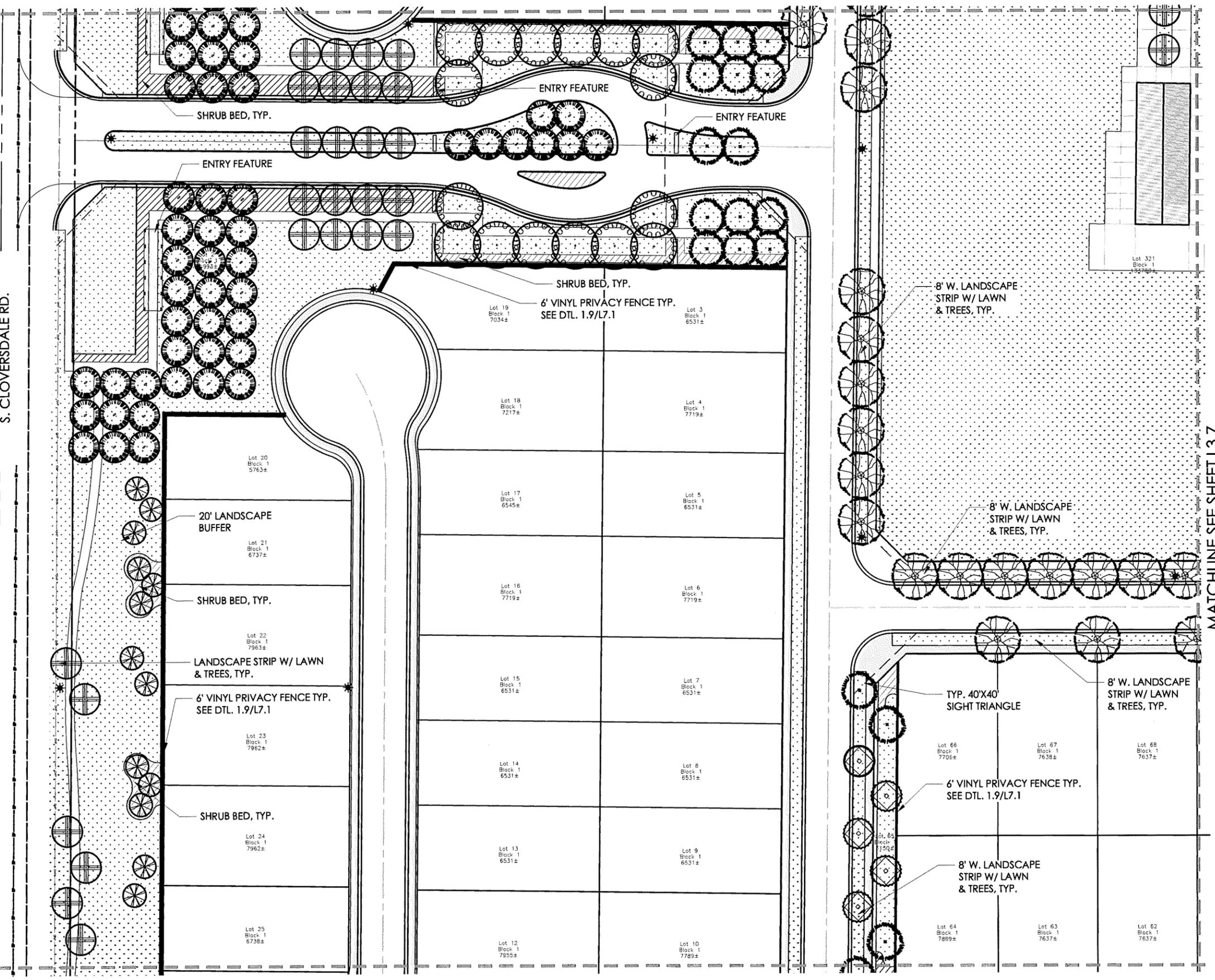
Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
○	<i>Cercis canadensis</i>	2" B&B
○	Eastern Redbud	2" B&B
○	<i>Cornus florida</i>	2" B&B
○	Flowering Dogwood	2" B&B
○	<i>Malus 'Profusion'</i>	2" B&B
○	Profusion Crabapple	2" B&B
○	<i>Prunus caroliniana 'Newport'</i>	2" B&B
○	Newport Purple Leaf Plum	2" B&B
○	<i>Pyrus calleryana 'Chanticleer'</i>	2" B&B
○	Callery Pear	2" B&B
Class II Trees - Street Tree/Common Lot Tree		
○	<i>Acer platanoides</i>	3" B&B
○	Norway Spruce	3" B&B
○	<i>Acer platanoides 'Crimson King'</i>	3" B&B
○	Crimson King Maple	3" B&B
○	<i>Acer x. freemanii 'October Glory'</i>	3" B&B
○	October Glory Maple	3" B&B
○	<i>Ginkgo biloba 'Autumn Gold'</i>	3" B&B
○	Autumn Gold Ginkgo	3" B&B
○	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	3" B&B
○	Shademaster Honey Locust	3" B&B
○	<i>Prunus virginiana 'Canada Red'</i>	3" B&B
○	Canada Red Select Cherry	3" B&B
○	<i>Tilia americana 'Little Leaf'</i>	3" B&B
○	Little Leaf Linden	3" B&B
Conifer Trees - Evergreen Trees		
○	<i>Picea abies 'Cupressina'</i>	8" Hl. B&B
○	Columnar Norway Spruce	8" Hl. B&B
○	<i>Picea glauca v. 'Densata'</i>	8" Hl. B&B
○	Densata Spruce	8" Hl. B&B
○	<i>Pinus flexilis 'Underwolds'</i>	8" Hl. B&B
○	Vanderwold Pine	8" Hl. B&B
○	<i>Pinus nigra</i>	8" Hl. B&B
○	Austrian Pine	8" Hl. B&B
○	Shrubs	5 Gal.
○	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	
○	Crimson Pygmy Barberry	
○	<i>Buddleja davidii 'Black Knight'</i>	
○	Black Knight Butterfly Bush	
○	<i>Buddleja x flatterby 'Blueberry Cobbler'</i>	
○	Blueberry Cobbler Butterfly Bush	
○	<i>Cornus sericea 'Kelsey'</i>	
○	Kelsey's Dwarf Red-Osier Dogwood	
○	<i>Euonymus japonicus microphyllus</i>	
○	Boxleaf Euonymus	
○	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i>	
○	Sunny Delight Euonymus	
○	<i>Euonymus hantschovicius 'Manhattan'</i>	
○	Manhattan Euonymus	
○	<i>Hydrangea paniculata 'Lime Light'</i>	
○	Lime Light Hydrangea	
○	<i>Hydrangea paniculata 'Ruby'</i>	
○	Ruby Hydrangea	
○	<i>Juniperus chinensis 'Kallay's Compact'</i>	
○	Kallay's Compact Pfitzer	
○	<i>Juniperus chinensis 'Mint Julep'</i>	
○	Sea Green Juniper	
○	<i>Makonia aquifolium 'Compacta'</i>	
○	Compact Oregon Grape Holly	
○	<i>Perovskia atriplicifolia</i>	
○	Russian Sage	
○	<i>Photinia x fraseri</i>	
○	Photinia Fraseri	
○	<i>Pinus mugo pumillo</i>	
○	Mugo Pine	
○	<i>Rosa x 'Noare'</i>	
○	Power Carpet TM Red Rose	
○	<i>Syringa vulgaris</i>	
○	Common Lilac	
○	Groundcovers	3 Gal.
○	<i>Ceratophyllum demersum</i>	
○	Dwarf Pumbago	
○	<i>Eriocaulon sp.</i>	
○	Kramer's Rote	
○	Kromers Rote	
○	<i>Juniperus horizontalis 'Youngstown'</i>	
○	Spreading Juniper	
○	Grasses	5 Gal.
○	<i>Colamagrostis x acutiflora 'Overdam'</i>	
○	Overdam Feather Reed Grass	
○	<i>Helictotrichon sempervirens</i>	
○	Blue Oat grass	
○	<i>Miscanthus sinensis</i>	
○	Maiden Grass	
○	<i>Pennisetum alopecuroides 'Little Bunny'</i>	
○	Little Bunny Fountain Grass	
○	Perennials	3 Gal.
○	<i>Coreopsis 'Zagreb'</i>	
○	Zagreb Coreopsis	
○	<i>Echinacea purpurea 'Magnus'</i>	
○	'Magnus' Purple Coneflower	
○	<i>Hemerocallis 'Happy Returns'</i>	
○	Dayly Happy Returns	
○	<i>Rudbeckia fulgida var. sullivantii 'Goldstern'</i>	
○	Goldstern Black Eyed Susan	
○	<i>Yericonia spicata 'Red Fox'</i>	
○	Red Fox Veronica	

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 Preliminary Plat Landscape Plans
 KUNA, IDAHO

MATCHLINE SEE SHEET L3.3

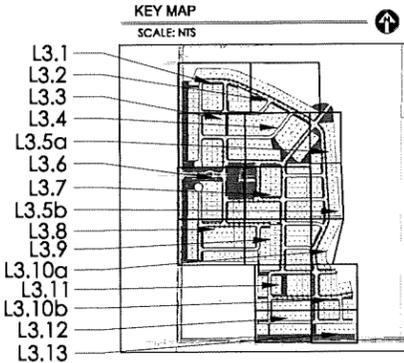
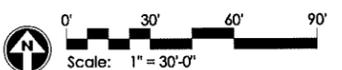


S. CLOVERDALE RD.

MATCHLINE SEE SHEET L3.7

MATCHLINE SEE SHEET L3.8

PLANTING PLAN - L3.6



- L3.1
- L3.2
- L3.3
- L3.4
- L3.5a
- L3.6
- L3.7
- L3.5b
- L3.8
- L3.9
- L3.10a
- L3.11
- L3.10b
- L3.12
- L3.13

project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet #

L3.6
 of

MATCHLINE SEE SHEET L3.4

Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4" Ht. Solid Wall w/ 18" Ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i>	2" 8.5B
	Eastern Redbud	2" 8.5B
	<i>Cornus florida</i>	2" 8.5B
	Flowering Dogwood	2" 8.5B
	<i>Malus 'Profusion'</i>	2" 8.5B
	Profusion Crabapple	2" 8.5B
	<i>Prunus cerasifera 'Newport'</i>	2" 8.5B
	Newport Purple Leaf Plum	2" 8.5B
	<i>Pyrus calleryana 'Chanticleer'</i>	2" 8.5B
	Callery Pear	2" 8.5B
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i>	3" 8.5B
	Norway Maple	3" 8.5B
	<i>Acer platanoides 'Crimson King'</i>	3" 8.5B
	Crimson King Maple	3" 8.5B
	<i>Acer x freemanii 'October Glory'</i>	3" 8.5B
	October Glory Maple	3" 8.5B
	<i>Ginkgo biloba 'Autumn Gold'</i>	3" 8.5B
	Autumn Gold Ginkgo	3" 8.5B
	<i>Gladiolus triacanthos var. inermis 'Shademaster'</i>	3" 8.5B
	Shademaster Honey Locust	3" 8.5B
	<i>Prunus virginiana 'Canada Red'</i>	3" 8.5B
	Canada Red Select Cherry	3" 8.5B
	<i>Tilia americana 'Little Leaf'</i>	3" 8.5B
	Little Leaf Linden	3" 8.5B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i>	8" Ht. 8.5B
	Columnar Norway Spruce	8" Ht. 8.5B
	<i>Picea glauca v. 'Denata'</i>	8" Ht. 8.5B
	Densata Spruce	8" Ht. 8.5B
	<i>Pinus flexilis 'Vanderwolf's'</i>	8" Ht. 8.5B
	Vanderwolf's Pine	8" Ht. 8.5B
	<i>Pinus nigra</i>	8" Ht. 8.5B
	Austrian Pine	8" Ht. 8.5B
	Shrubs	5 Gal.
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	
	Crimson Pygmy Barberry	
	<i>Buddleja davidii 'Black Knight'</i>	
	Black Knight Butterfly Bush	
	<i>Buddleja x flutterby 'Blueberry Cobbler'</i>	
	Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsley'</i>	
	Kelsley's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i>	
	Boxed Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i>	
	Sunny Delight Euonymus	
	<i>Euonymus katuschovicus 'Manhattan'</i>	
	Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i>	
	Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i>	
	Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i>	
	Kallay's Compact Fir	
	<i>Juniperus chinensis 'Mini Julep'</i>	
	Sea Green Juniper	
	<i>Makonia aquifolium 'Compacta'</i>	
	Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i>	
	Russian Sage	
	<i>Photinia x fraseri</i>	
	Profilia Frasier	
	<i>Pinus mugo pumilio</i>	
	Mugo Pine	
	<i>Rosa x 'Noire'</i>	
	Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i>	
	Common Lilac	
	Groundcovers	3 Gal.
	<i>Ceratostigma plumbago</i>	
	Dwarf Plumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i>	
	Kramer's Rose	
	<i>Juniperus horizontalis 'Youngstown'</i>	
	Spreading Juniper	
	Grasses	5 Gal.
	<i>Calamagrostis x acutiflora 'Overdam'</i>	
	Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i>	
	Blue Oat Grass	
	<i>Mixanthes sinensis</i>	
	Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i>	
	Little Bunny Fountain Grass	
	Perennials	3 Gal.
	<i>Coreopsis 'Zagreb'</i>	
	Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i>	
	'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i>	
	Daylily Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldmar'</i>	
	Goldmar Black Eyed Susan	
	<i>Yeronecia spicata 'Red Fox'</i>	
	Red Fox Veronica	

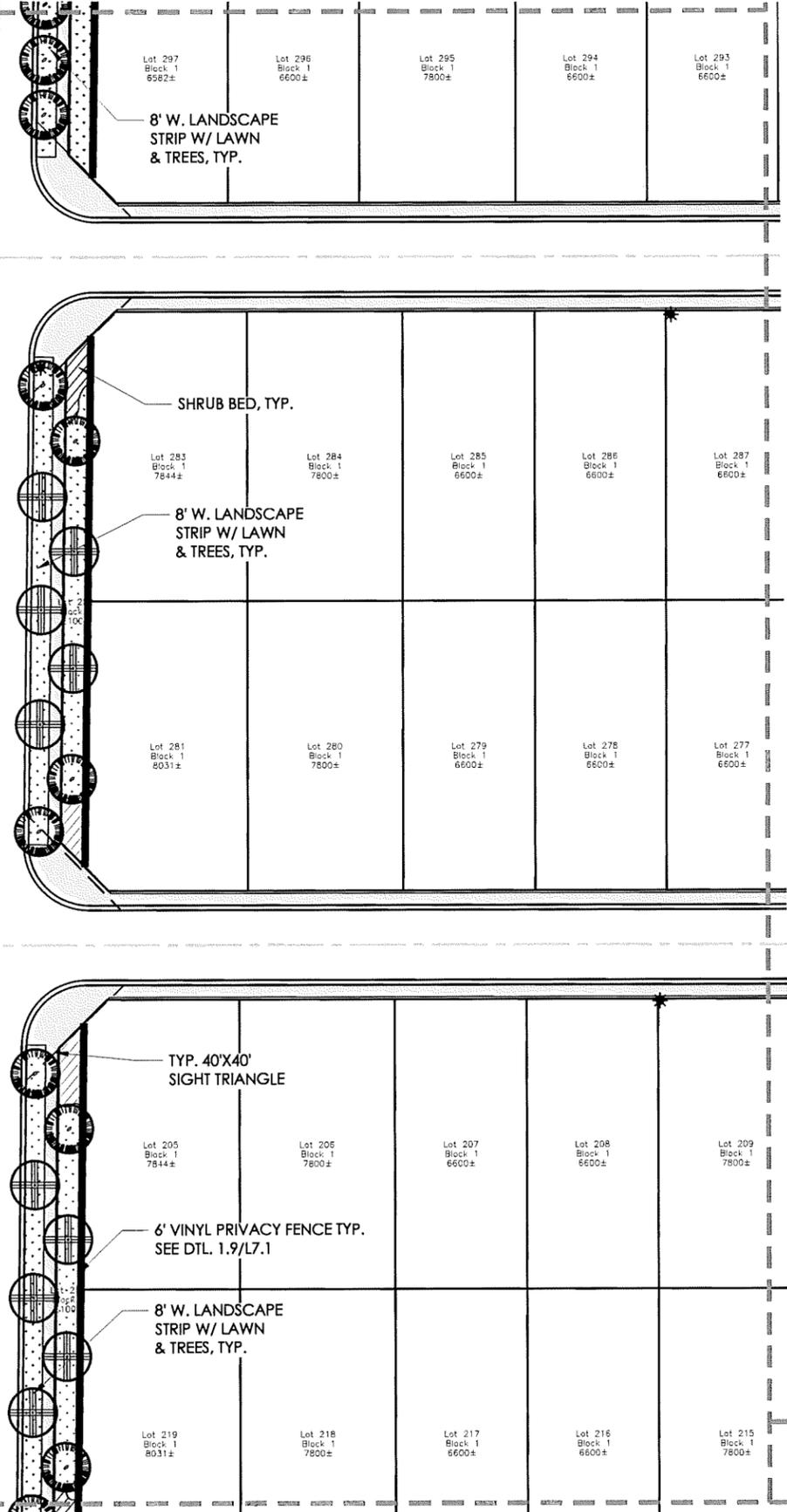
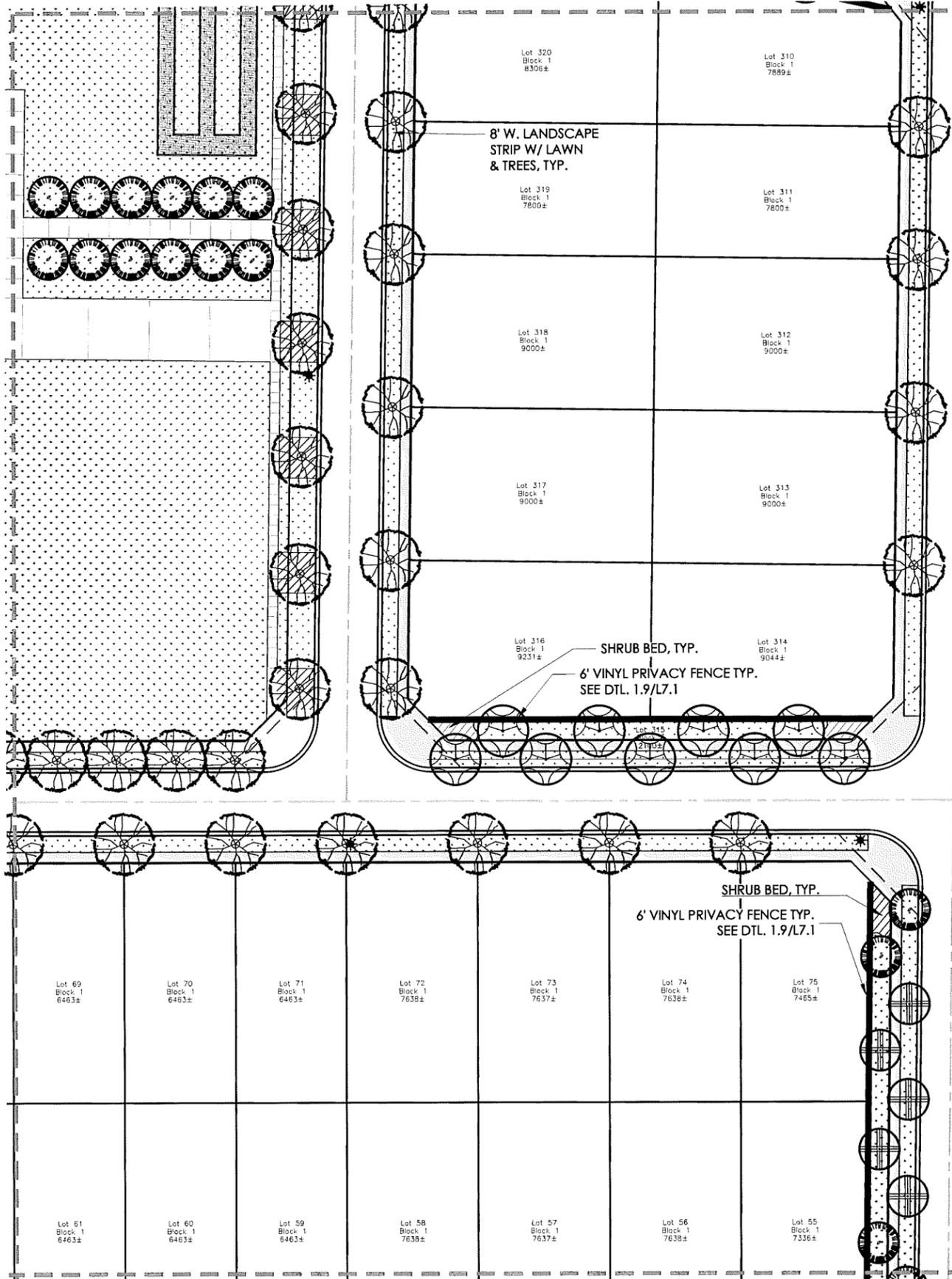
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 Preliminary Plat Landscape Plans
 KUNA, IDAHO

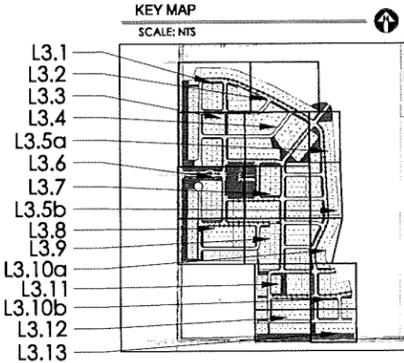
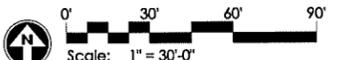
MATCHLINE SEE SHEET L3.6

MATCHLINE SEE SHEET L3.5b



MATCHLINE SEE SHEET L3.9

PLANTING PLAN - L3.7



revisions:

 project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet #
L3.7
 of

S. CLOVERSDALE RD.

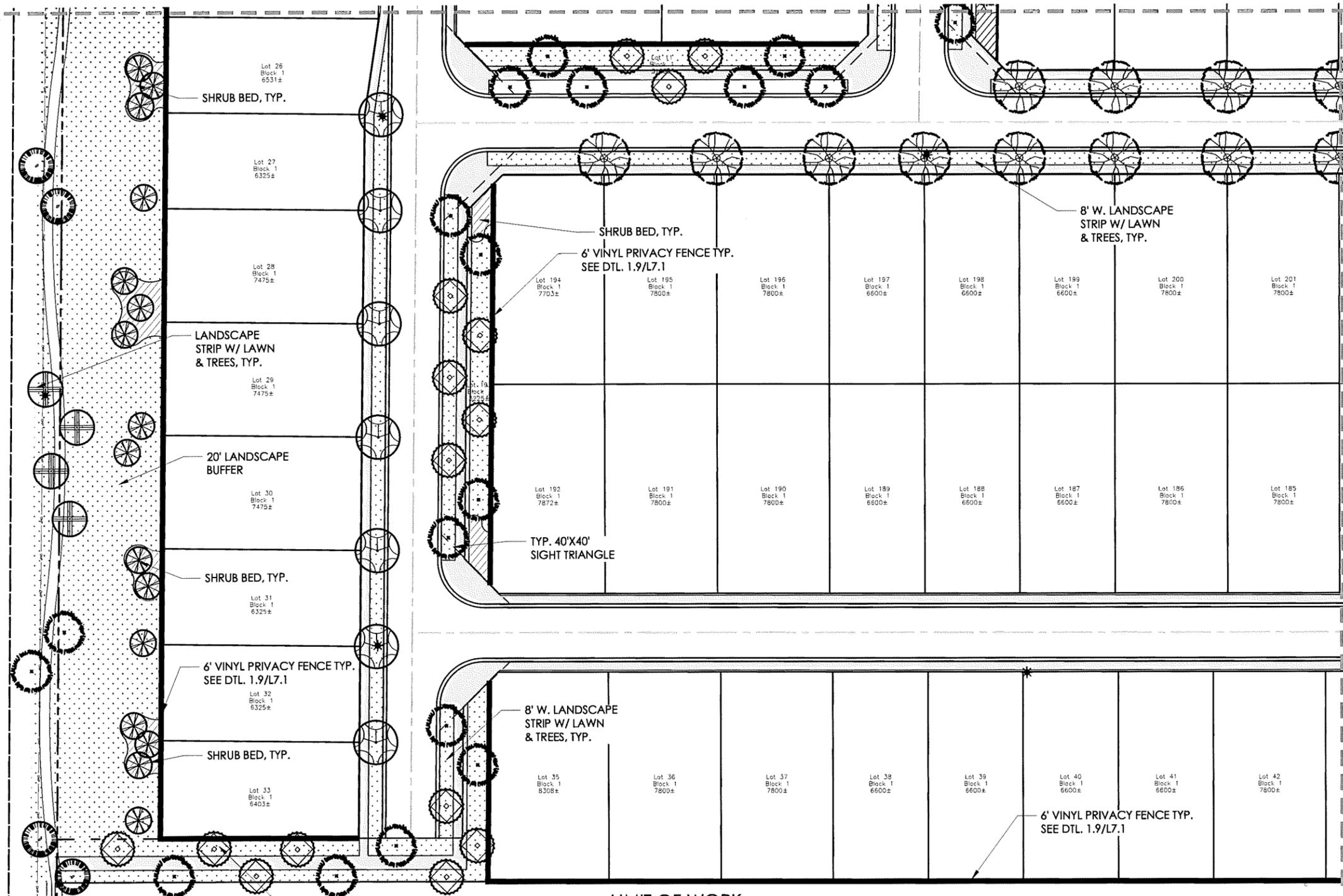
Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	Carex canadensis	2' 8.88
	Easton Redbud	2' 8.88
	Cornus florida	2' 8.88
	Flowering Dogwood	2' 8.88
	Malus 'Profusion'	2' 8.88
	Prunus cerasifera 'Newport'	2' 8.88
	Pyrus calleryana 'Chanticleer'	2' 8.88
	Coley Pear	2' 8.88
Class II Trees - Street Tree/Common Lot Tree		
	Acer platanoides	3' 8.88
	Norway Maple	3' 8.88
	Acer platanoides 'Crimson King'	3' 8.88
	Cinnamom King Maple	3' 8.88
	Acer x fremasii 'October Glory'	3' 8.88
	October Glory Maple	3' 8.88
	Ginkgo biloba 'Autumn Gold'	3' 8.88
	Autumn Gold Ginkgo	3' 8.88
	Gladiolus triandrus var. inermis 'Shademaster'	3' 8.88
	Shademaster Honey Locust	3' 8.88
	Prunus virginiana 'Canada Red'	3' 8.88
	Canada Red Select Cherry	3' 8.88
	Tilia americana 'Little Leaf'	3' 8.88
	Little leaf Linden	3' 8.88
Conifer Trees - Evergreen Trees		
	Picea abies 'Cupressina'	8' Ht. 8.88
	Columar Norway Spruce	8' Ht. 8.88
	Picea glauca v. 'Densata'	8' Ht. 8.88
	Densata Spruce	8' Ht. 8.88
	Pinus flexilis 'Vanderwolf's'	8' Ht. 8.88
	Vanderwolf's Pine	8' Ht. 8.88
	Pinus nigra	8' Ht. 8.88
	Austin Pine	8' Ht. 8.88
Shrubs		
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy'	5 Gal.
	Clmson Pygmy Barberry	5 Gal.
	Buddleja davidii 'Black Knight'	5 Gal.
	Black Knight Butterfly bush	5 Gal.
	Buddleja x flutterby 'Blueberry Cobbler'	5 Gal.
	Blueberry Cobbler Butterfly bush	5 Gal.
	Cornus sericea 'Kelsay'	5 Gal.
	Kelsay's Dwarf Red-Osier Dogwood	5 Gal.
	Euonymus japonicus microphyllus	5 Gal.
	Buxford Euonymus	5 Gal.
	Euonymus japonicus v. microphyllus 'Sunny Delight'	5 Gal.
	Sunny Delight Euonymus	5 Gal.
	Euonymus kiautschovicus 'Manhattan'	5 Gal.
	Manhattan Euonymus	5 Gal.
	Hydrangea paniculata 'Lime Light'	5 Gal.
	Lime Light Hydrangea	5 Gal.
	Hydrangea paniculata 'Ruby'	5 Gal.
	Ruby Hydrangea	5 Gal.
	Juniperus chinensis 'Kallay's Compact'	5 Gal.
	Kallay's Compact Pfitzer	5 Gal.
	Juniperus chinensis 'Mini Julep'	5 Gal.
	Sea Green Juniper	5 Gal.
	Mahonia aquifolium 'Compacta'	5 Gal.
	Compact Oregon Grape Holly	5 Gal.
	Perovskia atriplicifolia	5 Gal.
	Russian Sage	5 Gal.
	Phorbia x fraseri	5 Gal.
	Frosty Froze	5 Gal.
	Pinus mugo pumilio	5 Gal.
	Mugo Pine	5 Gal.
	Rosa x 'Noare'	5 Gal.
	Power Carpet TM Red Rose	5 Gal.
	Syringa vulgaris	5 Gal.
	Common Lilac	5 Gal.
Groundcovers		
	Cerastium plumbago	3 Gal.
	Dwarf Flambago	3 Gal.
	Erica x darleyensis 'Kramer's Rose'	3 Gal.
	Kramer's Rose	3 Gal.
	Juniperus horizontalis 'Youngstown'	3 Gal.
	Spreading Juniper	3 Gal.
Grasses		
	Colanagrostis x acutiflora 'Overdam'	5 Gal.
	Overdam Feather Reed Grass	5 Gal.
	Helictotrichon sempervirens	5 Gal.
	Blue Oat grass	5 Gal.
	Miscanthus sinensis	5 Gal.
	Maiden Grass	5 Gal.
	Pennisetum alopecuroides 'Little Bunny'	5 Gal.
	Little Bunny Fountain Grass	5 Gal.
Perennials		
	Coreopsis 'Zagreb'	3 Gal.
	Zagreb Coreopsis	3 Gal.
	Echinacea purpurea 'Magnus'	3 Gal.
	'Magnus' Purple Coneflower	3 Gal.
	Hemerocallis 'Happy Returns'	3 Gal.
	Daylily Happy Returns	3 Gal.
	Rudbeckia fulgida var. sullivantii 'Goldsturm'	3 Gal.
	Goldsturm Black Eyed Susan	3 Gal.
	Yernonia spicata 'Red Fox'	3 Gal.
	Red Fox Veronica	3 Gal.

MATCHLINE SEE SHEET L3.6



LIMIT OF WORK

MATCHLINE SEE SHEET L3.9

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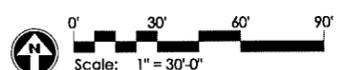
FALCON CREST
SUBDIVISION
Preliminary Plat Landscape Plans
KUNA, IDAHO

MASS PLANTING

Sym.	Description
	LAWN



- L3.1
- L3.2
- L3.3
- L3.4
- L3.5a
- L3.6
- L3.7
- L3.5b
- L3.8
- L3.9
- L3.10a
- L3.11
- L3.10b
- L3.12
- L3.13



PLANTING PLAN - L3.8

L3.8
of

Wall & fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- - - View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

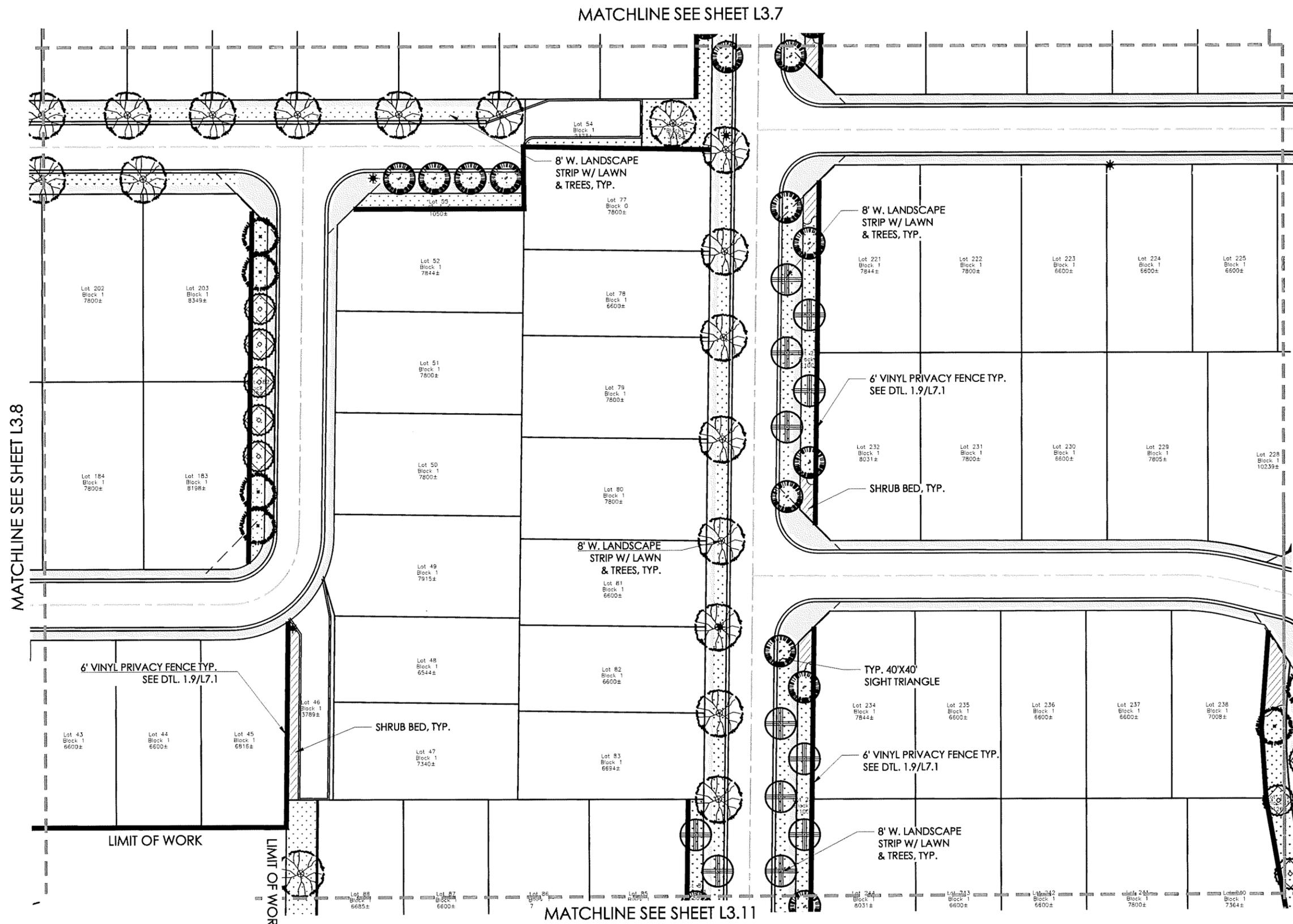
PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i> Eastern Redbud	2' 8x8
	<i>Cornus florida</i> Flowering Dogwood	2' 8x8
	<i>Malus 'Profusion'</i> Profusion Crabapple	2' 8x8
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' 8x8
	<i>Pyrus calleryana 'Chanticleer'</i> Colery Pear	2' 8x8
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i> Norway Maple	3' 8x8
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' 8x8
	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' 8x8
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' 8x8
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' 8x8
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' 8x8
	<i>Tilia americana 'Little Leaf'</i> Little leaf Linden	3' 8x8
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i> Columbian Norway Spruce	8' Ht. 8x8
	<i>Picea glauca v. 'Densata'</i> Densata Spruce	8' Ht. 8x8
	<i>Pinus strobus 'Vanderwolf's'</i> Vanderwolf's Pine	8' Ht. 8x8
	<i>Pinus nigra</i> Austrian Pine	8' Ht. 8x8
Shrubs 5 Gal.		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy Barberry	
	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleia x flutterby 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsey'</i> Kelsey's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i> Boxed Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i> Sunny Delight Euonymus	
	<i>Euonymus hantschovicius 'Manhattan'</i> Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i> Kallay's Compact Pfitzer	
	<i>Juniperus chinensis 'Mini Julep'</i> Sea Green Juniper	
	<i>Makonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i> Russian Sage	
	<i>Photinia x fraseri</i> Phloxia Fraseri	
	<i>Pinus mugo pumillo</i> Mugo Pine	
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers 3 Gal.		
	<i>Ceratophyllum plumbago</i> Dwarf Plumbago	
	<i>Eriocaulon darleyense 'Kramer's Rose'</i> Kramer's Rose	
	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
Grasses 5 Gal.		
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials 3 Gal.		
	<i>Coreopsis 'Zagreb'</i> Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i> Daylily Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldstern'</i> Goldstern Black Eyed Susan	
	<i>Yerbanis spicata 'Red Fox'</i> Red Fox Veronica	

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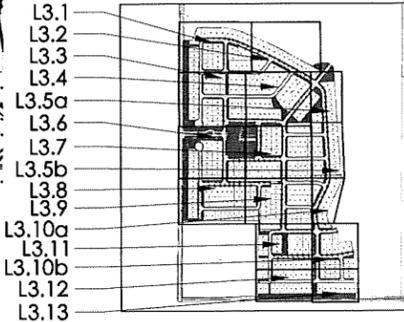
FALCON CREST SUBDIVISION
 Preliminary Plat Landscape Plans
 KUNA, IDAHO



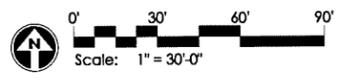
MATCHLINE SEE SHEET L3.10a

MASS PLANTING

Sym.	Description
	LAWN



PLANTING PLAN - L3.9



revisions:
 project #: MTC060
 scale:
 As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet #

L3.9 of

Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Ht. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

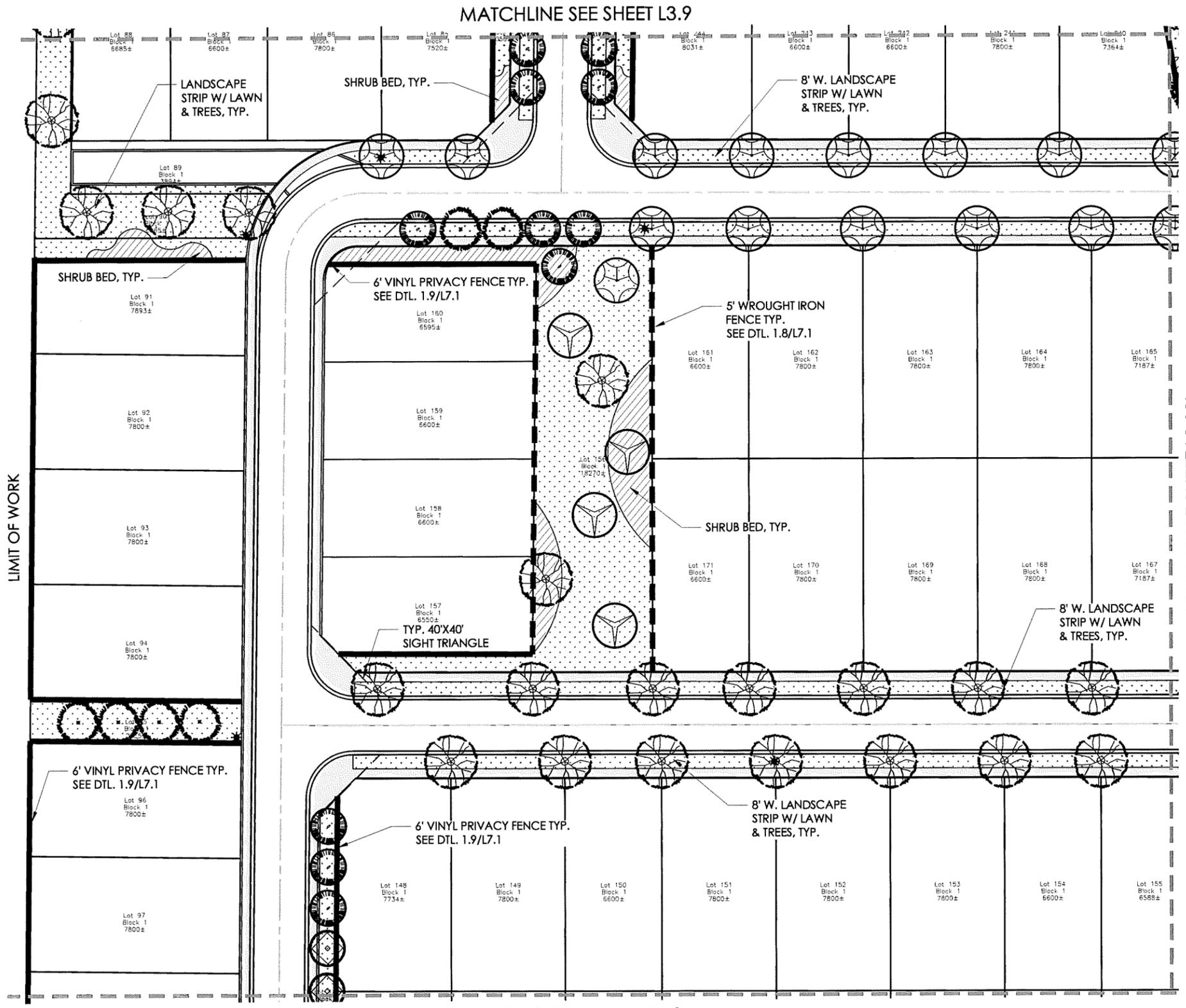
PLANT LIST

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B
	<i>Cornus florida</i> Flowering Dogwood	2' B&B
	<i>Malus 'Profusion'</i> Profusion Crabapple	2' B&B
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' B&B
	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	2' B&B
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i> Norway Maple	3' B&B
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' B&B
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' B&B
	<i>Gladiolus triandrus var. Isernis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
	<i>Tilia americana 'Little Leaf'</i> Little leaf Linden	3' B&B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Cupressina'</i> Columar Norway Spruce	8' Ht. B&B
	<i>Picea glauca v. 'Denata'</i> Denata Spruce	8' Ht. B&B
	<i>Pinus flexilis 'Vanderwolfs'</i> Vanderwolfs Pine	8' Ht. B&B
	<i>Pinus nigra</i> Austrian Pine	8' Ht. B&B
	Shrubs	5 Gal.
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy Barberry	
	<i>Buddleja davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleja x flatterby 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Kelsey'</i> Kelsey's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i> Buxard Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i> Sunny Delight Euonymus	
	<i>Euonymus klatschovicus 'Manhattan'</i> Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i> Kallay's Compact Fir	
	<i>Juniperus chinensis 'Mini Juliet'</i> Sea Green Juniper	
	<i>Makonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i> Russian Sage	
	<i>Phloxia fraseri</i> Phloxia Fraser	
	<i>Pinus mugo pumillo</i> Mugo Pine	
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
	Groundcovers	3 Gal.
	<i>Cerastium plumbago</i> Dwarf Pumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i> Kramer Red	
	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
	Grasses	5 Gal.
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
	Perennials	3 Gal.
	<i>Careopsis 'Zagreb'</i> Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i> Daylily Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i> Goldsturm Black Eyed Susan	
	<i>Yericonia spicata 'Red Fox'</i> Red Fox Veronica	

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 Preliminary Plat Landscape Plans
 KUNA, IDAHO



MATCHLINE SEE SHEET L3.10b

LIMIT OF WORK

MASS PLANTING

Sym.	Description
	LAWN

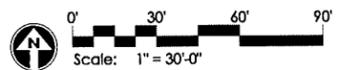


L3.1	
L3.2	
L3.3	
L3.4	
L3.5a	
L3.6	
L3.7	
L3.5b	
L3.8	
L3.9	
L3.10a	
L3.11	L3.11
L3.10b	
L3.12	
L3.13	

revision:
 project #: MTC060
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 As Shown
 Issued for REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan

sheet #
L3.11
 of

PLANTING PLAN - L3.11



Wall & Fence Legend

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4' Hl. Solid Wall w/ 18" Hl. Lattice (See Detail 1.10, Sheet 7.1)

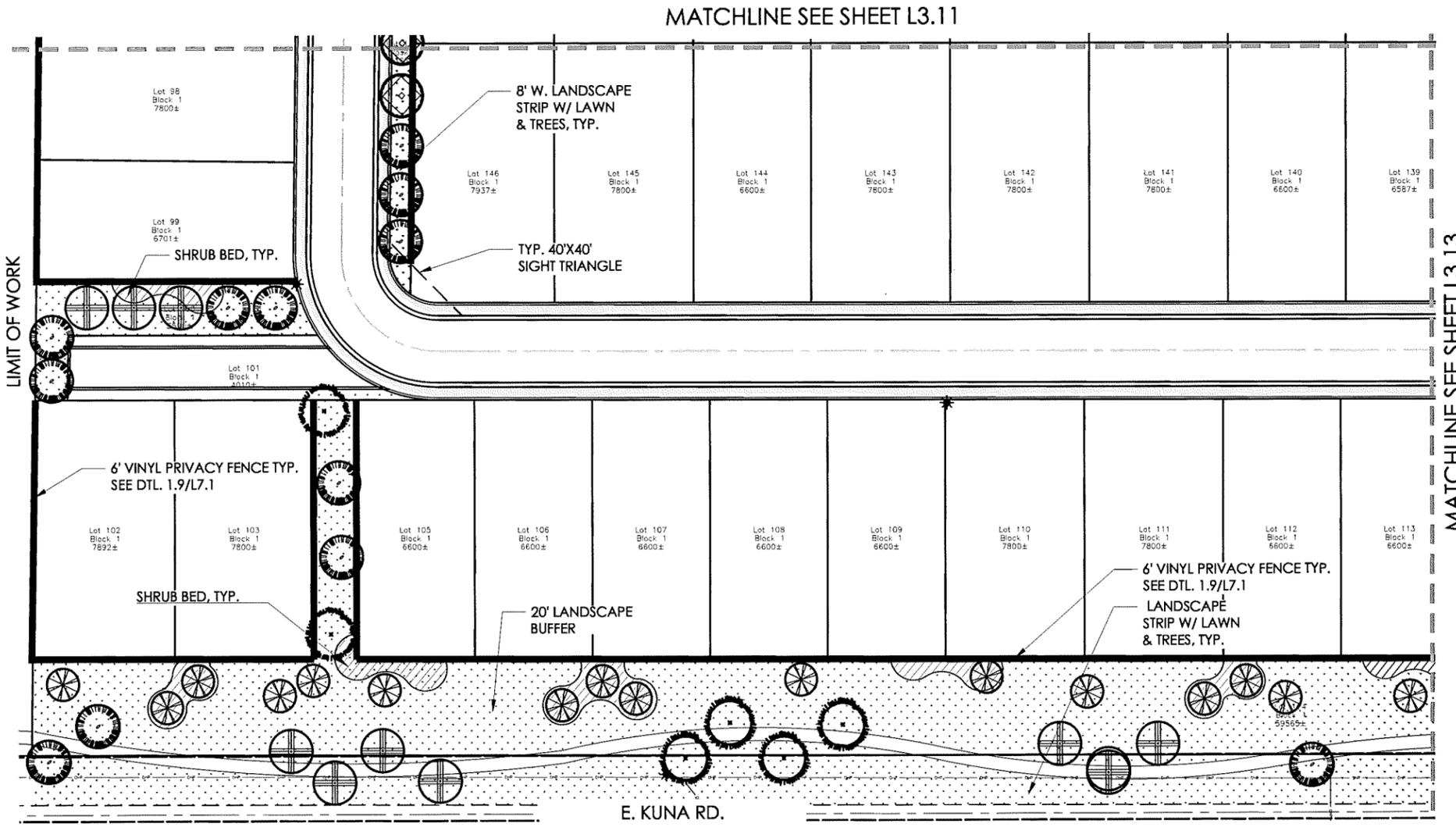
PLANT LIST

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
○	<i>Cercis canadensis</i> Eastern Redbud	2' B&B
○	<i>Cornus florida</i> Flowering Dogwood	2' B&B
○	<i>Malus 'Profusion'</i> Profusion Crabapple	2' B&B
○	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' B&B
○	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	2' B&B
Class II Trees - Street Tree/Common Lot Tree		
○	<i>Acer platanoides</i> Norway Maple	3' B&B
○	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
○	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' B&B
○	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' B&B
○	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
○	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
○	<i>Tilia americana 'Little Leaf'</i> Little leaf Linden	3' B&B
Conifer Trees - Evergreen Trees		
○	<i>Picea abies 'Cupressina'</i> Columba Norway Spruce	8' Hl. B&B
○	<i>Picea glauca v. 'Denata'</i> Denata Spruce	8' Hl. B&B
○	<i>Pinus flexilis 'Vanderwolf's'</i> Vanderwolf's Pine	8' Hl. B&B
○	<i>Pinus nigra</i> Austrian Pine	8' Hl. B&B
Shrubs 5 Gal.		
○	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy Barberry	
○	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
○	<i>Buddleia x flatterby 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
○	<i>Cornus sericea 'Kelsey's'</i> Kelsey's Dwarf Red-Osier Dogwood	
○	<i>Euonymus japonicus microphyllus</i> boxed Euonymus	
○	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i> Sunny Delight Euonymus	
○	<i>Euonymus klavitschovskii 'Manhattan'</i> Manhattan Euonymus	
○	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
○	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
○	<i>Juniperus chinensis 'Kallay's Compact'</i> Kallay's Compact Fitter	
○	<i>Juniperus chinensis 'Mini Juliet'</i> Sea Green Juniper	
○	<i>Makonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
○	<i>Perovskia atriplicifolia</i> Russian Sage	
○	<i>Photinia x fraseri</i> Photinia Fraseri	
○	<i>Pinus mugo pumillo</i> Mugo Pine	
○	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	
○	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers 3 Gal.		
○	<i>Ceratostigma plumbago</i> Dwarf Plumbago	
○	<i>Eriocaulon darleyense 'Kramer's Rote'</i> Kromen Red	
○	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
Grasses 5 Gal.		
○	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
○	<i>Helictotrichon sempervirens</i> Blue Oat grass	
○	<i>Mitsunohia sinensis</i> Midsun Grass	
○	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials 3 Gal.		
○	<i>Coreopsis 'Zagreb'</i> Zagreb Coreopsis	
○	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
○	<i>Hemerocallis 'Happy Returns'</i> Daylily Happy Returns	
○	<i>Rudbeckia fulgida var. sullivantii 'Goldstrum'</i> Goldstrum black Eyed Susan	
○	<i>Yericonia spicata 'Red Fox'</i> Red Fox Veronica	

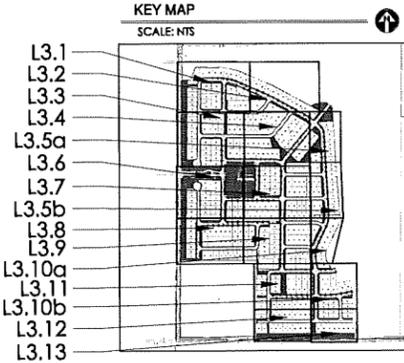
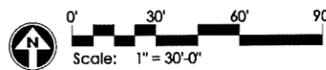
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FALCON CREST SUBDIVISION
 Preliminary Plat Landscape Plans
 KUNA, IDAHO



PLANTING PLAN - L3.12



project #: MTC060
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan
 sheet # **L3.12** of

Wall & Fence Legend

	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4' Ht. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

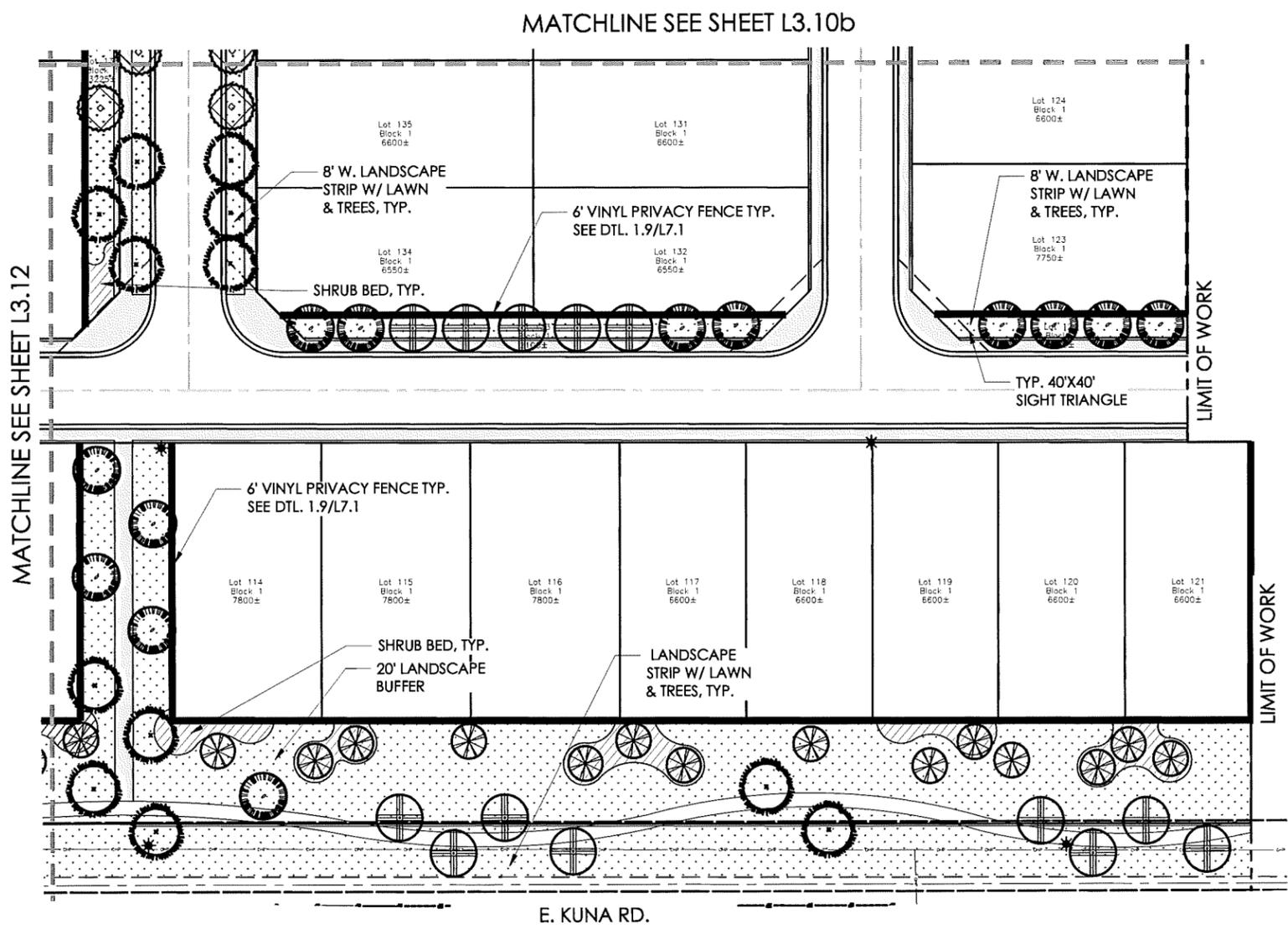
PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B
	<i>Cornus florida</i> Flowering Dogwood	2' B&B
	<i>Malus 'Profusion'</i> Profusion Crabapple	2' B&B
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	2' B&B
	<i>Pyrus calleryana 'Chanticleer'</i> Chanticleer Pear	2' B&B
Class II Trees - Street Tree/Common Lot Tree		
	<i>Acer platanoides</i> Norway Maple	3' B&B
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' B&B
	<i>Ginkgo biloba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' B&B
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
	<i>Tilia americana 'Little Leaf'</i> Little leaf Linden	3' B&B
Conifer Trees - Evergreen Trees		
	<i>Picea abies 'Supressita'</i> Columbian Norway Spruce	8' Ht. B&B
	<i>Picea glauca v. 'Densata'</i> Densata Spruce	8' Ht. B&B
	<i>Pinus sterile 'Vanderwolf's'</i> Vanderwolf's Pine	8' Ht. B&B
	<i>Pinus nigra</i> Austrian Pine	8' Ht. B&B
Shrubs 5 Gal.		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i> Crimson Pygmy Barberry	
	<i>Buddleia davidii 'Black Knight'</i> Black Knight Butterfly Bush	
	<i>Buddleia x flatterby 'Blueberry Cobbler'</i> Blueberry Cobbler Butterfly Bush	
	<i>Cornus sericea 'Keleysi'</i> Keleysi's Dwarf Red-Osier Dogwood	
	<i>Euonymus japonicus microphyllus</i> Boxleaf Euonymus	
	<i>Euonymus japonicus v. microphyllus 'Sunny Delight'</i> Sunny Delight Euonymus	
	<i>Euonymus lautochovicus 'Manhattan'</i> Manhattan Euonymus	
	<i>Hydrangea paniculata 'Lime Light'</i> Lime Light Hydrangea	
	<i>Hydrangea paniculata 'Ruby'</i> Ruby Hydrangea	
	<i>Juniperus chinensis 'Kallay's Compact'</i> Kallay's Compact Pfitzer	
	<i>Juniperus chinensis 'Mini Julep'</i> Sea Green Juniper	
	<i>Mahonia aquifolium 'Compacta'</i> Compact Oregon Grape Holly	
	<i>Perovskia atriplicifolia</i> Russian Sage	
	<i>Philadelphus 'Fraseri'</i> Philadelphia Frozer	
	<i>Pinus mugo pumilio</i> Mugo Pine	
	<i>Rosa x 'Noire'</i> Flower Carpet TM Red Rose	
	<i>Syringa vulgaris</i> Common Lilac	
Groundcovers 3 Gal.		
	<i>Cerastium plumbago</i> Dwarf Plumbago	
	<i>Erica x darleyensis 'Kramer's Rose'</i> Kramer's Red	
	<i>Juniperus horizontalis 'Youngstown'</i> Spreading Juniper	
Grasses 5 Gal.		
	<i>Calamagrostis x acutiflora 'Overdam'</i> Overdam Feather Reed Grass	
	<i>Helictotrichon sempervirens</i> Blue Oat Grass	
	<i>Miscanthus sinensis</i> Maiden Grass	
	<i>Pennisetum alopecuroides 'Little Bunny'</i> Little Bunny Fountain Grass	
Perennials 3 Gal.		
	<i>Cornopsis 'Zagreb'</i> Zagreb Coreopsis	
	<i>Echinacea purpurea 'Magnus'</i> 'Magnus' Purple Coneflower	
	<i>Hemerocallis 'Happy Returns'</i> Daylily Happy Returns	
	<i>Rudbeckia fulgida var. sullivantii 'Goldstern'</i> Goldstern Black Eyed Susan	
	<i>Yericonia spicata 'Red Fox'</i> Red Fox Veronica	

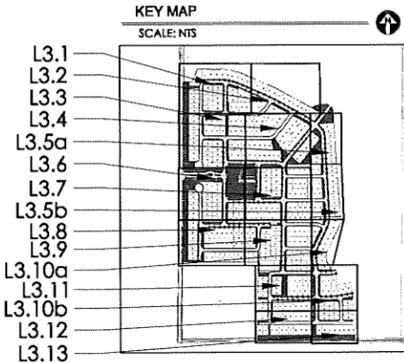
GREY PICKETT
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 7144 e stetson drive, suite 205
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 480.609.0099 480.609.0088



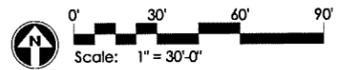
FALCON CREST
SUBDIVISION
 Preliminary Plat Landscape Plans
 KUNA, IDAHO



MATCHLINE SEE SHEET L3.12

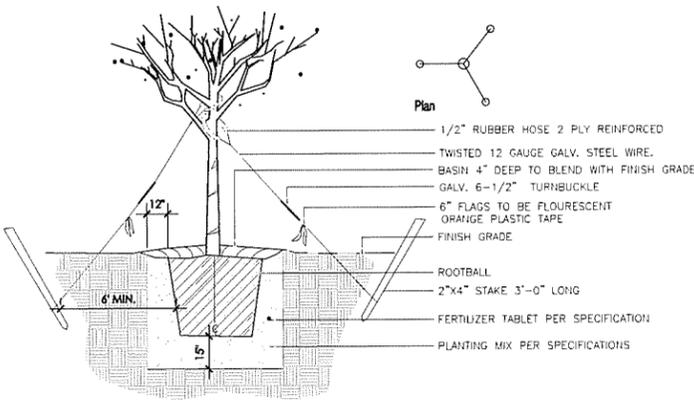


PLANTING PLAN - L3.13

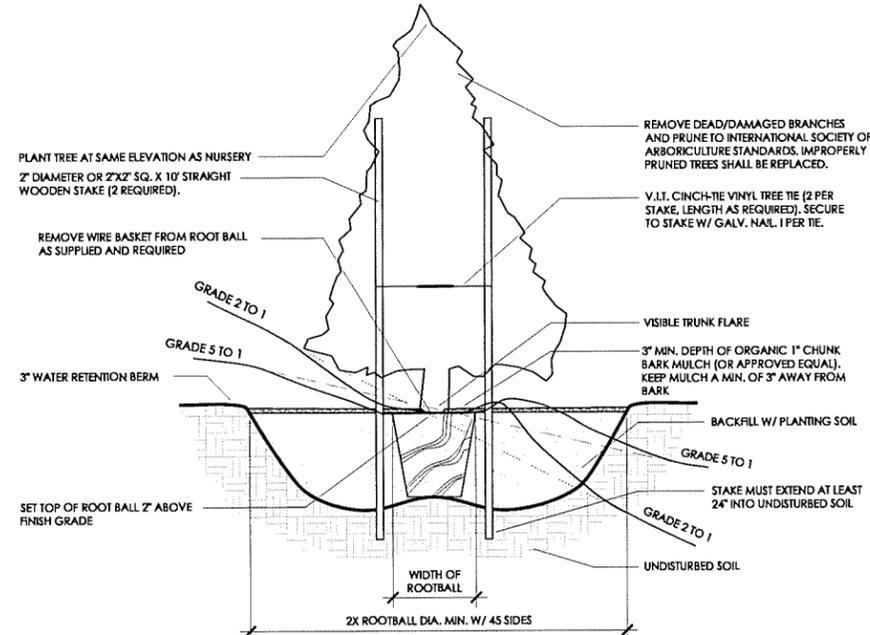


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 As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 10.30.2018
 drawing: Planting Plan

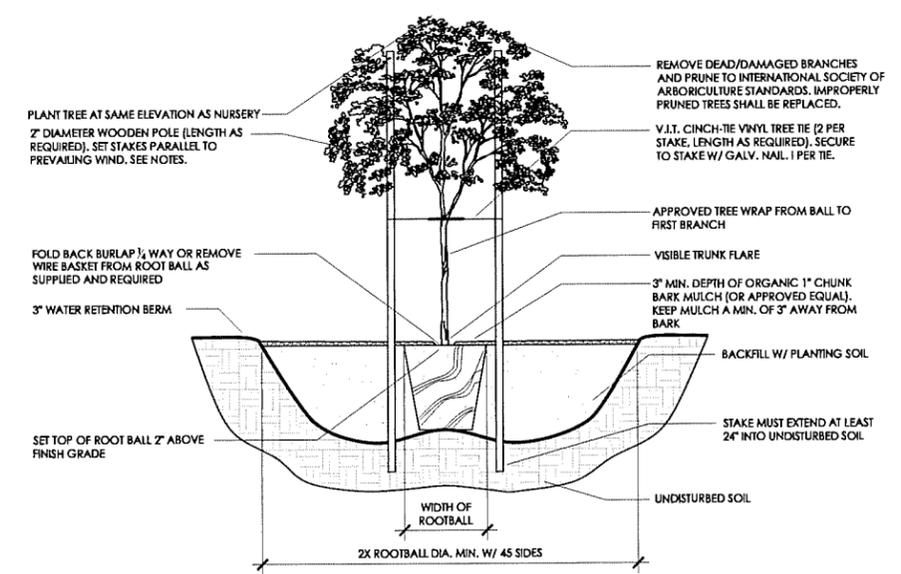
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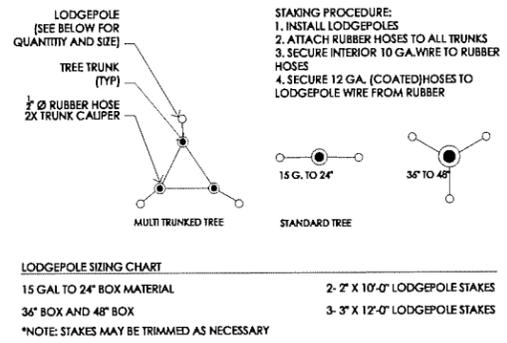
1.3 Tree Guying Detail
Scale: N.T.S.



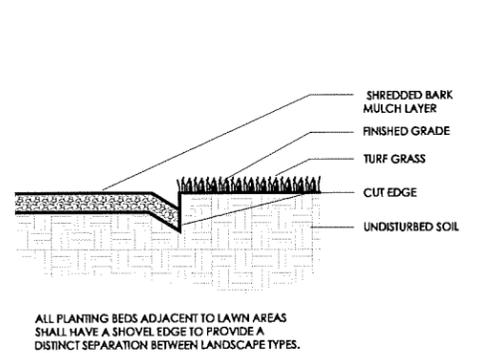
1.2 Evergreen Tree Planting Detail
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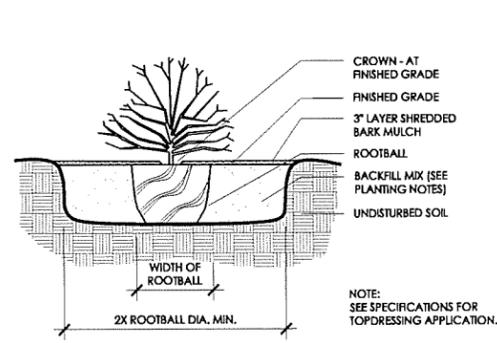
1.1 Deciduous Tree Planting Detail
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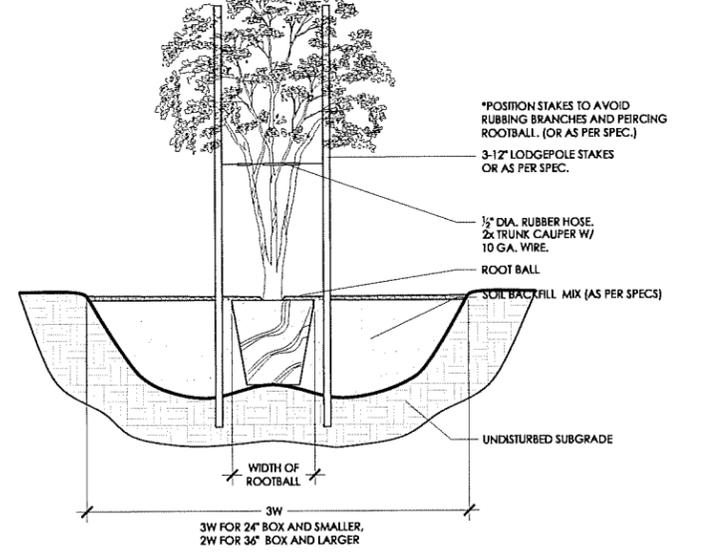
1.7 Tree Staking Diagram
Scale: N.T.S.



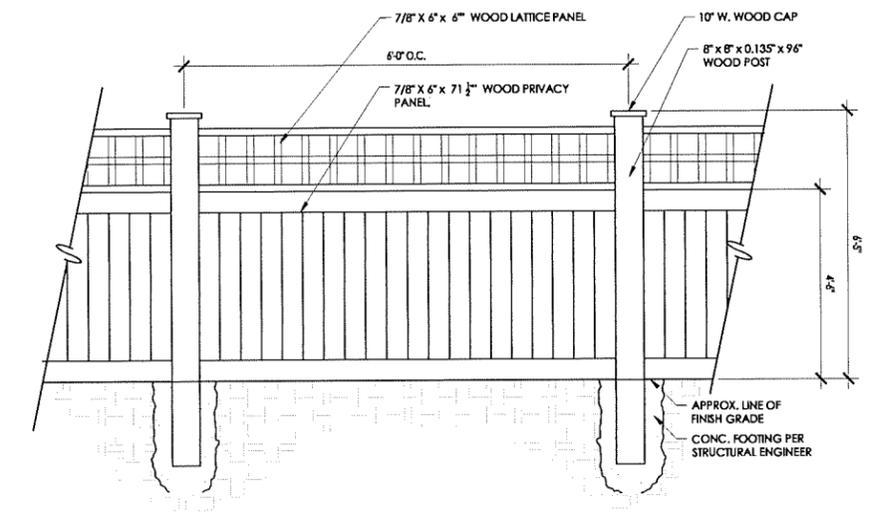
1.6 Cut Edge Detail
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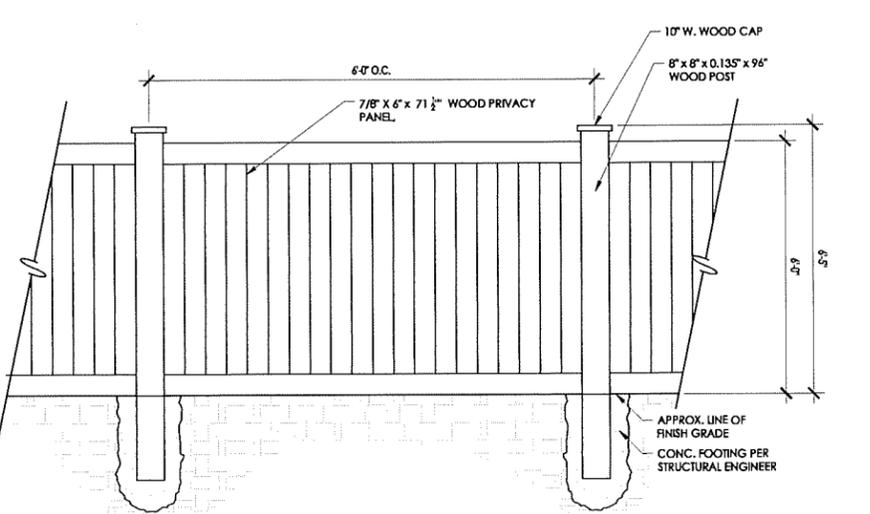
1.5 Shrub Planting Detail
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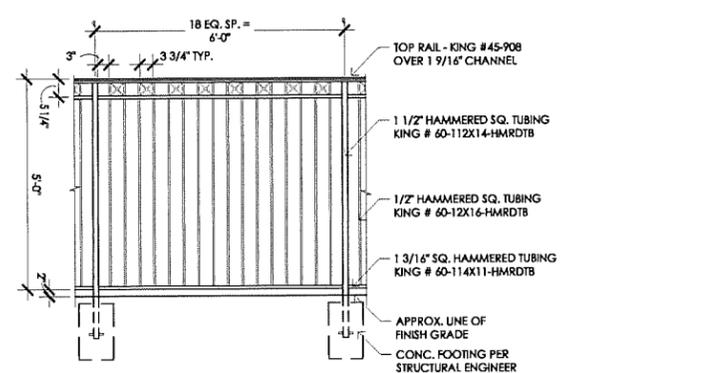
1.4 Tree Staking Detail
Scale: N.T.S.



1.10 Solid Fence/18\"/>



1.9 Solid Fence - Elevation
Scale: 1/2\"/>



1.8 View Fence - Elevation
Scale: 1/2\"/>

Kuna, Idaho
May 2018

Transportation Impact Study
**FALCON CREST
SUBDIVISION**



Prepared For:
M3 Companies
1087 W. River Street, Suite 310
Boise, Idaho 83702

Prepared By:
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Project Principal: Andy Daleiden, PE
Project Manager: John Ringert, PE
Project No. 21966



Transportation Impact Study

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Section 1
Executive Summary

EXECUTIVE SUMMARY

M3 Companies is proposing to develop the Falcon Crest Subdivision, located on the east side of Cloverdale Road and on the north side of Kuna Road, in Kuna, Idaho. The initial development will begin with a 409-unit active-adult residential development situated on the northeast quadrant of Cloverdale Road/Kuna Road intersection. The development is proposed to be gated and age-restricted. In the long-term, the master plan for the development will encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, approximately 591 single-family houses, and some supporting commercial uses. Figure 1, illustrates the site's vicinity in Ada County, Idaho. The initial development of 409 units will include Village A, Village B, and Village C as shown the dark shading in Figure 1.

Access to the first development phase is proposed on Cloverdale Road via a new private street. The primary collector access is proposed to be opposite Reining Horse Drive, approximately 1,560 feet south of the existing Falcon Crest Golf Course access and approximately 1,990 feet north of Kuna Road. The private street will have an automatic gate. located approximately 350 feet west of Cloverdale Road. Additionally, two emergency vehicle accesses are proposed, which would include bollards and serve as a multi-use path for pedestrians and bicyclists. The emergency vehicle accesses are proposed to be located on Cloverdale Road approximately 1,040 feet north and 970 feet south of the primary access. The use of the emergency vehicle accesses would cease when future site development adds additional connections to the Falcon Crest Golf Course access road and to Kuna Road.

Currently the site is undeveloped. The initial development is planned to be completed in approximately 2022, but could extend out to 2024 or 2025 depending on market conditions. The overall development is planned to be completed in future phases, with a projected full build-out in approximately year 2040. The preliminary site plan is shown in Figure 2. The TIS will address the development's impacts in the initial buildout year 2022. In addition, the TIS includes a planning-level analysis of the potential roadway impacts for the full buildout in the year 2040 to identify potential changes to future roadway sizes that may be necessary beyond the 2016 ACHD Capital Improvement Plan (CIP). Separate TIS's will be prepared in the future that will address the impacts of individual development impacts of each phase/application.

FINDINGS

Existing Conditions

- The study evaluated twelve off-site intersections during the AM and PM peak hour of a typical weekday (Tuesday – Thursday).
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
 - **Cloverdale Road & Overland Road (PM Peak Hour)** – During the weekday PM peak hour, the intersection volume-to-capacity ratio is 0.93, which is above the ACHD threshold of 0.90. Additionally, the southbound approach (or the north leg)

operates with a volume-to-capacity ratio of 1.08, resulting in LOS “F”, which does not meet ACHD’s minimum standard of a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.

- An evaluation of mitigations identified that a minor adjustment to signal timing would mitigate the volume-to-capacity ratio.
- The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS “D” during the weekday AM and PM peak hours. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis based on ACHD and ITD 24-hr counts indicated that the intersection meets volume warrants #1, #2, and #3.
- All ACHD study roadway segments operate at acceptable levels of service with the exception of:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026. A more detailed analysis at each study intersection found that the intersections operate acceptably and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Amity Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-22) for 2021-2026. A more detailed analysis at each study intersection found that the intersections operate acceptably and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-23) for 2021-2026. A more detailed analysis at each study intersection found that the intersections can operate acceptably with minor mitigation and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road. Due to the intersection of Cloverdale Road and Overland Road operating at the ACHD volume-to-capacity threshold of 0.90 during the weekday p.m. peak hour, this segment should be the highest priority for widening.
- Crash data at the study intersections for the most recent five years (2011-2015) was analyzed for any existing crash trends, below are the findings:
 - Rear-end and angle crashes were the most common reported crash type, each accounting for approximately 31 percent of all crashes.
 - The signalized intersection of Cloverdale Road & Overland Road reported an average of eight crashes per year since 2011, of which 38 percent were angle

crashes. That intersection has a substantially higher traffic volume than the other intersections and therefore, a higher number of crashes would be expected.

- During the five-year study, no fatal crashes occurred at the study intersections, and approximately 42 percent of crashes resulted in an injury.

Year 2022 Background Traffic Conditions

- Year 2022 background traffic volumes were forecasted using a 2.5 percent annual growth rate.
- Year 2022 background traffic analysis (without inclusion of site-generated traffic) found that all the study intersections are forecast to operate at acceptable levels of service and volume-to-capacity ratios with the exception of:
 - **Cloverdale Road & Overland Road (AM & PM Peak Hour)** – The overall intersection is projected to operate with a volume-to-capacity ratio of 1.06 during the weekday PM peak hour, which does not meet ACHD’s minimum threshold standard of ≤ 0.90 . Additionally, the southbound through movement operates over capacity with volume-to-capacity ratio of 1.22 during the weekday PM peak hour and the northbound through operates with a volume-to-capacity ratio of 1.02 during the weekday AM peak hour. These ratios exceed the ACHD threshold of ≤ 1.00 for the lane group volume-to-capacity ratio. The following mitigations were identified to be necessary to meet ACHD thresholds under background traffic conditions:
 - Addition of dual eastbound and westbound left-turn lanes;
 - Restriping of the northbound and southbound approaches to accommodate two through lanes using the existing right-turn lanes; and
 - Widening of Cloverdale Road to add an additional southbound travel between Overland Road and Victory Road to serve as a continuous receiving lane for the additional southbound lane through the intersection.

Note that this intersection is in ACHD’s 2016 *Capital Improvement Plan* (CIP# IN2016-66) for completion in the year 2026-2030 timeframe.

- **Cloverdale Road & Lake Hazel Road Overland Road (AM Peak Hour)** – During the weekday AM peak hour, the westbound through movement operates with a volume-to-capacity ratio of 1.02, resulting in LOS “F”, which does not meet ACHD’s minimum threshold for a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.
 - Minor signal timing adjustments were found to mitigate the volume-to-capacity ratio.

Additionally, ACHD's 2016 *Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.

- The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS "D" and LOS "E" during the weekday AM and PM peak hours, respectively. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis indicates that the intersection would meet volume warrants #1, #2, and #3.
- All ACHD study roadway segments will operate at acceptable levels of service, except for the following:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections will operate acceptably, and therefore widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Lake Hazel Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21 and RD2016-22) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections can operate acceptably with minor mitigation, and therefore widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)**- This widening is included in the 2016 CIP (RD2016-23) for 2021-2026.
 - This segment requires widening to five lanes to accommodate the recommended mitigation at the Cloverdale Road & Overland Road intersection. Therefore, widening is necessary under 2022 background traffic conditions.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10th Edition* was used to estimate the trip generation for the proposed Falcon Crest Subdivision.
- The proposed development (Phase 1 of the proposed Falcon Crest Subdivision) will include approximately 409 active-adult (senior adult detached housing) units.

- In the buildout year of 2022, the development is estimated to generate a total of 1,943 daily new trips, 119 weekday AM peak hour new trips (39 inbound / 80 outbound), and 144 weekday PM peak hour new trips (88 inbound / 56 outbound).
- The distribution pattern for site-generated trips was based on a review of the roadway system, trip destinations, and the COMPASS 2040 regional travel demand model area of impact modeling results.

Year 2022 Total Traffic Conditions

- Year 2022 total traffic conditions found that the issues and mitigations identified in background conditions remained the same for total traffic conditions. All study intersections will continue to operate at acceptable levels of service, except for:
 - **Cloverdale Road & Overland Road (AM & PM Peak Hour)** – The overall intersection is projected to operate with a volume-to-capacity ratio of 1.07 (up from 1.06 under background traffic conditions) during the weekday PM peak hour, which will not meet ACHD’s minimum standard of ≤ 0.90 . Additionally, the southbound through movement is projected to operate over capacity with volume-to-capacity ratios of 1.24 (up from 1.22 under background traffic conditions) and the northbound through movement with the volume-to-capacity ratio of 1.04 (up from 1.02 under background traffic conditions). These ratios exceed ACHD’s minimum threshold for a lane group volume-to-capacity ratio of ≤ 1.00 . The intersection is projected to exceed the ACHD thresholds in 2018 under background and total traffic conditions. The same improvements as identified under 2022 background traffic conditions are necessary to mitigate the intersection operations. These include:
 - Addition of dual eastbound and westbound left-turn lanes;
 - Restriping of the southbound approach to accommodate two southbound through lanes; and
 - Widening of Cloverdale Road to add an additional southbound travel and between Overland Road and Victory Road to serve as a continuous receiving lane for the additional southbound lane through the intersection.

The percentage of site traffic is approximately 0.6 percent of the intersection peak hour entering volume. Additionally, this intersection is in ACHD’s 2016 Capital Improvement Plan (CIP# IN2016-66) for completion in the year 2026-2030 timeframe.

 - **Cloverdale Road & Lake Hazel Road (AM Peak Hour)** – During the weekday AM peak hour, the westbound through movement operates with a volume-to-capacity

ratio of 1.05, resulting in LOS “F”, which does not meet ACHD’s minimum standard of a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.

- Minor signal timing adjustments were found to mitigate the volume-to-capacity ratio.

The percentage of site traffic is approximately 3.2 percent of the intersection peak hour entering volume. Additionally, ACHD’s 2016 Capital Improvement Plan (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.

- **Kuna Road & Meridian Road** - The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS “D” and LOS “E” during the weekday AM and PM peak hours, respectively. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis indicates that the intersection would meet volume warrants #1, #2, and #3. Due to the intersection operating acceptably based on ACHD criteria, signalization is not necessary to accommodate the projected traffic.
 - The percentage of site traffic is 0.5 percent of the intersection entering volume.
- All ACHD study roadway segments are projected to operate at acceptable levels of service except for:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections can operate acceptably with minor mitigation. Therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - The percentage of site traffic during the peak hour is estimated to be approximately 2.9 percent.
 - **Cloverdale Road between Lake Hazel Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21 and RD2016-22) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections would operate acceptably with minor signal timing adjustments at the Cloverdale Road/Victory Road intersection. Therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.

- The percentage of site traffic during the peak hour is estimated to be approximately 2.4 percent.
- **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-23) for 2021-2026.
 - This segment requires widening to five lanes to accommodate the recommended mitigation at the Cloverdale Road & Overland Road intersection per the background traffic conditions analysis. Therefore, widening is necessary under 2022 background and total traffic conditions.
 - The percentage of site traffic during the peak hour is estimated to be approximately 1.6 percent.
- Based on the ACHD turn lane warrant procedures, a southbound left-turn lane will be warranted at the proposed site access.
- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated at the proposed site access, including the proposed queue at the entry gate.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at the proposed site access assuming the access road approach elevation is at, or above, the edge of the existing roadway edge of travel way.
- The proposed site access on Cloverdale Road will meet the site access requirements based on ACHD criteria, except for two existing private driveways that currently don't meet ACHD criteria.

Year 2040 Master Plan Analysis

- A review of the 2040 background traffic projections identified Cloverdale Road, Locust Grove Road, Kuna Mora Road, Kuna Road, and Deer Flat Road as roadways that are projected to need widening beyond what is programmed in *ACHD's 2016 CIP*.
- The projected roadway improvement needed for build-out of the Master Plan is the widening extension of Cloverdale Road to a five lane cross section to Kuna Road by 2040.

RECOMMENDATIONS

Based on the evaluation findings and conclusions, recommendations were developed which include the following:

Existing Conditions:

- Cloverdale Road & Overland Road

- Modify the signal timing to Increase the signal phase split for the southbound through movement.
- Cloverdale Road (Lake Hazel Road to Overland Road)
 - Based on ACHD segment capacity thresholds, widening to five lanes is needed. Note that the intersection analysis found the intersections can operate acceptably. This widening is included in the 2016 CIP (CIP# RD2016-21, RD2016-22, and RD2016-23 for 2021-2025).

Year 2022 Background Conditions

- Cloverdale Road & Overland Road
 - Option 1:
 - Add eastbound and westbound dual left-turn lanes;
 - Re-stripe the northbound outside lane from a right-turn lane to a through-right lane. This is possible due to the five-lane section on Cloverdale Road north of Overland Road which provides a continuous northbound receiving lane; and
 - Widen Cloverdale Road between Overland Road and Victory Road to accommodate a second southbound travel lane and re-stripe the southbound approach outside lane from a right-turn lane to a through-right lane.
 - Option 2:
 - Replace and modify the traffic signal and widen the approaches per CIP# IN2016-66 (2026-2030).
- Cloverdale Road & Lake Hazel Road
 - Modify the signal timing splits to Increase the signal phase split for the westbound through movement.
 - Note that ACHD's *2016 Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.
- Cloverdale Road (Overland Road to Victory Road)
 - If not completed prior to the year 2022 per need identified in existing conditions, widen Cloverdale Road to five lanes between the Overland Road and Victory Road per ACHD CIP (RD2016-23) planned for the 2021-2025 timeframe. This is required for the Cloverdale Road & Overland Road intersection improvements.
- Cloverdale Road (Lake Hazel Road to Victory Road)

- Based on ACHD segment capacity thresholds, widening to five lanes is needed. Note, the intersection analysis found the intersections to operate acceptably, so widening could be delayed. This widening is included in the 2016 CIP (CIP# RD2016-21, and RD2016-22) for 2021-2026).

Year 2022 Total Conditions

- If not completed for year 2022 background conditions, the total traffic improvements at the off-site intersections are the same as the recommended background improvements described in the background conditions section. These recommended improvements are:
 - Cloverdale Road & Overland Road:
 - If not completed under year 2022 background conditions, improve the intersection per Option 1 or Option 2 as described in the 2022 background conditions. This improvement is also required under background conditions, without the proposed development.
 - The percentage of site traffic is approximately 0.6 percent of the intersection peak hour entering volume.
 - Cloverdale Road & Lake Hazel Road
 - Modify the signal timing splits to increase the signal phase split for the westbound through movement. Note that no site traffic is added to this movement. This is projected to occur in 2021 when the site has approximately 280 units completed.
 - Note that ACHD's 2016 *Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.
 - The percentage of site traffic is approximately 3.2 percent of the intersection peak hour entering volume.
 - Cloverdale Road (Overland Road to Victory Road)
 - If not completed prior to the year 2022 per the 2022 background conditions, widen Cloverdale Road to five lanes between the Overland Road and Victory Road per ACHD CIP (RD2016-23) planned for the 2021-2025 timeframe.
 - The percentage of site traffic during the peak hour is estimated to be approximately 1.6 percent.
 - Cloverdale Road (Lake Hazel Road to Amity Road and Amity Road to Victory Road)
 - If not completed under background conditions, widen Cloverdale Road to five lanes based on ACHD segment capacity thresholds. Note, the

intersection analysis found the intersections will operate acceptably with the recommended improvements and therefore widening could be delayed. The widening is included in the 2016 CIP (CIP# RD2016-21, and RD2016-22) for 2021-2026)

- The percentage of site traffic during the peak hour is estimated to be approximately 2.9 percent and 2.4 percent for the Lake Hazel Road to Amity Road and the Amity Road to Victory Road segments, respectively.
- Cloverdale Road & Reining Horse Drive/Site Access
 - Install a southbound left-turn lane with 100 feet of vehicle storage.
 - Ensure intersection sight distance is accommodated at the site access with the following actions:
 - Remove miscellaneous vegetation and potential obstructions along Cloverdale Road as necessary to obtain and maintain adequate intersection sight distance.
 - Design the proposed site access to match, or be higher than, the existing elevation of the edge of the travel way on Cloverdale Road to ensure the best possible sight distance.
 - Shrubbery and landscaping near the internal intersections and the site access point should be maintained to ensure adequate sight distance.

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**Recording Requested By and
When Recorded Return to:**

**City of Kuna
Attn: City Clerk
751 W. 4th Street
Kuna, Idaho 83634**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

City of Kuna / M3 ID Falcon Crest, LLC / Falcon Crest, LLC

DEVELOPMENT AGREEMENT

[Idaho Code § 67-6511A and Chapter 14 of Title 5 Kuna City Code]

Parties to the Agreement:

City of Kuna	“City”	City Hall 751 W. 4 th Street Kuna, Idaho 83634
M3 ID Falcon Crest, LLC	“Developer”	Attn: William I. Brownlee M3 Companies 4222 E Camelback Road Suite H 100 Phoenix AZ 85018
Falcon Crest, LLC	“Owner”	2528 N. Cloverdale Road Boise, ID 83713

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EXHIBIT B	MASTER PLAN	ERROR! BOOKMARK NOT DEFINED.
EXHIBIT C	ANNEXATION APPLICATION	ERROR! BOOKMARK NOT DEFINED.
EXHIBIT D	OFFSITE SEWERAGE	ERROR! BOOKMARK NOT DEFINED.
EXHIBIT E	PUBLIC PARKS & TRAILS PLAN	ERROR! BOOKMARK NOT DEFINED.
EXHIBIT F	EXCEPTIONS – KUNA CITY CODE CHAPTERS 5 & 6	ERROR! BOOKMARK NOT DEFINED.

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THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into by and between the CITY OF KUNA, a municipal corporation organized and existing under the laws of the state of Idaho, by and through its Mayor (“**City**”) and Falcon Crest, LLC, an Idaho limited liability company (“**Owner**”) and M3 ID Falcon Crest, LLC, an Arizona limited liability company (“**Developer**”) and its successors and/or assigns.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, and in consideration of the Recitals and Definitions, and in consideration of the premises and the mutual representations, covenants and agreements hereinafter contained, City, Developer and the Owner represent, covenant and agree as follows:

SECTION 1 DEFINITIONS

For all purposes of this Agreement, the following words in bold print which appear in this Agreement have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise and is not capitalized:

- 1.1 **ACHD:** Means and refers to the Ada County Highway District a countywide highway district organized and existing pursuant to Chapter 14 of Title 40 Idaho Code.
- 1.2 **Act:** Means and refers to the Local Land Use Planning Act as codified in Chapter 65 of Title 67 Idaho Code.
- 1.3 **Active Adult Community:** Means and refers to a designated area that may be modified by Developer, within the Subject Real Property which may include age ownership requirements.
- 1.4 **Ada County:** Means and refers to Ada County, Idaho.
- 1.5 **Additional Property:** Means and refers to real property, not within the Subject Real Property on the Effective Date, that lies adjacent to or becomes adjacent to the Subject Real Property, **(Mark please provide exhibit)**
- 1.6 **Agreement:** Means and refers to this “City of Kuna/M3 ID Falcon Crest, LLC Development Agreement,” which may be referred to and cited as the “Falcon Crest Development Agreement”, **inclusive of all exhibits, as may be amended from time to time.**
- 1.7 **Annexation Application:** Means and refers to the Developer’s application to the City regarding the Subject Real Property requesting its annexation into the City.
- 1.8 **Annexation Ordinance:** Means and refers to the annexation ordinance of the City which annexes the Subject Real Property into the City.

Commented [MT1]: I don't believe we need an exhibit, we can just limit additional property to adjacent property or property that becomes adjacent. We also can remove the parcel references

- 1.9 Applications:** Means and refers collectively to all of the Developer’s applications to the City regarding the Subject Real Property inclusive of: Annexation Application, Zoning Application, Planned Unit Development Application, Subdivision Application, Special Use Permit and Design Review Application.
- 1.10 CC&Rs:** Means and refers to the written and recorded covenants, conditions and restrictions that shall encumber portions of the Subject Real Property through one or more Owners’ Associations that establish quality control operation and maintenance both during development and during maturing of the Project.
- 1.11 City:** Means and refers to the City of Kuna an Idaho Municipal Corporation and Party to this Agreement.
- 1.12 City Council:** Means and refers to the City Council of the City.
- 1.13 City Fees:** Means and refers to the fees for services as established and charged by the City
- 1.14 Comprehensive Plan:** Means and refers to the City of Kuna Comprehensive Plan as it exists on the Effective Date. **1.16 Design Review Application:** Means and refers to any application by the Developer for any development of the Subject Real Property requiring Design Review by the City.
- 1.17 Design Review Ordinance:** Means and refers to the planning, design guidelines and regulations of the Design Review Overlay District of the City as set forth in Chapter 4 of the Zoning Ordinance, **as it exists on the Effective Date.**
- 1.18 Developed:** Means and refers to the completion of development of the Project or phases of the Project by the Developer including the establishment of the Owners’ Association and the CC&Rs associated therewith and including the acceptance by the City or ACHD of any part thereof in accordance with the provisions of this Agreement.
- 1.19 Developer:** Is M3 Builders, LLC, an Arizona limited liability company, and all successors in title M3 Acquisitions, LLC and interest to Developer who undertake development and ownership of the Property.
- 1.20 Developer Representative:** Means and refers to the representative for Developer which is originally William I. Brownlee and is inclusive of any designee appointed by Developer with written prior notice to the City.
- 1.21 Development Rights:** Means and refers to the land use and development rights provided to the Developer for the Subject Real Property as provided in this Agreement and as provided in the Permits issued by the City in the process of the Applications.
- 1.22 Drainage System:** Means and refers to a drainage and flood control system and facilities for collection, diversion, detention, retention, dispersal, use and discharge of drain water.
- 1.23 Effective Date:** Means and refers to the date upon which this Agreement takes effect which is the same date that City’s Annexation Ordinance and the Rezone Ordinance take effect.

Commented [BB2]: Developer doesn’t need to be the holder of the Option and is better if it is not in as much as Developer serves as the Developer for several entities including the Owner for example when we build the offsite sewer line

- 1.24 Existing Uses:** Means and refers to the existing uses of the Subject Real Property on the Effective Date which is as follows: Golf Course, and ancillary related uses, agriculture and ancillary related use, turf farm, nursery, offices, and equipment storage.
- 1.25 Falcon Crest:** Means and refers to the name of the Project which is constructed and used pursuant to the Development Rights and which may subsequently include some or all of the Additional Property.
- 1.26 Fire District:** Means and refers to the Kuna Rural Fire District (formerly known as the Kuna Rural Fire Protection District).
- 1.27 Green Space:** Means and refers to real property Developed within the Project that is partly or completely covered with grass, trees, shrubs, or other vegetation and may include buildings, equipment, pathways and trails for recreational use and is only accessible to the residents, guests and property owners within a designated Village within the Project. This term may appear in this Agreement in the singular or the plural.
- 1.28 Impact Area:** Means and refers to the impact area of the City, as the Effective Date, which lies outside of the City limits and within the unincorporated area of Ada County, as established with Ada County pursuant to the Act and the Comprehensive Plan.
- 1.29 Infrastructure Master Plan:** Means and refers to any of the Infrastructure Master Plans as provided in Section 5 of this Agreement. This term may appear in this Agreement in the singular or the plural.
- 1.30 Master Plan:** Means and refers to the master plan for the Project and the use of the Subject Real Property by the Developer and the Owner in accordance with the Applications entitled Falcon Crest Subdivision Kuna, Idaho PUD Preliminary Development Exhibit is attached hereto and marked Exhibit B.
- 1.31 Maximum Density:** Means and refers to the maximum number of residential units within designated areas of the Subject Real Property as stated in the Master Plan which Maximum Density is approximately 2.25 dwelling units/acre or a total of 2,322 dwelling units (excluding RV units, hotel units, nursing home units, or any other units associated with commercial/mixed use development, if applicable).
- 1.32 Maximum Village Density:** Means and refers to a maximum gross residential density for each Village subject to the limitation on the Maximum Density allowed within each Village as set forth in the Master Plan and subject to reallocation of density as allowed in this Agreement. The Maximum Village Density is the maximum gross residential density for each Village subject to the limitation on the Maximum Density allowed within each Village as set forth in the Master Plan.
- 1.33 Mortgage:** Means and refers to any lien placed upon the Subject Real Property, or any portion thereof, including the lien of any mortgage or deed of trust, as a pledge of real property to a creditor as security for performance of an obligation or repayment of a debt.

- 1.34 Offsite Sewerage:** Means and refers to any sewer improvements, including, without limitation, gravity lines, pressure lines, lift station, borings, manholes, and engineering, to connect the Subject Real Property to the existing terminus of City's sewer system the alignment of which is shown on Exhibit **■**.
- 1.35 Offsite Potable Water:** Means and refers to any potable water supply network, located outside the boundary of the Subject Real Property, to connect the Project Potable Water System to the existing terminus of City's Potable Water System the alignment of which is shown on Exhibit **_**.
- 1.36 Open Space:** Means and refers to any portion of the Subject Real Property that is designated for recreation, agriculture, habitat, scenic or similar uses and inclusive of developed or natural areas and without limitation:
- Green Space, Public Green Space and Public Parks;
 - sports fields, and trails;
 - golf course(s);
 - landscape easements or common areas inside or outside of public rights-of-way;
 - floodplains and floodways;
 - wetlands, wildlife habitat, stream corridors, and
 - conservation easements or permanent open space on private lands or lots. Open Space may be publicly or privately owned and may be accessible or inaccessible to the public and as identified on the final plat.
- 1.37 Ordinances:** Means and refers to an ordinance passed by the City Council in accordance with the provisions of this Agreement. This term may appear in this Agreement in the singular or the plural.
- 1.38 Owner:** Means and refers to Falcon Crest, LLC, an Idaho limited liability company who is the owner of the Subject Real Property on the Effective Date and Party to this Agreement and after the Effective Date of this Agreement shall refer to the owner or owners of the Subject Real Property.
- 1.39 Owners' Association:** Means and refers to any non-profit entity created or to be created by Developer, to be responsible for the perpetual maintenance and operation and management of Private Roads, Green Space, Public Green Space, Pressure Irrigation System, and Common Areas, as such are set forth in the CC&Rs.
- 1.40 Parcel:** Means and refers to tract or parcel of distinctly legally described real property located within the Subject Real Property. This term may appear in this Agreement in the singular or the plural.
- 1.41 Public Park:** Means and refers to real property that is partly or completely covered with grass, trees, shrubs, or other vegetation, and may include buildings, equipment pathways and trails used for recreation and accessible to the public and owned and maintained by the City. This term may appear in this Agreement in the singular or the plural.

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- 1.42Party or Parties:** Means and refers to the City, Owner and/or the Developer, as the Parties to this Agreement, depending upon the context of the term as used in this Agreement.
- 1.43Planned Unit Development Application:** Means and refers to the Developers application to the City regarding Developed phases of the Project requesting a Planned Unit Development Permit.
- 1.44Planning & Zoning Commission:** Means and refers to the City Planning & Zoning Commission.
- 1.45Potable Water Provider:** Means and refers to the City providing potable water through the Potable Water System.
- 1.6546Potable Water System:** Means and refers to City's domestic potable water system which includes all wells, storage tanks, distribution mains and pump stations necessary to provide Potable Water to users of the City's Potable Water System.
- 1.47Pressure Irrigation System:** Means and refers to the pressure irrigation system designed and built, by Developer, and owned and maintained by the Owners' Association as set forth in the CC&Rs'
- 1.48Project:** Means and refers to the intended development of the Subject Real Property in accordance with the Master Plan and as governed by this Agreement.
- 1.49Project Potable Water System:** Means and refers to the wells, storage tanks and distribution lines, offsite main lines and pumps planned, designed and constructed by the Developer and/or the City to serve the Project with potable water.
- 1.50Project Sewerage System:** Means and refers to Sewerage System [not including Offsite Sewerage] designed and constructed by the Developer to serve the Project.
- 1.51Public Infrastructure:** Means and refers to the infrastructure facilities and services improvements, including, without limitation, underlying lands and improvements that are owned or to be conveyed to and owned by City or a third-party public service provider.
- 1.52PUD:** Means and refers to a planned unit development as defined and by the PUD Ordinance.
- 1.53PUD Ordinance:** Means and refers to the planned unit development regulations of the City as a part of the Zoning Ordinance codified in Chapter 7 of Title 5 Kuna City Code as it exists on the Effective Date and allows for the modification of the Subdivision Ordinance and Zoning Ordinance, a true and correct copy of which is attached to this Agreement marked Exhibit .
- 1.54PUD Standards:** Means and refers to the standards in the PUD Ordinance as of the Effective Date.
- 1.55Public Green Space:** Means and refers to Green Space that is accessible to the public. This term may appear in this Agreement in the singular or the plural.
- 1.56Rezone Ordinance:** Means and refers to a zoning ordinance which rezones the Subject Real Property as C-2, R-6 and R-12 City zones (as amended by the PUD) in accordance with the provisions of this Agreement.

- 1.57 Private Road:** Means and refers to any Private Road or Public Street to be Developed as a part of the Project that will remain private and not be dedicated to ACHD and is intended for perpetual maintenance by the Developer or an Owner's Association. This term may appear in this Agreement in the singular or the plural.
- 1.58 Sewer Provider:** Means and refers to the City providing sewerage service through the Wastewater System.
- 1.59 Sewerage System:** Means and refers to any or all or any combination of the following depending upon the context of this term in the Agreement to wit: intercepting sewers, outfall sewers, force mains, collecting sewers, pumping stations, ejector stations, structures, buildings, machinery, equipment connections and all other appurtenances used for the collection, and transportation to the City's Wastewater Treatment Facilities for the treatment and disposal of sewage
- 1.60 Special Use Permit:** Means and refers to a permit granting a special or conditional use by the City pursuant to the Special Uses Ordinance.
- 1.61 Special Uses Ordinance:** Means and refers to Chapter 6 of the Zoning Ordinance which provides for the processing of application for special or conditional use permits.
- 1.62 Public Street:** Means and refers to any Public Street to be developed as a part of the Project that will be dedicated to and intended for acceptance for perpetual maintenance by ACHD. This term may appear in this Agreement in the singular or the plural.
- 1.63 Subdivision Application:** Means and refers to the Developers application to the City regarding the subdivision of the Subject Real Property.
- 1.64 Subdivision Ordinance:** Means and refers to the subdivision regulations of the City codified in Title 6 Kuna City Code as it exists on the Effective Date as modified through the PUD process, a true and correct copy of which is attached to this Agreement marked Exhibit (same exhibit as Zoning Ordinance).
- 1.65 Subject Real Property:** Means the approximately 1,034 acres located in Ada County, Idaho, legally described and depicted in Exhibit A, plus any Additional Property that may later be added to the Development.
- 1.66 Improvements:** Means and refers collectively to Roads, Streets, Travel Appurtenances, Developer Potable Water System Improvements, Developer Pressurized Irrigation System, Developer's Sewerage System, Drainage Systems, Green Space, Public Green Space and Park as provided for in this Agreement.
- 1.67 Term:** Means and refers to the duration of this Agreement as set forth herein unless the word is not capitalized.
- 1.68 Village:** Means and refers to a portion of the Subject Real Property, as so identified and designated on the Master Plan as a "Village." This term may appear in this Agreement in the singular or the plural.
- 1.
- 1.70 Zoning Administrator:** Means and refers to the planning & zoning director of the City.

Commented [MT3]: Need to relocated definition and update numbering

1.71 Zoning Application: Means and refers to the Developer's application to the City regarding the Rezoning of Subject Real Property upon its annexation into the City.

1.72 Zoning Ordinance: Means and refers to the zoning regulations of the City codified in Title 5 Kuna City Code as it exists on the Effective Date a true and correct copy of which is attached to this Agreement marked Exhibit [redacted], as modified through the PUD process

SECTION 2 RECITALS

Commented [MT4]: Need to complete final M3 attorney review of recitals

The Parties recite and declare:

- 2.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code; and
- 2.2 The City is authorized, under the Act [I.C. § 67-6503], to exercise the powers conferred by the Act; and
- 2.3 The City has power and duty under the Act [I.C. § 67-6508] to conduct a comprehensive planning process, and to prepare, implement, review and update a comprehensive plan and is exercising its power and duties under the Act and has established a Comprehensive Plan; and
- 2.4 The City has enacted its Zoning Ordinance, pursuant to its power and duty under the Act [I.C. § 67-6511]; and has established within its boundaries one (1) or more zones or zoning districts with established standards of land use regulation in conformance with its Comprehensive Plan; and
- 2.5 The City, pursuant to its authority under the Act [I.C. § 67-6515], has enacted as a part of its Zoning Ordinance the PUD Ordinance provided for the regulation and processing of applications for planned unit development permits for an area of land under a single ownership or control which a variety of residential, commercial, industrial, and other land uses may be provided with requirements for minimum area, permitted uses, ownership, common open space, utilities, density, arrangements of land uses on a site; and
- 2.6 The City has the power under the Act [I.C. § 67-6511A], by ordinance, to require or permit as a condition of rezoning of real property that the owner or developer make written commitment concerning the use or development of the Subject Real Property; and
- 2.7 The City has power and duty under the Act [I.C. § 67-6513] and has enacted the Subdivision Ordinance which provides for standards and processing of the subdivision of real property under I.C. §§ 50-1301-50-1329; and
- 2.8 The City, has and is exercising its power to construct reconstruct, improve, better and extend within and partially without the City and operate pursuant to I.C. §§ 50-1028-50-1040 a domestic Water System and Sewerage system; and

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- 2.9 The Owner owns the Subject Real Property to which the Developer has an option to purchase and which the Developer seeks to develop in accordance with the Master Plan; and
- 2.10 The Subject Real Property is within the City's Impact Area; and
- 2.11 The Owner seeks to develop and annex the subject of Real Property into the City in accordance with the Master Plan; and
- 2.12 The development of the Subject Property pursuant to this Agreement shall result in significant planning and economic benefits to City and Developer by, without limitation:
- encouraging investment in and commitment to comprehensive planning for efficient utilization of City and other public resources to secure quality planning, growth and protection of the environment;
 - requiring development of the Subject Real Property consistent with the Kuna Comprehensive Plan, the Master Plan, the Kuna City Code, as it may be amended from time to time through the public hearing process, and this Agreement;
 - providing for the planning, design, engineering, construction, acquisition, and/or installation of Public Infrastructure in order to support anticipated development of the Subject Real Property and Additional Property;
 - increasing tax and other revenues to City based on a strengthened tax base of improvements to be constructed on and in reasonable proximity to the Subject Real Property;
 - creating employment through development of the Subject Real Property consistent with this Agreement; and
 - creating quality housing, employment, recreation and other land uses on the Subject Real Property for the residents of the City; and
- 2.13 This Agreement promotes and encourages the development of the Subject Real Property by providing Developer and Developer's creditors with general permitting assurances of Developer's intentions to develop the Subject Real Property in accordance with the Master Plan; and
- 2.14 Substantial improvements have been made to the Subject Real Property as of the Effective Date which include without limitation, landscape, Private Roads, Public Streets, underground utilities, drainage, golf courses, golf club facilities, restaurant, cocktail lounge, cart barn, farming, nursery, offices and ancillary uses, which provide regional as well as local benefits and it is the mutual intention of the Parties that the Existing Uses and improvements as of the Effective Date are allowed continued uses subject to conformance with the Master Plan.
- 2.15 It is the intention of the Parties that the Developer develop the Subject Real Property in accordance with the Master Plan and the Infrastructure Master Plans; and
- 2.16 In order for the Developer to develop the Subject Real Property in accordance with the Master Plan the Subject Real Property must be annexed into the corporate limits of City;

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- 2.17 The Developer with the Owner's consent has filed the Annexation Application and the Applications for annexation and approval of its improvement, development and use of the Subject Real Property in accordance with the Master Plan; and
- 2.18 The City will process all of the Applications in accordance with its Zoning Ordinance, Subdivision Ordinance, PUD Ordinance, Special Uses Ordinance and the Act; and
- 2.19 The zoning designations contained in the Master Plan are the appropriate City zoning designations for the Subject Real Property and are consistent with the Comprehensive Plan, and the Master Plan and,
- 2.20 It is the intention and purpose of the Parties by entering into this Agreement to establish the requirements and conditions as a condition of the rezoning of the Subject Real Property that the Developer and Owner are making a written commitment to improve, develop and use the Subject Real Property in accordance with zoning designations of the Rezone Ordinance, the PUD permit, Special Use Permit and Final Plat Approvals by the City in accordance with the Master Plan all of which are intended to establish proper and beneficial land use designations and regulations, densities, provisions for Public Infrastructure, design regulations, procedures for administration and implementation and other matters related to the development of the Subject Real Property in accordance with the Master Plan; and
- 2.21 The Parties agree that the mutual benefits received pursuant to the terms of this Agreement and the rights granted by City and secured to and required of the Developer and the Owner hereunder constitute sufficient consideration to support the covenants and agreements of City, Developer and the Owner.

SECTION 3 ANNEXATION

- 3.1 Developer, with Owner's consent, has filed an application for the annexation of the Subject Real Property into the City which the City has processed.
- 3.2 The City Council together with approving this Agreement has approved the Annexation Ordinance of the Subject Real Property.
- 3.2 The Annexation Ordinance, approved by the City Council takes effect on the Effective Date.

SECTION 4 PROJECT ZONING AND LAND USE APPROVALS

- 4.1 Zoning: Developer, with the Owner's consent, has filed Applications for the zoning of the Subject Real Properties, in accordance with the Zoning Application which the City has processed together with the Annexation Ordinance.
- 4.2 The City Council approved Rezone Ordinance.

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- 4.3 The Rezone Ordinance, approved by the City Council will take effect on the Effective Date.
- 4.4 The following terms and conditions apply to the use and development of the Subject Real Property in accordance with the designations on the Master Plan:
 - 4.4.1 The Existing Uses are allowed and may continue unless there is a change in use by the Developer in accordance with this Agreement.
 - 4.4.2 The Developer/Owner shall not change any Existing Uses unless the Developer/Owner files the appropriate Applications with the City in accordance with the Developer/ Owners ability to proceed with its phases of development of the Property in accordance with the Master Plan and in that regard:
 - 4.4.2.1 File a Planned Unit Development Application for those areas within Subject Real Property which are identified on the Master Plan with the word "Village" which the City shall process in accordance with and under the provisions of the PUD Ordinance; and
 - 4.4.2.2 File a Subdivision Application for plats which the City shall process in accordance with and under the provisions of the Subdivision Ordinance; and
 - 4.4.2.3 File Applications for any needed Special Use Permits which the City shall process in accordance with and under the provisions of the Special Uses Ordinance; and
 - 4.4.2.4 File a Design Review Application which the City shall process in accordance with and under the provisions of the Design Review Ordinance; and
- 4.5 Development Densities: Subject only to the Maximum Density, the following applies to the terms and conditions of any permitting to be issued by the City as those permits are required by Section 4.4.2 of this Agreement:
 - 4.5.1 Developer shall have the right to allocate residential density, and the Development Rights associated with such residential density, from Parcels or Villages as shown on the Master Plan to other Villages as shown on the Master Plan at any time, and Developer may reallocate any unused residential density originally allocated to a Village in the event that the preliminary or final platting of a Village results in unused residential density provided such allocation:
 - 4.5.1.1 does not exceed the Maximum Density for the Property;
 - 4.5.1.2 does not allow a use otherwise prohibited; or
 - 4.5.1.3 does not cause a material change to this Agreement without prior amendment to this Agreement as required by the City Code and compliance with the notice and hearing requirements thereof.

- 4.5.2 Any allocation of residential density between a Village must be consistent with the planning efforts to encourage planning flexibility based on physical and market conditions while protecting private property rights and changing market conditions in accordance with the Master Plan.
- 4.5.3 Developer shall deliver notice to City that an allocation of residential density shall be made from one Village to another Village and shall provide City with a statement of the number of residential units per gross acre being allocated and to which Village. Any allocation in compliance with this Section does not necessitate a formal amendment to this Agreement and shall be retained in City's official file for the Project.
- 4.5.4 The approval of any Village that contains less density than is allocated to that area on the Master Plan shall not have the effect of reducing the Project's overall Maximum Density.
- 4.6 Any modifications of the requirements of the City's development density, lot size and setback standards, as set forth in the Zoning Ordinance and/or the Subdivision Ordinance, shall be set forth as the conditions of Planned Unit Development Permitting process and are attached as Exhibit ____.
- 4.7 Conveyances from the Developer/ Owner of any real property and or easement together with any improvements thereon shall be subject to the development of the same in accordance with this Agreement and which conveyance is subject to the acceptance of the same by the City which acceptance shall be included on the deed of conveyance.
- 4.8 The City shall cooperate with the Developer, as is reasonably necessary for the Developer to construct any improvements upon the Subject Real Property as permitted by the City, to provide temporary encroachment permits and or temporary construction easements for City real property or right-of-way so long as the same is not an unreasonable interference with the City's use thereof and only to the extent reasonably necessary.
 - 4.8.1 Temporary encroachment permits and or temporary construction easements shall identify the term, describe the use and provide that the Developer shall substantially restore such easements and rights-of-way to their condition prior to Developer's entry upon and completion of such construction, repair or maintenance.
- 4.9 To the extent permitted by law and subject to obtaining an encroachment permit from City (or other applicable governmental jurisdiction), the prior dedication of any easements or rights-of-way shall not affect or proscribe Developer's right to construct, install, and/or provide Public Infrastructure thereon or there over.
- 4.10 The uses of the Subject Real Property shall be in accordance with the Existing Uses and/or uses permitted by the City pursuant to this Agreement and the following uses will be allowed as conditions of City permitting as is applicable to the Project to be governed by the Permit:

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- 4.10.1 Sales Offices. Sales offices, including marketing trailers, model home complexes and construction trailers shall be allowed during the marketing phase of the Project
- 4.10.2 Model Homes. Upon Developer's notice of approval from the Fire District, City Public Works and ACHD of the all-weather access and fire protection, City will issue building permits for the construction of model homes and community facilities in compliance with Kuna City Code. The Developer shall be allowed up to 10 (ten) building permits for model homes prior to the recordation of the Final Plat for any one Subdivision. Developer and City agree that the model homes and community facilities cannot be operated as model homes and/or community facilities until Developer completes the Public Infrastructure and City issues a certificate of occupancy for the model homes and/or community facilities. During the construction of the model homes and/or community facilities, Developer shall provide to the Fire District, City, ACHD access in accordance with their standards; and

SECTION 5

PROJECT IMPROVEMENTS INFRASTRUCTURE AND SERVICES

5.1 Private Roads and Public Streets:

5.1.1 Developer Responsibility: The Developer shall:

- 5.1.1.1 The location of Private Roads and Public Streets depicted on the Master Plan is conceptual, and may be subject to change during the Subdivision approval process by the City and ACHD, as the Project is developed. The Project will include two Public Streets serving as residential collectors, the first will run east and west through the property and the second will be an extension of 5 Mile Road in the approximate locations shown on the Master Plan.
- 5.1.1.2 The final designation of the Project's Public Streets and Private Roads will be determined in the Subdivision permitting process by the City and ACHD, as the Project is developed.
- 5.1.1.3 Public Streets shall be designed and constructed to meet ACHD standards for acceptance and in accordance with the approved Private Roads and Public Streets Infrastructure Master Plan and as approved in the Subdivision approval process.
- 5.1.1.4 Private Roads shall be designed and constructed as approved in the Subdivision approval process subject to the following:
 - 5.1.1.4.1 Constructed by Developer to City and ACHD applicable engineering standards. Private Roads may modify curb, drainage, widths, parking and other standards in accordance with the Subdivision Ordinance and Zoning Ordinance as modified by the PUD.

- 5.1.14.2 Maintained by Developer and/or an Owners' Association; and
 - 5.1.14.3 Constructed with limited access, through access control structures, to the Active Adult Community portion of the Master Plan, and any expansions of the Active Adult area, and with gated accesses at Cloverdale Road, Kuna Road, and on the north and east side of the Active Adult Community portion of the Master Plan subject to review and approval of the City, ACHD, Fire District and Ada County Ambulance District; and
 - 5.1.14.4 Owned by the Developer until Developed and may subsequently be conveyed to one or more Owners' Associations as designated in each Developed phase of the Project; and
 - 5.1.14.5 Identified on the preliminary and final plats of the Subject Real Property; and
 - 5.1.14.6 Accessible to public service agency providers inclusive, without limitation, police, fire, ambulance, garbage collection, electrical, cable and telephone line installation and repair, domestic and irrigation water or sewer line installation and repair, and other similar public purposes.
- 5.1.1.5 Parking/ Pedestrian/ Bicycle and Other transportation related facilities: Parking, pedestrian, bicycle, sidewalks and/or other facilities intended to be used for non-motorized vehicular traffic and/or for e-bicycles and scooters used for ingress and egress to and from or within the Project ("Travel Appurtenances"), not included in Private Roads or Public Streets, and Developed within a phase of the Project, shall include, as is relevant and as required by the City, the following:
- 5.1.1.5.1 Public Street and Private Road lighting shall be served with underground electric service distribution; all Private Roads and Public Streets striping, traffic signals, sign posts, name signs, stop signs, speed limit signs, and all other directional/warning/advisory traffic signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

5.2 **Potable Water:** In the permitting process of the development of the Project it is intended that Project, as permitted and developed, will be served by the City's Potable Water System by the Potable Water Provider in accordance with the provisions of this section via an Offsite Water Line or it will be served by wells with a Project Potable Water System. In the event the City is unable to provide Potable Water to all or a portion of the Property, Developer may seek alternative potable water service.

5.2.1 Developer Responsibility: The Developer shall:

Commented [MT5]: Need to confirm that this is sufficient assurance of city's ability to serve the entire project

- 5.2.1.1 prepare and submit to the City, for its approval, a Project Potable Water System Infrastructure Master Plan designating the location of wells, the number of wells, water storage tanks (if necessary as required by the City in its discretion), and the general location of the water transmission and distribution system, including any that are offsite, that will serve the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project as required by the City in order for potable water to be provided by the Potable Water Provider to the Project (which may be constructed on the same site) and meet required redundancy requirements and provide for its interconnectivity to the Potable Water System (the "Water Master Plan"). It is anticipated that the Potable Water Infrastructure Master Plan will include two (2) municipal wells to serve the Project and will identify the phases of Project development which will provide that necessary well or well(s and/or the construction of an offsite line as part of the Project Potable Water System.
- 5.2.1.2 in the event the City does not secure the necessary water right and well permits to serve the Project via new wells, prepare and submit to the City and offsite potable water plan that would connect the Subject Real Property to the City's Potable Water System via the Offsite Potable Water line (the "Offsite Water Plan").
- 5.2.1.3 shall convey, at no cost to the City, all potable well sites as identified in the Potable Water Infrastructure Master Plan and grant access easements to such sites prior to City commencing construction of the Phase One Wells (the "Well Sites").
- 5.2.1.4 shall be responsible to install all distribution lines, pressure reducing valves and booster stations and other aspects of the Potable Water Infrastructure Master Plan to serve the residential and commercial uses within the Project, excluding the costs for any wells or Offsite Potable Water system to supply potable water to the Project to meet IDEQ and IDWR requirement which costs shall be borne by the City, at Developer's sole cost and expense (the "Developer Potable Water System Improvements").
- 5.2.2 City Responsibility: The City shall:
 - 5.2.2.1 Provide all Potable Water Rights to serve the Project and reserve those rights to the extent allowable in the event water is limited.
 - 5.2.2.2 Upon the Developer's conveyance of the well sites, construct potable water wells necessary to serve the development of the Project Property as shown in Exhibit B.

- 5.2.2.2 It is anticipated that two (2) municipal wells will be needed to serve the Project, one or two well(s) will be constructed with the first phase of development (“Phase One Wells”) or the construction of an offsite water main, depending upon the City ability to obtain the necessary permits from IDWR to construct the wells in a timely manner. . Upon approval of Developer’s first set of improvement plans, the City shall either (i) obtain the approvals from IDWR for the construction of the Phase One Wells and/or (ii) design and construct the offsite water main so as to provide potable water to the Project no later than 9 months following the Effective Date
- 5.2.2.3 If the City determines it needs a storage tank to meet either fire flow or storage requirements the City will be responsible for the construction of any storage and the Owner shall provide a site suitable for the construction of the storage tank not to exceed ___ square feet.
- 5.2.2.4 Upon conveyance of the Developer Potable Water System Improvements to City, City shall be the Potable Water Provider to the Developed Project and shall continue to own and maintain the Water System Improvements, and Wells as a part of the Potable Water System.
- 5.2.2.5 Upon completion by the Developer of each Developed phase within the Project, the City shall then be the Potable Water Provider to that Developed phase of the Project.
- 5.2.2.6 City will provide a “Will-Serve” letter for each phase of the Project as it is Developed.
- 5.2.2.7 Reimbursement. Developer shall be eligible for reimbursement of any portion of the cost of the Project Potable Water System Improvements and Offsite Potable Water constructed by Developer that are over-sized to provide potable water service to property outside of the Subject Real Property in accordance with the reimbursement policy of the City in affect when the Developer Potable Water System Improvements are connected to the Potable Water System.
- 5.2.2.7.1 In the event that Developer constructs any portion of the Project Potable Water System or Offsite Water System that are eligible for reimbursement, prior to construction of the Project Water System Improvements and Offsite Potable Water and after Developer has received bids to construct the City and Developer shall document the final amount to be reimbursed in accordance with the City’s reimbursement policy then in effect and the City shall approve the amount within the requirement to provide actual costs after completion.

5.3 Irrigation: In the permitting process of the development of the Project, it is intended that each phase of the Project, as permitted and developed, will be served by the Developer's Pressure Irrigation System in accordance with the provisions of this section.

5.3.1 Developer Responsibility: The Developer shall:

5.3.1.1 Prepare and submit to the City, for its approval, a Developer Pressure Irrigation System Infrastructure Master Plan designating the location of the Developer Pressure Irrigation System Improvements that will service the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "Developer Pressure Irrigation System Master Plan").

5.3.1.2 The Developer/Owner shall retain all irrigation water rights related to irrigation of the Subject Real Property and those water rights shall continue to be utilized for irrigation of Existing Uses and Green Spaces and Public Green Spaces and Public Parks and shall not be used to serve any other properties not within the Subject Real Property or Additional Property, without demonstrating that there is adequate irrigation rights to serve the Subject Real Property

5.3.1.3 The City shall pay the reasonable assessment rates, as set by the Developer or the Owner's Association, for irrigation water provided to any Public Park conveyed to and accepted by the City pursuant to this Agreement. Irrigation systems shall be constructed at or above City Standards.

5.4 Wastewater Treatment: In the permitting process of the development of the Project it is intended that Project as permitted and developed will be served by the Wastewater System in accordance with the provisions of this section.

5.4.1 Developer Responsibility: The Developer shall:

5.4.1.1 Prepare and submit to the City, for its approval, a Wastewater System Infrastructure Master Plan designating the approximate location of the Sewerage System main lines, including Offsite sewer lines and lift stations, that will service the Project, as required by the City in order for City to be the Sewer Provider to the Project as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "Sewer Master Plan").

5.4.1.2 Developer, at Developer's expense, shall construct the City approved ("Project Sewerage System") within the Project and shall construct Offsite Sewerage depicted on Exhibit ___ from the City-constructed Orchard Lift Station to the Property to serve the Property.

5.4.1.2.1 The Offsite Sewerage, provided by Developer, may follow the Kuna Road alignment or traverse private property, provided that easements, in a form satisfactory to City, are provided by the owners of any such private properties.

5.4.1.3 The design of the Developer-constructed Offsite sewerage must ensure that, upon completion of the Offsite Sewerage, the Subject Real Property will be served by the Sewer Provider with a capacity to serve the Maximum Density of the approved Project.

5.4.2 City Responsibility: The City shall:

5.4.2.1 Following the Developer's construction and installation of the Developer Sewerage System Improvements in accordance with the Sewer Master Plan including easements and acceptance by the City, the City will become the Sewer Provider for the Project as it is Developed.

5.4.2.2 City shall be the Sewer Provider as the Project is Developed in accordance with the following:

5.4.2.2.1 City will provide a "Will-Serve" letter for each phase of the Project as it is Developed.

5.4.2.2.2 City shall provide easements for the portion of Offsite Sewerage between the Orchard Lift Station and Stroebel Road.

5.4.2.2.3 For the portion of the Offsite Sewerage on Kuna Road from Locust Grove to the Property, Developer shall be eligible for reimbursement of the portion of the cost of the Offsite Sewerage in excess of the capacity needed to serve the Developed Project. Reimbursement amounts shall be calculated and paid in accordance with the applicable City reimbursement policy in effect when construction commences. The late-comer agreement will be a stand-alone document and/or agreement.

5.4.2.2.4 For a portion of the Offsite Sewerage from the Orchard Lift Station to the intersection of Kuna Road and Locust Grove Roads, the Developer shall be eligible for the reimbursement of 100% of the cost(s) including engineering and a management fee of 5% of the cost(s). The reimbursement shall come from Capital Improvement Plan Funds and be paid back to Developer within five (5) years of completion. City will also seek to adopt a latecomer provision that will be adapted as a separate document and/or agreement.

5.5 Project Public Park(s), Green Space and Public Green Space Infrastructure Master Plan: The Project shall contain Green Space, Public Green Space, and Public Park areas totaling a minimum of 10% of the gross Project acreage in accordance with the following:

5.5.1 Each plat within the Project shall contain a minimum of 5% of its total gross acres as either Green Space, Public Green Space or Public Park(s).

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- 55.2 The Project's Public Park(s), Green Space and Public Green Space Infrastructure Master Plan for the Project, attached as Exhibit E, depicts the intent of Project development to link Villages to various common areas and recreational uses.
- 5.5.3 The pathways and trails shall be located along the Pubic Park(s), Green Space and Public Green Space corridors.
- 5.5.4 The Developer shall specifically designate Public Parks, Green Spaces and Public Green Spaces upon submission of each preliminary and final plat in accordance with the Project Public Park(s), Green Space and Public Green Space Infrastructure Master Plan.
- 5.5.5 The ownership of the Public Parks, Green Spaces, and Public Green Spaces shall be owned and maintained as follows:
 - 5.5.5.1 Public Parks by the City
 - 5.5.5.2 Green Spaces and Public Green Spaces by Developer/ Owners' Association
- 5.5.6 Project Public Park(s), Green Space and Public Green Space Infrastructure Master Plan Exhibit E shows a pathway network to be constructed with the Project. The pathways and trails on this plan are all depicted within Green Space and or Public Green Space and shall be constructed in phases.
- 5.5.7 Isolated Trails: In locations where pathways and trails are isolated and not connected to any other development trail or pathway or detached from development areas ("Isolated Trails"), such Isolated Trails shall be constructed and approved by the City as each Project Development phase is permitted and completed.
 - 5.5.7.1 Isolated Trails shall be a minimum of 500 feet per each approved phase.

In any circumstance where a pathway or trail is unable to be constructed due to safety, topography, or easement/ownership conflicts, then the Developer shall either re-route such pathways or trails or replace them with additional pathways or trails elsewhere or reach a written agreement with the City to construct those pathways or trails in the reasonable foreseeable future when the circumstances are expected to be resolved.
 - 5.5.7.2 Developer may construct larger portions of the Isolated Trails at a rate faster than 500' feet per Phase, in which case the cumulative total of the Isolated Trails would count toward the 500' foot minimum requirement.
- 5.6.7 Project Public Parks. The Master Plan calls for a minimum of one Public Park to be a minimum of 10 acres in size and dedicated to the City.

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5.6.7.1 The location of the Public Park(s) may be modified from the location shown on the Master Plan, but shall be located adjacent to a main Public Road in a central location to maximize public access and be compatible with the intent of the Project's Public Park(s), Green Space and Public Green Space Infrastructure Master Plan.

5.6.7.2 The Public Park shall include at least 3 active amenities such as by way of example:

- Playing fields, playground, basketball court, volleyball court, tennis court, pickle ball courts, a picnic shelter, etc.

5.6.7.3 Developer and the City will work together on the final design of any Public Park(s).

5.6.8 Public Park Impact Fee Credits and Reimbursement. If Developer, at no cost or expense to the City, develops and conveys any Public Park within the Subject Real Property to the City, upon approval from the City Administrator of the Public Park improvement costs, including the current Fair Market Value of the land ("Approved Public Park Costs"), the Developer or the owner of any real property within the Subject Real Property shall be entitled to the issuance of a credit against the City's Public Park impact fee or reimbursement from Project impact fees or a combination thereof, as will be negotiated with the City Administrator in accordance with the provisions of Kuna City Code Section 12-1-6 including any other applicable provisions of Chapter 1 of Title 12 Kuna City Code.

5.6.9 Green Space and Public Green Space Ownership: Developer shall identify, as phases of the Project are Developed, the Owners' Association or other entity who will own and maintain each Green Space and each Public Green Space and all improvements within the phase of the Project then being Developed.

SECTION 6 DEVELOPMENT CONSTRUCTION STANDARDS

6.1 Infrastructure Development Standards: The Developer/Owner will, in the course of their development of the Project, construct and install, Improvements, including any portion thereof that is Offsite, in accordance with the then current relevant engineering and City, ACHD, Ada County, state of Idaho and Federal agency standards.

SECTION 7 CONSTRUCTION ACCESS AND OPERATIONS

- 7.1 Developer shall have the right, upon application and issuance of a license or permit from City **(City does not offer licenses or permits for this)** (or other applicable governmental jurisdiction, subject to their approval), to enter and remain upon and cross over any City-held (or other applicable governmental jurisdiction, if they approve) easements or rights-of-way, to the extent reasonably necessary to facilitate Improvements construction, or to perform necessary maintenance or repairs of such Improvements subject to:
- 7.1.1 The Developer's use of such license or permit in a manner that will not impede or adversely affect City's (or other applicable governmental jurisdiction's) use and enjoyment thereof, and
 - 7.1.2 The Developer shall substantially restore such easements and rights-of-way to their condition prior to Developer's entry upon and completion of such Improvements construction, repair or maintenance.
- 7.2 The City, as is necessary for the Developer to construct and install Improvements, shall cooperate as is reasonably necessary and as the City is legally able, in compliance with the City's approval of the applicable Improvements plan, as follows:
- 7.2.1 Abandon any unnecessary City public rights-of-way or easements currently located on the Subject Real Property and not otherwise used or required by the City.
- 7.3 Operations During Construction. Developer's mineral and/or royalty rights on minerals located on or under the Subject Real Property are reserved and the Developer, may as reasonably needed, conduct mining (for purposes of on-site material usage), blasting and batch plant operations on site during each Developing phase of the Project in accordance with the procedures of City Code and this Agreement.
- 7.3.1 The location of construction operations shall be subject to reasonable review and approval by the appropriate governmental agencies that have jurisdiction over such operations.

SECTION 8 ADDITIONAL PROPERTY

- 8.1 Additional Property. In the event Developer acquires any real property within the Additional Property (the "Acquired Additional Property") and desires to subject such Acquired Additional Property to the benefits and obligations of this Agreement, Developer may request that City annex the Acquired Additional Property into the corporate boundaries of City (if such Acquired Additional Property is not already within the City limits) and may seek amendment of this Agreement to include such Acquired Additional Property.
- 8.2 Upon such request, City shall process the annexation of the Acquired Additional Property, after payment by Developer City Fees for annexation, zoning, PUD and any other relevant fees, in accordance with the requirements of City and the state of Idaho. Any such request by the Developer must include a revision of the Master Plan and Infrastructure Master Plans which are consistent with and a continuation of the Master Plan and City approved Infrastructure Master Plans for the Subject Real Property.
- 8.3 In connection with annexation of any such Acquired Additional Property, the amendment to this Agreement shall reflect either the then-existing residential density and/or commercial uses and intensities of such Acquired Additional Property, or, if requested by Developer, additional residential density and/or commercial uses and intensities consistent with any zoning or plan approvals for the Acquired Additional Property.
- 8.4 The annexation of the Acquired Additional Property may increase the Maximum Density (including that of the Acquired Additional Property) and alter other development parameters in connection with the Subject Real Property by the number of dwelling units and commercial acreage allowed in connection with the Acquired Additional Property.
- 8.5 An amendment to this Agreement in connection with the annexation of Acquired Additional Property may include alternative plans and land use designations or other planning or entitlement documents. Developer shall have the right to allocate residential density and/or commercial acreage, and the Development Rights associated with such residential density and/or commercial acreage, from existing Villages to the Acquired Additional Property in accordance with the revised proposed Master Plan.

SECTION 9 TERM

- 9.1 Term. The Term of this Agreement shall commence on the Effective Date and shall automatically terminate on the 30th anniversary of the first day of the commencement of the Term or as it has otherwise been terminated pursuant to provisions of this Agreement.

- 9.1.1 The inclusion of any Acquired Additional Property shall not extend the Term of this Agreement unless the Agreement is amended.
- 9.1.2 If more than 75% of the residential units or acres within the Master Plan have been built by the 30th Anniversary, this Agreement shall automatically extend, without necessary notice, agreement, or recording by or between the Parties, an additional ten (10) years, for a total of forty (40) years, at which time this Agreement shall automatically terminate as to the Project.
- 9.1.3 **Limited Termination Upon Completion of Developed Phases of the Project.**

The Developer may submit an application to the City Council for a limited termination of some of the provisions of this Agreement (“Application for Partial Termination”) to certain legally described real property within Developed phases of the Project and any relevant amendments of this Agreement.

- 9.1.3.1 The City Council shall grant an Application for a limited termination of some of the provisions of this Agreement only when a phase of the Project has been Developed and shall specifically identify what provisions of the Agreement are terminated but shall not include any termination of any provision of this Agreement that requires perpetual operation, maintenance of any Infrastructure required of a Party or an Owners’ Association.
- 9.1.3.2 An order of the City Council, granting an Application for limited termination, shall include the legal description of the real property and the specific provisions of this Agreement which are the subject of the order.
- 9.1.3.3 The City Clerk shall certify and acknowledge a copy of the order and provide the same to the Developer for purposes of recording the same with the Ada County Recorder’s Office.

SECTION 10 AGREEMENT MODIFICATIONS

- 10.1 Effect of New Laws. In the event State or federal laws or regulations are enacted and/or there is a decision issued by a court of competent jurisdiction which prevents or precludes a Party’s compliance with one or more provisions of this Agreement (individually or collectively, “New Law”), the provisions, in whole or in part, as applicable, of this Agreement shall be modified or suspended as may be necessary to comply with such New Law.
 - 10.1.1 During the time that the Parties are conferring on such modification or suspension of this Agreement or challenge to the New Law, the Parties may take reasonable action to comply with such New Law.

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- 10.1.2 Should the Parties be unable to agree to a modification or suspension of this Agreement, either may petition a court of competent jurisdiction for an appropriate declaratory judgment for modification or suspension of this Agreement.
- 10.1.3 The Developer and the City each or together shall have the right to challenge the New Law which prevents their compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.
- 10.2 Technical Amendments. Technical amendments of this Agreement may be necessary or appropriate from time to time limited to and in accordance with the following:
 - 10.2.1 Technical amendments are those which only involve minor alteration to the Master Plan such as circulation, Parcel or Village area boundaries, Green Space and Public Green Space boundaries, pathway or trail alignments, etc.; and/or reallocation of residential density between Parcels or Villages so long as the Maximum Density allowed per this Agreement is not exceeded.
 - 10.2.2 Technical amendments must be in writing and may be approved by the City Council upon recommendation of the Zoning Administrator, Public Works Director and the Parks and Recreation Director without prior review by the Planning & Zoning Commission or public hearings unless such review and public hearings are required by law or by the provisions of any permit issued for the development of any phase of the Project.
 - 10.2.3 At the election of Developer such technical amendments may be recorded through a memorandum so as to show of record on the Subject Real Property.
 - 10.2.4 The Parties will diligently pursue efforts to process any proposed technical amendments to this Agreement.
- 10.3 Limited Termination Amendments: Any amendment to this Agreement involving a limited termination of the Agreement is governed under Section 9.1.2.

SECTION 11 ZONING AND PUD STANDARDS

- 11.1 The City's Zoning Ordinance standards attached as Exhibit _____, which includes PUD Standards as they exist on the Effective Date shall apply to the Subject Real Property for the Term of this Agreement except upon the request of the Developer and approved by Council.
- 11.2 This Section does not apply to the Additional Property.

SECTION 12 VESTED RIGHTS

- 12.1 Upon the Effective Date, the Developer/ Owner shall have vested rights to develop and use the Subject Real Property consistent with this Agreement.

12.2 The determinations of City memorialized in this Agreement, together with the assurances provided to Developer in this Agreement, including this Section, are bargained for and in consideration for the undertakings of Developer set forth herein and contemplated by this Agreement, and are intended to be and have been relied upon by Developer to Developer's detriment in undertaking the obligations of Developer under this Agreement.

SECTION 13 IMPROVEMENTS OWNERSHIP AND MAINTENANCE

13.1 The Improvements, provided for in this Agreement, upon their construction, installation, approval and acceptance shall be owned and maintained as follows:

13.1.1 By ACHD:

- Public Streets; and

Drainage associated with Public Streets. 13.1.2 By City:

- Wells and offsite water lines, and
- Developer Water System Improvements; and
- Developer Sewerage System Improvements; and
- As designated in the Drainage Infrastructure Master Plan, Developer Drainage System Improvements accepted and approved by City; and
- Public Parks.

13.1.3 By Developer and/or Owners' Association:

- Private Roads; and
- Drainage associated with Private Roads
- Developer Pressure Irrigations System Improvements; and
- Green Spaces; and
- Public Green Spaces; and

13.2 The Developer, in the process of each Developed phase of the Project, shall create, establish, staff and register with the Secretary of State of the state of Idaho a legal entity under Idaho Law ("Owners' Association") and prepare and record with the Ada County Recorder's office appropriate CC&Rs which are consistent with the approved Master Plans.

13.2.1 The CC&Rs, for each Developed phase of the Project, shall bind all present and future owners of real property within each Developed phase of the Project in order to provide for the perpetual support and maintenance of each of the common improvements within the Developed phase as provided in this Agreement.

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- 13.2.2 Each Owners' Association shall establish and perform quality control, maintenance and operation throughout their Developed phase of the Project during development and during maturing of the Developed phase of the Project and continuing in perpetuity.
- 13.2.3 Developer shall have the sole and absolute discretion over the content, approval and enforcement rights of the Declarant or other governing agent or agency, formation and adoption of the CC&Rs so long as the same is consistent with the provisions of this Agreement.

SECTION 14 DEFAULT

- 14.1 The enforcement of the terms and conditions of this Agreement and any permits issued by the City pursuant to this Agreement are as follows:
 - 14.1.1 The failure of the Developer, Owner, Owners' Association, or the owner of real property within the Subject Real Property or the failure of the City to comply or perform, in accordance with the terms and conditions of this Agreement or the terms and conditions of any permit issued by the City, pursuant to this Agreement, shall be a default of this Agreement and processed as follows:
 - 14.1.1.1 A claim of default may be made against the Developer, Owner, Owners' Association or Property Owner by the City's Director of Public Works, Zoning Administrator or Parks and Recreation Director, ("City Director"), depending upon the default.
 - 14.1.1.2 A claim of default may be made against the City by the Developer, Owner, Owners' Association or Property Owner of any real property within the Subject Real Property, depending upon the default.
 - 14.1.1.3 For purposes of this Section of the Agreement a claim of default is made by a ("Claimant") against an ("Accused").
 - 14.1.2 Prior Written Notice of Intent: If the Claimant is the City, depending upon the default, it may seek to terminate and cancel, amend or amplify any permit or seek specific performance of this Agreement, and if the Claimant is a Developer, Owner, Owners' Association or Property Owner, it may seek specific performance by the City of this Agreement each in accordance with the following process:
 - 14.1.2.1 The Claimant shall serve the Accused with a written notice of default and/or intent to terminate and/or to cancel, and/or to amend, and/or to amplify, or seek specific performance (as the case may be) of a permit and/or this Agreement ("Notice of Intent")
 - 14.1.2.1.1 The written Notice of Intent shall include the matters and facts which form the basis for the notice and a stated reasonable time within which the Accused is to correct

and remedy the default. Such reasonable time frame shall depend upon the exigencies surrounding the matters and facts set forth in said Notice.

14.1.2.1.2 Or in the case the City is the Claimant, the written Notice of Intent shall state the factual and legal reasons to cancel, ways to comply, amend or amplify permit issued pursuant to this Agreement or seek specific performance of this Agreement and request that the Accused respond in writing, within a reasonable stated time, as to whether or not the Accused consents to comply with the Notice of Intent or denies the claim of default.

14.1.2.1.3 The Accused shall have a minimum of thirty (30) days to remedy any default. If the default is such that more than thirty (30) days would reasonably be required to cure default, then the Accused shall have such additional time as may be necessary to perform or comply so long as the Accused commences performance within such thirty (30) day period and diligently proceeds to complete such performance.

14.1.2.2 The Notice of Intent shall be served as follows upon:

- Developer: by U.S. Mail to the address herein designated by the Developer; and
- Owners' Association: by U.S. Mail to the address of its registered agent; and
- Real Property Owner: By U.S. Mail at their address as listed by the Ada County Assessor's office.
- City: by U.S. Mail to the address herein designated by the City.

14.1.3 Notice to Show Cause: In the event the Accused fails to correct and remedy a default or noncompliance, within the reasonable time designated in the Notice of Intent and cure period, to the satisfaction of the Claimant, the Claimant shall then request the Planning & Zoning Commission [only in the event the Commission has original jurisdiction by reason of a permit which is at issue in the matter] or otherwise the City Council to proceed to set a hearing and provide written notice of the hearing to show cause to the Accused of the request to take action as identified in the Notice of Intent and to enforce the terms of this Agreement.

14.1.3.1 The written notice of the hearing to show cause shall be served upon the Claimant and the Accused at least twenty-eight (28) days in advance of the hearing and provided for a cure period as described above

14.1.3.2 At the hearing to show cause, the Accused may present evidence, if any they may have, as to why they are not in default.

Commented [MT6]: Need to revise this section to include mediation option as well. The process described below would only be if the City is the claimant. We also need to add a provision if there is a builder or subdivision developer within the community who has defaulted on a portion of the project, that that default could not terminate the entire DA.

- 14.1.3.3 Following any presentation of evidence by the Accused and any rebuttal by the Claimant and any other interested Persons the Planning & Zoning Commission and or the City Council, as the case may be, shall determine and issue Findings of Fact, Conclusions of Law and an Order of Decision in accordance with the evidence presented at the Show Cause hearing.
- 14.1.3.4 The Findings of Fact, Conclusions of Law and Order of Decision issued by the City Council shall be the final administrative remedy of any claim of default under this Agreement and the Parties may thereafter seek legal action in a court of competent jurisdiction for declaratory relief and or specific performance of this Agreement as the case may be, but the Parties shall not be entitled to consequential damages in any such action.

SECTION 15 MORTGAGES

- 15.1 This Agreement shall be superior and senior to any Mortgage of the interests of the Developer or property owner of any real property within the Subject Real Property of record recorded subsequent to this Agreement.
 - 15.1.1 No default of this Agreement by the Developer or property owner shall invalidate or impair a Mortgage or any Mortgage made in good faith and for value; and
 - 15.1.2 Any acquisition or acceptance of title or any right or interest in or with respect to the Subject Real Property, or any portion thereof, by a mortgagee (herein defined to include a beneficiary under a deed of trust), whether under or pursuant to a mortgage foreclosure, trustee's sale or deed in lieu of foreclosure or trustee's sale, or otherwise, except that the same shall be subject to all of the terms and conditions contained in this Agreement.
- 15.2 No mortgagee shall have an obligation or duty under this Agreement to perform Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; except that to the extent that any covenant to be performed by Developer is a condition to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder.
- 15.3 Bankruptcy. If any mortgagee is prohibited from commencing or prosecuting foreclosure or other appropriate proceedings in the nature thereof by any process or injunction issued by any court of competent jurisdiction or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving Developer, the times specified above for commencing or prosecuting foreclosure or other proceedings shall be extended for the period of the prohibition, provided that such mortgagee is proceeding expeditiously to terminate such prohibition and in no event for a period longer than two years.

SECTION 16
SHARED LEGAL DEFENSE OF THIS AGREEMENT

16.1 Shared Agreement Legal Defense Costs: In the event that any legal or equitable action or other proceeding is instituted by a third-party challenging the validity of any provision of this Agreement, the Parties will cooperate in defense of such action or proceeding. The City and the Developer may agree to select mutually agreeable legal counsel to defend such action or proceeding with the Parties sharing equally in the cost of such joint legal counsel, or each Party may select its own legal counsel at each Party's expense. All other costs of such defense(s) shall be shared equally by the Parties. Each Party retains the right to pursue its own independent legal defense.

SECTION 17
NOTICES AND FILINGS

17.1 Manner of Serving. All notices, filings, consents, approvals and other communications provided for herein or delivered in connection herewith shall be validly delivered, filed, made, or served if in writing and delivered personally or delivered by a nationally recognized overnight courier or sent by certified United States Mail, postage prepaid, return receipt requested, if to:

City:
City of Kuna
Attn: Mayor
751 W. 4th Street
Kuna, Idaho 83634

With a copy to:
William F. Gigray, III
5700 E. Franklin Rd.
Nampa, Idaho 83687

Developer:
M3 Builders, LLC
Attn: Developer Representative,
William I. Brownlee
4222 E Camelback Road Suite H100
Phoenix AZ 85018

With a copy to:
Spink Butler, LLP
Attn: JoAnn C. Butler
251 E Front Street, Suite 200
Boise, Idaho 83702
Owner:
Falcon Crest, LLC
2528 N. Cloverdale Road
Boise, ID 83713

With a copy to:
Eberle Berlin
William J. McKlveen
1111 W. Jefferson, Suite 530
Boise, ID 83702

or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

- 17.2 Mailing Effective. Notices, filings, consents, approvals and communication given by mail shall be deemed delivered immediately if personally delivered, 24 hours following deposit with a nationally recognized courier, or 72 hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above.

SECTION 18 MISCELLANEOUS

- 18.1 Waiver. No delay in exercising any right or remedy shall constitute a waiver by either Party thereof, and no waiver by City or Developer of the breach of any covenant or condition of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.
- 18.2 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single document so that the signatures of all Parties may be physically attached to a single document.
- 18.3 Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both Parties hereto. Table of Contents, titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 18.4 Exhibits and Recitals. Any exhibit attached hereto shall be deemed to have been incorporated herein with the same force and effect as if fully set forth in the body hereof. The Recitals set forth at the beginning of this Agreement are hereby acknowledged and incorporated herein and the Parties hereby confirm the accuracy thereof. The Definitions set forth prior to the Recitals are hereby acknowledged and incorporated herein.
- 18.5 Further Acts. Each of the Parties shall promptly execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.
- 18.6 Time of Essence. Time is of the essence in implementing the terms of this Agreement.
- 18.7 Successors and Assigns. The burdens of this Agreement are binding upon, and the benefits inure to, all successors in interest of the Parties to this Agreement and constitute covenants that run with the land. Developer's rights and obligations hereunder shall only be assigned to a person or entity that has acquired the Property, or a portion thereof, and shall be assigned by a written instrument, recorded in the official records of Ada County, Idaho, expressly assigning such rights and obligations. In the event of a complete or partial assignment of Developer's rights and obligations

hereunder, except an assignment for collateral purposes only, Developer's liability under this Agreement shall terminate. Nothing in this Agreement shall operate to restrict Developer's ability to assign less than all of Developer's rights and obligations under this Agreement to those persons or entities that acquire any portion of the Property. Notwithstanding the foregoing, the ongoing ownership, operation and maintenance obligations in connection with this Agreement may be assigned to an Owners' Association. Developer shall provide City with written notice of any assignment of Developer's rights or obligations to such Owners' Association within a 30 day period of time following such assignment. Notwithstanding any other provisions of this Agreement, Developer may assign all or part of Developer's rights and duties under this Agreement as collateral to any financial institution from which Developer has borrowed funds for use in developing the Property.

- 18.8 No Partnership; Third-Parties. It is hereby specifically understood, acknowledged and agreed that neither City nor Developer shall be deemed to be an agent of the other for any purpose whatsoever. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between Developer and City. No term or provision of this Agreement is intended to, or shall, be for the benefit of any third-party, person, firm, organization or legal entity not a Party hereto, and no such other third-party, person, firm, organization or legal entity shall have any right to cause of action hereunder.
- 18.9 Entire Agreement. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein. No modification or amendment to this Agreement of any kind whatsoever shall be made or claimed by Developer or City shall have any force or effect whatsoever unless the same shall be endorsed in writing and signed by the Party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument. Such approved amendment shall be recorded in the Official Records of Ada County, Idaho.
- 18.10 Construction. All Parties hereto have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be constructed simply in accord with its fair meaning and not strictly for or against a Party, regardless of whether such Party prepared or caused the preparation of this Agreement.
- 18.11 Names and Plans. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature at any time Developed, formulated or prepared by or at the request of Developer in connection with the Property and the Project; provided, however, that in connection with any conveyance of portions of the Subject Real Property to City, such rights pertaining to the portions of the Subject Real Property so conveyed shall be assigned to City to the extent that such rights are assignable.

WFG DRAFT DATED 11/19/18
M3 REDLINE CHANGES 11/20/2018

- 18.12 Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect.
- 18.13 Parties' Intent. It is the Parties' express intention that the terms and conditions be construed and applied as provided herein, to the fullest extent possible. It is the Parties' further intention that, to the extent any such term or condition is found to constitute an impermissible restriction of the police power of City, such term or condition shall be construed and applied in such lesser fashion as may be necessary to not restrict the police power of City.
- 18.14 Choice of Law. This Agreement shall be construed in accordance with the laws of the state of Idaho in effect on the Effective Date. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.
- 18.15 Recordation. After its execution, this Agreement shall be recorded in the real property records of Ada County, Idaho by the City.
- 18.16 Agreement Runs with the Land: Each commitment and restriction of this Agreement on the Subject Real Property shall be a burden on the Subject Real Property and shall be appurtenant to and for the benefit of the Subject Real Property and shall run with the land. This Agreement shall be binding on Developer and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the Project is sold, the sellers shall thereupon be released and discharged from any and all obligations arising under this Agreement in connection with the portion of the real property sold. The new owner of the real property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect to the real property or portion thereof.
- 18.17 No Developer Preliminary Representations. Nothing contained herein shall be deemed to initially obligate Developer to complete any part or all of the development of the Project within a specific time line, phasing schedule or other schedules, or any other plan, and this Agreement shall not be deemed a representation unless required as a condition of any permit issued pursuant to this Agreement or required by any Master Plan approved by the City pursuant to this Agreement
- 18.18 Good Standing; Authority. Each of the Parties represents to the other as follows:
- 18.18.1 The Developer represents that it is an Arizona limited liability company duly qualified to do business in Idaho; and
 - 18.18.2 The City represents that it is an Idaho municipal corporation in the state of Idaho; and
 - 18.18.3 Each Party represents to the other that the individual(s) executing this Agreement on behalf of the Parties are authorized and empowered to bind the Party on whose behalf each such individual is signing.

WFG DRAFT DATED 11/19/18
M3 REDLINE CHANGES 11/20/2018

IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, have executed this Development Agreement to be effective on the Effective Date.

CITY:

CITY OF KUNA, Idaho, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Joe Stear, Mayor

Attest:

Chris Engels, City Clerk

CITY ATTORNEY APPROVAL AS TO FORM AND AUTHORITY

The foregoing Agreement has been received by the undersigned attorney, who has opined that it is in proper form and within the power and authority granted under the laws of the State of Idaho to the City of Kuna

Wm. F. Gigray, III City Attorney

DEVELOPER:

M3 BUILDERS, LLC, an Arizona limited liability company

By: The M3 Companies, L.L.C., an Arizona limited liability company, its Member

By: _____
William I. Brownlee, Manager

OWNER:

FALCON CREST, LLC, an Idaho limited liability company

By: _____
Terry Cook, Manager

WFG DRAFT DATED 11/19/18
M3 REDLINE CHANGES 11/20/2018

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe Stear, known or identified to me to be the Mayor of the City of Kuna, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at _____

My commission expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared William I. Brownlee, Manager of The M3 Companies, L.L.C., an Arizona limited liability company, the Member of M3 Builders, L.L.C., an Arizona limited liability company, the Manager of M3 ID Falcon Crest, LLC, an Arizona limited liability company, the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Arizona

Residing at _____

My commission expires _____

WFG DRAFT DATED 11/19/18
M3 REDLINE CHANGES 11/20/2018

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Cook, known or identified to me to be the Manager of Falcon Crest, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

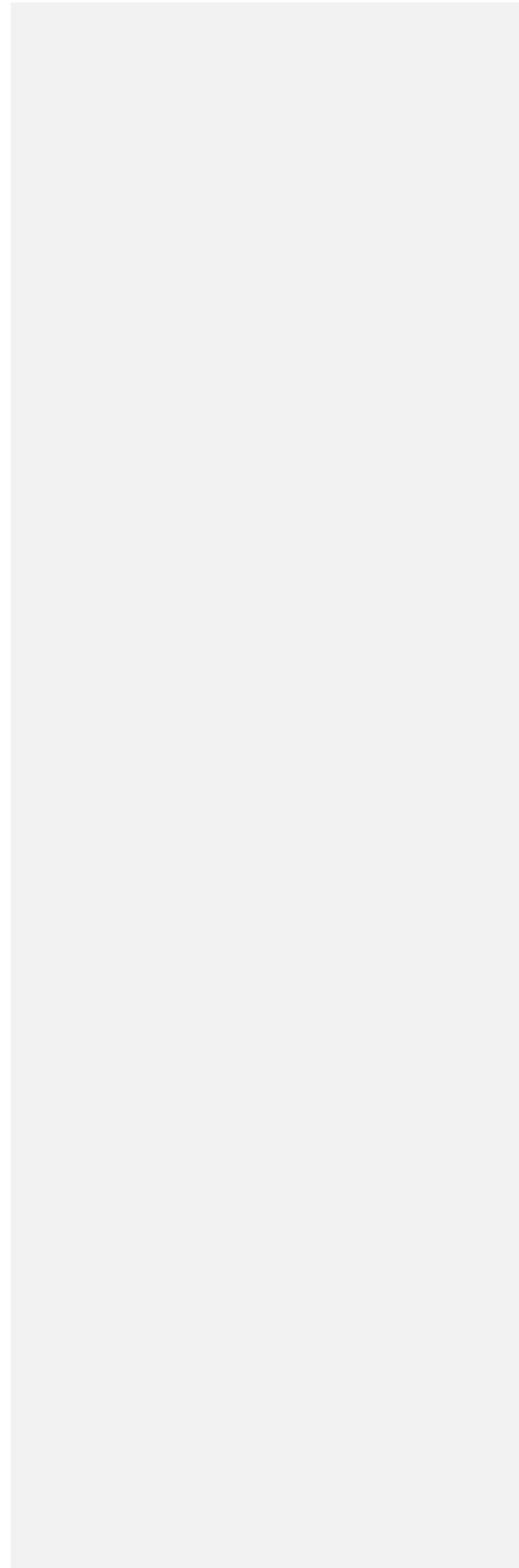
Notary Public for Idaho

Residing at _____

My commission expires _____

W:\Work\K\Kuna, City of 25721\Planning and Zoning Matters\Development Agreements\Falcon Crest Development Agreement without exhibit.docx

WFG DRAFT DATED 11/19/18
M3 REDLINE CHANGES 11/20/2018



Adult Bookstore 7-15-16													S				
Agri-tainment 15	P	P															P
Agritourism	S	S															S
Airport, Landing Strip 15-26	S														S	S	S
Alcohol Consumption on-site/off-site 15-27		P ₃₈	S	S	S	S	S	S	S	S		P ₃₈					
Amusement Center (indoor) 7-15									S	S	S	S					
Amusement Center (outdoor) 7-15									P	S	S		S			S	
Animal Hospital 7-15-26	S	S										P		P	P	S	
Animal Shelter 7-15-26	S													S		S	
Appliance Repair 7-15		S	S	S	S	S	S	P	P	P	P	P	P	P			
Aquaculture	S													S	S	S	
Aquarium 7-15								S	P	P	P	P	S			P	
Arboretum 15	P	P	P	P	P	P	P	P	P	P	P	P				P	
Archery Range 7-15-37	P	S							P ₄₅	P ₄₅	P		P				
Art Gallery/Studio 7-15-31		S	S	S	S	S	S	P	P	P	P	P	P				
Asphalt Plant 7-15															S		
Assisted Living 7-15-53		S	S	S	S	S	S		P	<u>P</u>							
Auction Sales 7-15-43	S ₄₁	S ₄₁							S	S	P		P				
Auditorium 7-15								S	P	P	P	P	S		P		

Convenience Store (not including fuel sales) 7-15											P	P	P	P	P	P	
Dairy Product Processing 7-15-53	S														S	S	
Digital/Electronic Verbiage Signage 7-15										S	S	S	S		S	S	S
Dispatch Center 7-15-34-47											P	P	P	P	S		
Distillery Production	P									S	S	S		S	P		
Distributing Center 7-15-26-53															S	S	
Dog Grooming 7-15	P	P	S	S	S					P	P	P	P	P	P		
Drive-in Restaurant 7-15-26-46										P	P	P	P	P	P		
Drive-in Theater 7-15	S	S								S	S	S					
Drive-through Business 7-15-34			S	S	S	S	S	S	P	P	S	S	S				
Driving School										P	P	P	P	P			P
Dry Cleaners 7-15										S	S	S	S	S	S		
Dry-Cleaning Plant 7-15-53															S	S	
Dwelling, Condominium/Townhouse/Garden Apartment 5-7-15-53				S-P 7	P ₇	P ₇	P ₇			P ₇				P ₇			
Dwelling, duplex 5		S	P	P	P	P	P										
Dwelling, multifamily/Apartments (3 or more units under one roof) 5-15-53		S ₇	S ₇	S-P 7	P ₇	P ₇	P ₇			P ₇							
Dwelling, single-family 5	P	P	P	P	P	P	P			P ₆				P ₆			

Emergency Care Facility/Clinic 7-15		S	S	S	S	S	S	P	P	P	P	P	P			
Energy System, production through renewable sources	S													S	S	
Equipment Sales and Rental (Light Equipment) 7-15-21		S	S	S	S	S	S	S	P	P	P	S	P			
Equipment Sales (Large and Heavy Equipment) 7-15-26-43														S	S	
Exhibition Hall 7-15									P	P	P	P	P	S	P	
Explosive/Chemical Manufacturing and Storage															S	
Fairground 7-15	S	S												S	S	
Farm Animals (Domestic) 2, 4	P	P	S											S	P	P
Farm Implement, Trailer and Manufactured Home Repair 7-15	S									P	P			P	P	
Farm Implement, Trailer, Manufactured Home and Sales Yard 7	S									P	P			P	P	
Farmer's Market 15-23	S								P	P		P			P	
Feed Store 15-26	S								P	P	P	S	P			
Feedlot or Dairy 26	S															
Financial Services 7-15		S	S	S	S	S	S	P	P		P	P	P			
Fish Farm 15	S													S	S	
Flea Market/Swap Meet 15-23									S	S	S	S	S	S	S	S
Florist 7-15		S	S	S	S	S	S	P	P	P	P	P	S			

Library 5, 7, 33			P	P	P	P	P		P	P		P			P
Liquor Store 5, 33									S	P	P	P	P	P	
Livestock Sales 15	S	S													S
Locksmith 5, 7		S	S	S	S	S		S	P	P		P	P		
Lumberyard (Retail/Wholesale) 7-15-26-53-43										S	P		P	P	
Machine or Welding Shop 7-15										S	P		P	P	
Manufacturing, General 5, 7											S		P	P	
Manufactured Home Class A	P	P	P	P	P	P	P								
Manufactured Home Park 7, 8				<u>S</u>		S	S								
Manufactured Home Sales 5, 7										S	P		P		
Marine Sales/Rentals 7										S	P		P		
Massage Therapy 7-15		S	S	S	S	S	S	P	P	P	P	P	P	P	
Meat Market 7-15										P	P	P	S	P	
Meatpacking Plant/Slaughterhouse (enclosed within building) 7-15-25-26-53															S
Meatpacking (Wild game) (No-kill) 5, 7	S									S	P		P		
Monument Works, Stone 7-15									S	S	S		P	S	
Museum or Planetarium 5, 7	S							P	P	P	P	P			P
Non-Profit Organization 5, 7								P	P	P	P	P			P
Nursing Home 5-7-15-53		P	P	P	P	P	P	P	S	<u>P</u>					
Office (Home Occupation)	P	P	P	P	P	P	P	P							

Publishing 7-15		P	P	P	P	P	P	P	P	P	P	P	P	P		
Quasi-public	P							P	P	P	P	P	P	P	P	P
Radio and TV Stations 7-15-18-19								S	P	P	P	S	P	S		
Railroad Buildings, Yard and Equipment 7-43-53	S													P	P	
Recreational Vehicle, Trailer or Camping Park 5, 7				<u>S</u>			<u>S</u>	S		S						P
Recycle/Collection Bins										P	P	P		P	P	
Recycle Center/Recycle Staging Area 7-34-43											S	S		P	P	
Recycling Plant 7-15-43														S	P	
Regional Sewage and Waste Treatment Plant 7-24-33-43	S	S													S	S
Rendering Plant 7-25-26-53															S	
Restaurant 7-15-20-26		S	S	S	S		<u>S</u>	S	P	P	P	P	P	P	P	
Restaurant with Bar 7-15-27										S	S	S	S	S	S	
Retail Stores/Services 7-15-28		S	S	S	S	S	S	S	P	P	P	P	P	P		
Riding Arenas/Stables/Schools 15-26	P	S														
Roadside Stands, Seasonal 3-15	P	P								P	P	P	P			S
Sales, Wholesale 7-15										S	S	S	S	P		
Sandwich Shop/Deli 7-15-22		S	S	S	S		<u>S</u>	S	P	P	P	P	P	P	S	

Sanitary Landfill 7-26-33-43																	S
School (College/University/Trade) 7-15									S	S	S	S	S				S
School (Elementary, Middle and High School) 7-15		S	S	S	S	S	S		S	S	S						S
School (Trade)										P	S	S	S	S			
Senior Housing 5-15-53		P	P	P	P	P	P		P								
Service Station/Garage 7-15-34									S	S	S	S	S	P			
Sexual Oriented Business 7-15-16												S					
Shelter or Temp. Home 5-7-15-53					S	S	S		S								S
Shoe Repair 7-15		S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	
Shooting Range (Indoor) 7-15-26	S	S							P	S	P			P	P		
Shooting Range (Outdoor) 7-15-26	S													S	S	S	
Shop for Building Contractor 7-15	S								P	P	P			P	P		
Shopping Center 7-15									S	S	S	S					
Sign Shop 7-15									P	P	P	P	P	P	P		
Sports Arena 7-15									S	S	S	S	S	S			S
Storage Facility (public/private) • 10 acres or more 7-54											<u>S</u>	S		S			
Storage Facility (public/private) • 5 to 10 acres 7-54											<u>S</u>	S		S	S		
Storage Facility (public/private)									S	S	<u>S</u>			S			

Truck Stop 7-15-53												S	S		S		
Truck Wash 7-53													S		P	P	
Upholstery Shop 7-15												P	P	P		P	P
Utility-Owned Building (public/private) 7-15-18-19	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S
Vehicle Emission Testing Facility 7-15-34	S									P	P	P	P	P	P		P
Veterinary Clinic 7-15-26	S	S								P	P	P	P		P		
Warehousing—Wholesale 7-15-53	S 41														S	P	
Wedding Chapel 7-15	P	S					S	S	P	P	P	P	P				
Wind Turbines/Farms/Mills 15-40	S	S													S	S	S
Wood Processing Plant (including firewood) 7-15-26												S			S	S	
Zoo 7-15	S											S	S	S			P

LAND USE TABLE FOOTNOTES:

The following footnotes are intended as helpful reminders rather than representing an all inclusive list of requirements relative to a given land use; additionally, a footnote may not apply to a particular land use in every circumstance or an obligation may apply to a land use not covered by a footnote.

1. Any enterprise customarily carried on in the field of general agriculture, which is not obnoxious or detrimental to the public welfare. A commercial slaughterhouse or concentrated animal feeding operation [CAFO] is not allowed in the agricultural zone.
2. A limited number of cows, horses, sheep, goats and pot belly pigs may be kept on the premises as determined by the director in consultation with a licensed veterinarian; provided individual lots have an area of at least 33,000 square feet [.75 acre] and meet other requirements including those outlined KCC 10-3-5.
3. For the display and sale of agriculture products. A roadside stand requires a minimum of four (4) off-street parking spaces; however, the parking spaces do not need to be covered with an impervious parking surface because of the temporal nature of the business. The applicant is required to procure a business license from the city clerk prior to business usage and acquire a special use permit in certain zones. The site will also be evaluated for road access and circulation concerns.

4. Up to five (5) animals allowed; however, no roosters are permitted.
5. Parking shall be provided as follows: Single-family - two (2) spaces per dwelling unit to include duplexes; multifamily - one and one-half (1½) space per dwelling unit.
6. The upper and lower floors are available for residential living purposes but not at ground level.
7. Subject to design review.
8. For manufactured home subdivision, see KCC 6-5-3.
9. The fraternity or sorority must be affiliated with an institution of higher education and maintain a good standing with its parent organization.
10. The use must be contained within the structure.
11. Home consumption only; however, should the beer or wine be sold it is subject to KCC 3-1-1.
12. Height of a cell/communication tower is subject to height regulations found in KCC 5-4-6:B:5 and 5-5-2:F.
13. Security need only - not intended for residential use; family members are not to reside in the security dwelling.
14. Deleted by Ord. No. 2012-18.
15. The use requires adequate off-street parking and is subject to parking standards regulations found at KCC 5-9-1 through 5-9-5. Community gardens/urban gardens shall rely upon on-street parking and/or off-street parking on a case-by-case basis determined by site-specific characteristics.
16. See "sexual oriented business" regulations found at KCC 5-1-6-2 and 3-6. A sexually oriented business requires a city license, which is subject to annual renewal and the use is required to be separated a certain distance from other uses.
17. Deleted by Ord. No. 2012-18.
18. Cell towers or other telecommunication devices are subject to the zone's height regulations and the height provisions noted in KCC 5-4-6:B:5 and KCC 5-5-2:F.
19. The use is subject to height regulations.
20. The proprietor may serve alcoholic beverages at a table or booth with appropriate permits and licenses (see KCC 3-1-1).
21. The rental business may not store large or heavy equipment pieces on-site - those types of rental items are to be placed in the industrial zone.
22. No alcohol sales allowed.
23. Temporary vender permit required.
24. Package treatment plants, lift stations, lagoon systems, etc., may be installed in all zoning districts through a public works review process.
25. The site requires proper health permits and air quality evaluation.
26. The use is subject to the city's performance standards found at KCC 5-5.
27. Alcoholic beverages require city licensure according to the provisions of KCC 3-1-1. Consumption of alcohol on-premises is prohibited within 300 feet of a school or place of worship as measured from the primary entrance, unless the city council provides relief from that distance requirement. The three hundred-foot distance separation requirement does not apply to temporary beer and wine licenses procured by way of catering license.
28. For hardship cases see KCC 5-6-10.
29. Recreational vehicle park or campground development; see KCC 4-2B-1.
30. For a cemetery subdivision requirements; see KCC 6-5-6.
31. The use may qualify as a home occupation; see KCC 5-5-4.

32. This is an M-3 land use category that has been placed with M-2 category uses. Natural resource activities are subject to state laws.
33. The use is subject to any number of local, state and federal requirements.
34. The use is subject to transportation analysis.
35. Billboards are limited to certain land use zones and permitted there by way of a special use permit.
36. A church may provide for child care, food service, shelter or school facilities within the zoning districts where these uses are allowed, unless the director determines the use to be incidental to church related function in which circumstance these noted uses will be allowed in all zones where a church is permitted.
37. The use is subject to the rifle and pistol range performance standards; see KCC 5-5-4.
38. Temporary beer and wine licenses are permitted in these zones by way of a catering license approved by the city council. The three hundred-foot distance separation requirement does not apply to temporary beer and wine licenses procured by way of catering license.
39. The city has constructed a storage facility check list to assist the applicant develop this type of land use.
40. The placement of a windmill or wind turbine is subject to certain height and setback provisions that are determined on a case by case basis through the special use permitting process. The placement of these structures in proximity to Kuna Butte is discouraged.
41. Must be agriculturally related.
42. The use not to exceed sixty (60) days at the location.
43. The following uses are declared to require sight obstruction type fencing: Junkyards, wrecking yards, equipment or vehicle salvage storage yards, trailer parks, auction blocks, lumberyards, RV parks, sanitary landfills, recycling collection stations and temporary recycling collection stations, and any other similar type uses; see 5-5-5:G:3 for details.
44. Deleted by Ord. No. 2012-18.
45. Indoor range.
46. Drive-in restaurant subject to performance standards found at KCC 5-5-4.
47. A taxi dispatch operation shall be conducted from a physical location that meets applicable zoning standards. A dispatch operation shall not be conducted by way of a home occupation permit. A taxi operator living within the City of Kuna is allowed to have one vehicle at their residence when not in use; however, a taxicab dispatch operation cannot be conducted from a city residence or in a city residential zoning district. Kuna-based taxicab dispatch centers shall be subject to the city's zoning standards. Taxi vehicles shall be stored on property zoned for their accommodation. Any parking area established for taxicab operation, and related storage, shall be subject to the city's design review prior to its usage.
48. For special events only.
49. Preschools that are not state accredited are designated as a child care facility and require a special use permit. Preschools that are accredited fall within the elementary school category.
50. Deleted by Ord. No. 2012-18.
51. Child care facilities require a minimum of forty (40) square feet of usable indoor space per child and eighty (80) square feet of usable outdoor space per child.
52. An ordinance needs to be approved adopting this accessory dwelling unit land use.
53. The use is subject to individualized EDU evaluation.
54. Any large vehicle, motorhome, 5th-wheel trailer, boat, etc., will be subject to special buffering requirements. The developer will need to provide the city with a binding site plan reflecting how they intend to develop the storage facility site. The developer shall follow the prescriptions laid out in the city's storage facility development guide.

55. Handicraft is permitted as a home occupation, where goods are sold elsewhere. A special use permit is required when goods are requested to be sold from the site.

(Ord. No. 2011-07, § 1, 12-20-2011; Ord. No. 2012-18, § 1, 11-6-2012; Ord. No. 2015-01, § 3, 2-3-2015; Ord. No. 2015-11, § 3, 9-15-2015; Ord. No. 2016-28, § 3, 9-6-2016)

5-3-3: - OFFICIAL HEIGHT AND AREA STANDARDS:

MINIMUM YARD AND SQUARE FOOTAGE REQUIREMENTS

Zoning District	Maximum Height	Recommended Minimum Street Frontage*	Front Yard Setback On A Local Road	<u>Front Yard Setback on a Local Road to residence or Side Load Garage</u>	Front Yard Setback On An Arterial Or Collector Street	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Maximum Lot Coverage	Minimum Lot Size
A	45'	sues. 20' from	20' from lot line	<u>20' from lot line</u>	30'	30'	10' from lot line	15'	90%	5 acres
R-2	35'	120'	20'	<u>15'</u>	30'*****	15'	5'	20'	40%	20,000 sq ft
R-4	35'	66'	20'	<u>12' ^****</u>	30'*****	15'	5'	20'	40%	6,600 sq ft*
R-6	35'	45' <u>40'</u>	20'	<u>12' ^****</u>	30'*****	15' <u>10'</u>	5'*****	20'	40% <u>N/A</u>	4,500-sq ft* <u>N/A</u>
R-8	35'	40'	20'	<u>12' ^****</u>	30'*****	15'	5'	20'	40%	3,300 sq ft
R-12	40'	40'	20'	<u>5'</u>	30'*****	15' <u>10'</u>	5'*****	20'	60% <u>N/A</u>	2,200-sq ft <u>N/A</u>
R-20	40'	40'	20'	<u>20'</u>	30'*****	15'	5'	20'	60%	1,300 sq ft
O	35'	0**	20'	<u>20'</u>	0	30'	5'	20'	80% DR	2,000 sq ft

C-1	35'	0**	15'	<u>15'</u>	0	5'	0	10'	100% DR	2,000 sq ft
C-2	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	1,300 sq ft
C-3	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	1,300 sq ft
CBD	80***	0**	0	<u>0</u>	0	0	0	0	100% DR	1,000 sq ft
M-1	100'	0**	0	<u>0</u>	0	0	0	0	100% DR	5,000 sq ft
M-2/M-3	100'	0**	0	<u>0</u>	0	0	0	0	100% DR	5,000 sq ft
P	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	400 sq ft

The city has discontinued the R-1, R-3, and R-5 zones and converted these discontinued zones to the following: R-1 see R-2; R-3 see R-4; and R-5 see R-6. The M-3 zone, which is limited to mining uses, has been consolidated with the M-2 zone.

The terms property owner, applicant, controller and developer are used interchangeably.

* The city encourages creativity in the design of its subdivisions; the Planning and Zoning Director may allow the reduction of the street frontage and minimum lot size recommendation after reviewing the entire subdivision plat, which shall consider the overall layout of streets and lots.

** It is presumed the parcel's street frontage will be of a sufficient width to accommodate the placement of a driveway entrance for those uses fronting on a street where they have driveway access.

*** Building heights above sixty (60) feet, and especially habitable spaces located above that height, may require the procuring of special safety equipment or fire apparatus.

**** Residential access to a functionally classified roadway is limited.

^ Front setbacks that are less than fifteen feet (15') when on a radius corner lot will need approval from the city to confirm that there is not a site distance issue

Original Code	Redline Changes to Code
<p>5.3.3: OFFICIAL HEIGHT AND AREA STANDARDS: NOTES A.11</p>	<p>5.3.3: OFFICIAL HEIGHT AND AREA STANDARDS: NOTES A.11</p> <p><u>Side yard setbacks may be reduced to zero (0') feet as long as there is a ten (10') distance between structures and no utility easements along the side yard that has a zero setback. When a structure is built on a zero (0) lot line, if the side yard has a utility easement, there shall be a ten (10) foot separation between any portion of the structures or utility easements shall be removed. Structures may also be attached in the R-6 and R-12 zone and have zero setback to property lines with fire rated walls.</u></p>
<p><u>5-7-3: - PLANNED UNIT DEVELOPMENT STANDARDS:</u></p> <p>M. <i>Structures:</i> Attached and detached dwelling units are permitted in PUD's in accordance with the city's adopted Uniform Building Code (UBC) requirements. The minimum separation distance between detached dwelling units shall be ten (10) feet, unless fire or building codes required greater separation distances. The separation distance of uninhabitable accessory buildings (from dwelling units, lot lines and easements) will be according to city and fire district requirements (see KCC 5-3-4-5:I).</p>	<p><u>5-7-3: - PLANNED UNIT DEVELOPMENT STANDARDS:</u></p> <p>M. <i>Structures:</i> Attached and detached dwelling units are permitted in PUD's in accordance with the city's adopted <u>Uniform International Building Code (UBC)</u> requirements. The minimum separation distance between detached dwelling units shall be ten (10) feet, unless fire or building codes required greater separation distances. The separation distance of uninhabitable accessory buildings (from dwelling units, lot lines and easements) will be according to city and fire district requirements (see KCC 5-3-4-5:I).</p> <p>(Ord. No. 2011-10, § 1, 12-20-2011; Ord. No. 2018-08, § 2, 3-6-2018)</p>

<p>5-7-24: - IMPROVEMENT GUARANTEES:</p> <p>D. The applicant shall file with the agreement one (1) of the following to assure their full and faithful performance:</p> <p>1.Certified check;</p> <p>2.An irrevocable letter of credit issued by a financial institution authorized to do business in the State of Idaho;</p>	<p>5-7-24: - IMPROVEMENT GUARANTEES:</p> <p>D. The applicant shall file with the agreement one (1) of the following to assure their full and faithful performance:</p> <p>1.Certified check;</p> <p>2.An irrevocable letter of credit issued by a financial institution authorized to do business in the State of Idaho;</p> <p><u>3. Other surety acceptable to the city.</u></p> <p>(Ord. No. 2011-10, § 1, 12-20-2011)</p>
<p><u>5-10-4: - GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:</u></p> <p>O. Subdivision signs:</p> <p>2. Subdivision signs shall not exceed six (6) feet in height and the sign area shall not exceed forty (40) square feet per side.</p>	<p><u>5-10-4: - GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:</u></p> <p>O. <i>Subdivision signs:</i></p> <p>2. Subdivision signs shall not exceed six (6) <u>eight (8)</u> feet in height and the sign area shall not exceed forty-six (40)46 square feet per side <u>unless approved by the planning department. Subdivision signs shall also not be placed in the vision triangle. Any denial from the planning department may be appealed to the city council.</u></p>
<p>4. Subdivision advertising: Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed twelve (12) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of two (2) in ground signs that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five</p>	<p>4. Subdivision advertising: Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed twelve-forty (1240) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of two-four (24) in ground signs <u>per street frontage</u> that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold<u>sold</u>, and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.</p>

<p>(95) percent of the subdivision's lots have been sold.</p>	
<p><u>5-17-12: - BUFFER AREAS; COMMON LOTS:</u></p> <p>C. <i>Common area landscapes:</i> New residential subdivision common area landscapes shall be comprised of the following:</p> <p>2. A minimum of one (1) deciduous shade tree per one thousand (1,000) square feet of site.</p>	<p><u>5-17-12: - BUFFER AREAS; COMMON LOTS:</u></p> <p>C. <i>Common area landscapes:</i> New residential subdivision common area landscapes shall be comprised of the following:</p> <p>2. A minimum of one (1) deciduous shade tree per one thousand (1,000) square feet of site <u>except in park areas where there are turf play fields or other activities that may not warrant densely planted areas.</u></p>
<p><u>5-17-13: - LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION:</u></p> <p>B. <i>The landscape buffer requirements for these noted road classifications and the accompanying land uses are as follows:</i></p> <p>3. <i>Mobility arterial, residential arterial, residential neighborhood arterial and section line road—Landscape buffer requirements:</i> The landscape buffer width shall be twenty (20) to thirty (30) feet from the property line for these type of roadways as determined by the director, design review committee, or planning and zoning commission based upon land use action, development intensity, visual impacts, surrounding conditions and topography. A person initiating development or redevelopment adjacent to these types of roadways shall install an eight-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated by a four- to eight foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.</p>	<p><u>5-17-13: - LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION:</u></p> <p>B. <i>The landscape buffer requirements for these noted road classifications and the accompanying land uses are as follows:</i></p> <p>3. <i>Mobility arterial, residential arterial, residential neighborhood arterial and section line road—Landscape buffer requirements:</i> The landscape buffer width shall be twenty (20) to thirty (30) feet from the property line for these type of roadways as determined by the director, design review committee, or planning and zoning commission based upon land use action, development intensity, visual impacts, surrounding conditions and topography. A person initiating development or redevelopment adjacent to these types of roadways shall install an eight-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated by a four- to eight <u>twelve</u>-foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.</p>
<p>6. <i>Residential collector and quarter section road—Landscape buffer requirements:</i> The</p>	<p>6. <i>Residential collector and quarter section road—Landscape buffer requirements:</i> The</p>

<p>landscape buffer width shall be fifteen (15) feet along the residential collector and quarter section road frontage. A person initiating development or redevelopment along these types of roadways shall install a five-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated from the public vertical curb (or its alignment) by a four- to eight-foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.</p>	<p>landscape buffer width shall be fifteen (15) feet along the residential collector and quarter section road frontage. A person initiating development or redevelopment along these types of roadways shall install a <u>minimum</u> five-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated from the public vertical curb (or its alignment) by a four- to eight-foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.</p>
<p>C. <i>Related transportation considerations:</i></p> <p>2. <i>Stormwater considerations:</i> Vertical curb and gutter shall be installed on all functionally classified streets. Rolled curbing and gutter, shall be installed on all nonfunctionally classified streets. The use of drainage swales for stormwater conveyance purposes in lieu of curb and gutter is prohibited within the Kuna city limits, unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer- see KCC 6-4-2:C.</p> <p>(Ord. No. 2011-15, § 1, 12-20-2011; Ord. No. 2012-22, § 7, 11-6-2012)</p>	<p>C. <i>Related transportation considerations:</i></p> <p>2. <i>Stormwater considerations:</i> Vertical curb and gutter shall be installed on all functionally classified streets. Rolled curbing and gutter <u>or an equivalent approved by the city,</u> shall be installed on all nonfunctionally classified streets. The use of drainage swales for stormwater conveyance purposes in lieu of curb and gutter is prohibited within the Kuna city limits, unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer <u>or in areas with private streets or on a case by case basis as determined by the city engineer, the public works director, and/or the planning and zoning director</u> - see KCC 6-4-2:C.</p> <p>(Ord. No. 2011-15, § 1, 12-20-2011; Ord. No. 2012-22, § 7, 11-6-2012)</p>

<p><u>5-17-14: - LANDSCAPED BUFFER WIDTHS FOR PATHWAYS, WALKWAYS, BUILDINGS AND PARKING LOTS:</u></p> <p>A. <i>Pathway or pedestrian walkway—Landscape buffer requirements:</i> Residential and commercial development pathways and pedestrian walkways shall be centered in a public easement, which is at least ten (10) feet in width. The pathway surface shall be a minimum five (5) feet in width and constructed of an</p>	<p><u>5-17-14: - LANDSCAPED BUFFER WIDTHS FOR PATHWAYS, WALKWAYS, BUILDINGS AND PARKING LOTS:</u></p> <p>A. <i>Pathway or pedestrian walkway—Landscape buffer requirements:</i> Residential and commercial development pathways and pedestrian walkways shall be centered in a public easement, which is at least ten (10) <u>fifteen (15')</u> feet in width. The pathway surface shall be a minimum five (5) feet in width and</p>
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<p>impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act (ADA) accessibility guidelines found in Section 504 of the Rehabilitation Act.</p>	<p>constructed of an impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act (ADA) accessibility guidelines found in Section 504 of the Rehabilitation Act.</p>
<p><u>5-18-1: - PRIVATE ROADS:</u></p> <p>B. <i>Construction and design standards:</i> Private roads shall conform to the following construction and design requirements:</p> <p>6. Except as may be otherwise set forth in this section, private roads shall meet design and dimensional requirements as the city council deems appropriate considering the proposed use, and the site where the private roads are to be located. All private roads shall have a paved travel lane of not less than twenty-eight (28) feet in width.</p> <p>(Ord. No. 2018-08, § 1, 3-6-2018)</p>	<p><u>5-18-1: - PRIVATE ROADS:</u></p> <p>B. <i>Construction and design standards:</i> Private roads shall conform to the following construction and design requirements:</p> <p>6. Except as may be otherwise set forth in this section, private roads shall meet design and dimensional requirements as the city council deems appropriate considering the proposed use, and the site where the private roads are to be located. All private roads shall have a paved travel lane of not less than twenty-eight (28) feet in width, <u>unless an alternative is approved by the city engineer, public works director and/or planning and zoning director.</u></p> <p>(Ord. No. 2018-08, § 1, 3-6-2018)</p>
<p>6-2-3: - PRELIMINARY PLAT:</p> <p><i>Note:</i> Subdivider and developer are intended to be interchangeable terms.</p> <p>J. <i>Approval period, phased development, time extension, and expiration:</i></p> <p>1. A preliminary plat approval shall be valid for two (2) years from the date of approval of the findings of facts and conclusions of law by city council, unless extended as provided for herein.</p>	<p>6-2-3: - PRELIMINARY PLAT:</p> <p><i>Note:</i> Subdivider and developer are intended to be interchangeable terms.</p> <p>J. <i>Approval period, phased development, time extension, and expiration:</i></p> <p>1. A preliminary plat approval shall be valid for two (2) <u>three (3)</u> years from the date of approval of the findings of facts and conclusions of law by city council, unless extended as provided for herein.</p>
<p>2. In the event that the preliminary plat is approved in construction phases (more than one (1) phase), the subdivider shall have two (2) years to complete the plat's first phase from the time the council approves the plat's findings of fact. When the preliminary plat includes phases, each successive phase is to be completed within one (1) year of the preceding phase's recording</p>	<p>2. In the event that the preliminary plat is approved in construction phases (more than one (1) phase), the subdivider shall have two (2) years to complete the plat's first phase from the time the council approves the plat's findings of fact. When the preliminary plat includes phases, each successive phase is to be completed within one (1) year of the preceding phase's recording</p>

<p>date.</p>	<p>date. <u>In the event that the preliminary plat is approved in construction phases (more than one (1) phase), the sub-divider shall have two (2) years to complete a phase from the time the council approves the plat's findings of fact. When the preliminary plat includes phases, a phase must be completed within three (3) years of a preceding phase's recording date. When a project or master planned community contains multiple preliminary plats, a phase must be completed within three (3) years of a preceding phase's recording date within the entire project for all preliminary plats within the project to not expire.</u></p>
<p><u>6-3-3: - LOCATION:</u></p> <p>Street and road location shall conform to the following:</p> <p>G. <i>Cul-de-sac streets:</i> Cul-de-sac streets shall not be more than five hundred (500) feet in length and shall terminate with an adequate turnaround having a minimum radius of fifty (50) feet for right-of-way</p> <p>(Ord. 231, 12-7-1977; Ord. 439, 2-20-1996; Ord. No. 2018-08, § 3, 3-6-2018)</p>	<p><u>6-3-3: - LOCATION:</u></p> <p>Street and road location shall conform to the following:</p> <p>G. <i>Cul-de-sac streets:</i> Cul-de-sac streets shall not be more than five hundred <u>seven hundred (5700)</u> feet in length and shall terminate with an adequate turnaround having a minimum radius of fifty (50) feet for right-of-way; <u>cul-de-sacs may be extended further with approval from Kuna Rural Fire Department and emergency access.</u></p> <p>(Ord. 231, 12-7-1977; Ord. 439, 2-20-1996; Ord. No. 2018-08, § 3, 3-6-2018)</p>
<p><u>6-3-4: - SPECIFICATIONS:</u></p> <p>A. <i>Street right-of-way widths:</i> Street and road right-of-way widths shall conform to the adopted major street plan or comprehensive development plan and the rules of the state department of highways and the highway district or department having jurisdiction. Minimum right-of-way standards are as follows:</p> <p>(Ord. 231, 12-7-1977; Ord. 439, 2-20-1996; Ord. 639, 5-28-2003; Ord. 2007-02, 2-20-2007; Ord. No. 2012-24, § 1, 11-6-2012; Ord. No.</p>	<p><u>6-3-4: - SPECIFICATIONS:</u></p> <p>A. <i>Street right-of-way widths:</i> <u>Public</u> Street and road right-of-way widths shall conform to the adopted major street plan or comprehensive development plan and the rules of the state department of highways and the highway district or department having jurisdiction. Minimum right-of-way standards are as follows:</p> <p><u>D. <i>Minimum road width:</i> The minimum road width within the Kuna city limits on public roads and shall be thirty-three (33) feet back of curb to back of curb for parking on both sides of the street and twenty-seven (27') feet for parking on one side, in all zoning districts. Exceptions may be considered by the public works director, city engineer and/or the planning and zoning director on a case-by-case basis.</u></p> <p><u>(Ord. 231, 12-7-1977; Ord. 439, 2-20-1996;</u></p>

<p>2017-01, § 1, 1-17-2017)</p>	<p>Ord. 639, 5-28-2003; Ord. 2007-02, 2-20-2007; Ord. No. 2012-24, § 1, 11-6-2012; Ord. No. 2017-01, § 1, 1-17-2017)</p>
<p><u>6-3-9: - BLOCKS:</u></p> <p>Every block shall be so designed as to provide two (2) tiers of lots, except where lots back onto an arterial street, natural feature or subdivision boundary.</p> <p>(Ord. 414, 2-1-1994)</p>	<p><u>6-3-9: - BLOCKS:</u></p> <p>Every block shall be so designed as to provide two (2) tiers of lots, except where lots back onto an arterial street, <u>collector street</u>, natural feature, <u>open space</u> or subdivision boundary.</p> <p>(Ord. 414, 2-1-1994)</p>
<p><u>6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:</u> The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Construction Work [ISPCW] or other standards established by the city engineer.</p>	<p><u>6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:</u></p> <p>The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer <u>or if requested by sub-divider and approved by the city engineer and public works director in other cases</u>. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Construction Work [ISPCW] or other standards established by the city engineer.</p>
<p>E. <i>Fencing</i>: Fencing shall be installed according to the approved fencing plan. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be a maximum six (6) feet in height (measured from the crest of the road), permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Wood and chainlink fencing is not permitted in a</p>	<p>E. <i>Fencing</i>: Fencing shall be installed according to the approved fencing plan. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two <u>five</u> hundred(2500) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be a maximum six (6) feet in height (measured from the crest of the road), permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Wood and chainlink fencing is not permitted in a</p>

<p>subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Ditch or irrigation fencing shall be determined with input from the irrigation purveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence shall be placed behind the berm, and under no circumstances, placed on the berm.</p>	<p>subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Ditch or irrigation fencing shall be determined with input from the irrigation purveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence shall be placed behind the berm, and under no circumstances, placed on the berm.</p>
<p>G. <i>Flag lot:</i> Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.</p>	<p>G. <i>Flag lot:</i> Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way, A common [or shared] driveway shall be relied upon to access the lots contained within the <u>flag a common lot</u> configuration, with a maximum of <u>three (3)- six (6)</u> contiguous lots <u>accessed by a single common driveway that shall not extend more than two hundred (200) feet contained within a flag lot.</u> A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot <u>accessing via the common driveway. of the flag lot.</u> The pole portion of <u>any</u> the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot <u>and common drive</u> is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.</p>

<p>I. <i>Irrigation system:</i> The city engineer is authorized to establish rules, regulations and standards for pressurized irrigation systems and these systems shall comply with those standards, rules and regulations. Pressure irrigation systems shall be constructed in accordance with the specifications of the city's adopted pressure irrigation plan. The subdivider, is obligated to annex the subdivision's lands into the Kuna Municipal Irrigation District [KMID]. Pressure irrigation facilities shall be constructed and dedicated to the city, in compliance with KMID standards and requirements. The irrigation system's design and functionality shall follow the requirements of the irrigation entity that will own, operate and maintain the system. Subdivisions shall rely upon a nonpotable water source for all irrigation and watering purposes. The subdivider shall provide an underground conduit to provide pressurized irrigation water to every lot within the subdivision. Potable municipal water may not be used for subdivision irrigation purposes.</p>	<p>I. <i>Irrigation system:</i> The city engineer is authorized to establish rules, regulations and standards for pressurized irrigation systems and these systems shall comply with those standards, rules and regulations. Pressure irrigation systems shall be constructed in accordance with the specifications of the city's adopted pressure irrigation plan. The subdivider <u>may at subdivider's discretion, is obligated to</u> annex the subdivision's lands into the Kuna Municipal Irrigation District [KMID]. <u>If not annexed, no portion of the subdivision shall be annexed. If annexed, the p</u>Pressure irrigation facilities shall be constructed and dedicated to the city, <u>All irrigation facilities shall be designed and constructed</u> in compliance with KMID standards and requirements. The irrigation system's design and functionality shall follow the requirements of the irrigation entity that will own, operate and maintain the system. Subdivisions shall rely upon a nonpotable water source for all irrigation and watering purposes. The subdivider shall provide an underground conduit to provide pressurized irrigation water to every lot within the subdivision. Potable municipal water may not be used for subdivision irrigation purposes.</p>
<p>J. <i>Irrigation ditches:</i> The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways. The city engineer, in consultation with the irrigation water provider, shall determine if an irrigation ditch or lateral needs to be tiled. Irrigation conveyances shall be placed in a public easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.</p>	<p>J. <i>Irrigation ditches:</i> The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways. The city engineer, in consultation with the irrigation water provider, shall determine if an irrigation ditch or lateral needs to be tiled. Irrigation conveyances shall be placed in a public <u>or private</u> easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.</p>
<p>N. <i>Pathways:</i> A pathway is intended to connect people to and through a subdivision as opposed to a sidewalk that is intended to protect people from the adjoining roadway. Pathways shall be centered in a public easement and be at least ten (10) feet in width. The pathway surface shall be a minimum five (5) feet in width and</p>	<p>N. <i>Pathways:</i> A pathway is intended to connect people to and through a subdivision as opposed to a sidewalk that is intended to protect people from the adjoining roadway. Pathways shall be centered in a public easement and be at least ten <u>fifteen (105)</u> feet in width <u>or in a public or private right-of-way with a minimum of twenty</u></p>

<p>constructed of an impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act [ADA] accessibility guidelines.</p>	<p><u>(20) feet of landscaping on both sides combined.</u> The pathway surface shall be a minimum five (5) feet in width and constructed of an impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act [ADA] accessibility guidelines.</p>
<p>Q. <i>Sidewalk:</i> Attached or detached sidewalks shall be constructed on both sides of the subdivision's streets except where its average street lot frontage is more than one hundred (100) feet in width. In this circumstance, a sidewalk is only required on one (1) side of the street, unless there is an overriding health or safety concern that would dictate sidewalk placement on both sides of the street. Additionally, ACHD has a minor local street section whose usage affords the placement of a sidewalk on one (1) side of the street, unless there is an overriding consideration requiring sidewalk placement on both sides of the street. Sidewalks shall be designed and built to Americans with Disabilities Act [ADA] accessibility guidelines, and in accordance with ACHD and city engineer standards and specifications. The minimum width of any city sidewalk shall be five (5) feet. Arterial or collector streets shall feature eight-foot detached sidewalks on both sides of the street frontage regardless of subdivision lot widths. The accompanying parking strip shall also be eight (8) feet wide and landscaped with an irrigation system. A public easement shall accompany any sidewalk placed outside a public right-of-way. The placement of a sidewalk outside the right-of-way requires city approval. Sidewalks constructed as part of a curb cut installation shall be designed to accommodate the additional loading requirements placed upon it.</p>	<p>Q. <i>Sidewalk:</i> Attached or detached sidewalks shall be constructed on both sides of the subdivision's streets except where its average street lot frontage is more than one hundred (100) feet in width. In this circumstance, a sidewalk is only required on one (1) side of the street, unless there is an overriding health or safety concern that would dictate sidewalk placement on both sides of the street. Additionally, ACHD has a minor local street section whose usage affords the placement of a sidewalk on one (1) side of the street, unless there is an overriding consideration requiring sidewalk placement on both sides of the street. Sidewalks shall be designed and built to Americans with Disabilities Act [ADA] accessibility guidelines, and in accordance with ACHD and city engineer standards and specifications. The minimum width of any city sidewalk shall be five (5) feet. Arterial or collector streets shall feature eight-foot detached sidewalks on both sides of the street frontage <u>or five (5) feet on one side and ten (10) feet on the other side</u> regardless of subdivision lot widths. The accompanying parking strip shall also be eight (8) feet wide and landscaped with an irrigation system. A public easement shall accompany any sidewalk placed outside a public right-of-way. The placement of a sidewalk outside the right-of-way requires city approval. Sidewalks constructed as part of a curb cut installation shall be designed to accommodate the additional loading requirements placed upon it.</p>
<p>S. <i>Street and alleys:</i> All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City of Kuna [city], Ada County Highway District [ACHD] and Idaho Transportation Department [ITD]. Street functionality shall be determined</p>	<p>S. <i>Street and alleys:</i> All <u>Public</u> streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City of Kuna [city], Ada County Highway District [ACHD] and Idaho Transportation Department [ITD]. Street functionality shall be determined</p>

<p>according to the city's adopted "2030 Functional Classified Road Map". The street right-of-way widths shall be according to the street typologies identified in Kuna City Code section 6-3-4. The distance separation from the edge of the street pavement to the developer's right-of-way requires a landscape treatment. For distance separation distances of less than ten (10) feet, provide a city approved landscape treatment to include a nonpotable underground irrigation source. For distance separations of greater than ten (10) feet, provide the remainder of the area separation with a rock application treatment acceptable to the city and the transportation authority. The developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public right-of-way. Highway treatment applications will be determined on a case by case basis. A subdivider shall provide a nonconnecting [dead end] subdivision street, whose length is longer than five hundred (500) feet, with a secondary access. If the nonconnecting street terminates in a turn around, the maximum five hundred-foot street length is to be measured from the center point of the turn around to the point where it intersects with an intersecting street. Should the fire district approve a longer roadway length, the city may defer to their judgment. The city prohibits private streets and alleys unless there is a hardship circumstance that warrants this consideration and not of the controller's making. In the limited circumstances where they are approved, private streets and alleyways shall be owned and maintained by private individuals or entities and not by government agencies.</p>	<p>according to the city's adopted "2030 Functional Classified Road Map". The <u>Public</u> street right-of-way widths shall be according to the street typologies identified in Kuna City Code section 6-3-4. The distance separation from the edge of the street pavement to the developer's right-of-way requires a landscape treatment. For distance separation distances of less than ten (10) feet, provide a city approved landscape treatment to include a nonpotable underground irrigation source. For distance separations of greater than ten (10) feet, provide the remainder of the area separation with a rock application treatment acceptable to the city and the transportation authority. The developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public right-of-way. Highway treatment applications will be determined on a case by case basis. A subdivider shall provide a nonconnecting [dead end] subdivision street, whose length is longer than five <u>seven</u> hundred (500 <u>5700</u>) feet (<u>not including any private streets</u>), with a secondary access. If the nonconnecting street terminates in a turn around, the maximum five <u>seven</u> hundred-foot street length is to be measured from the center point of the turn around to the point where it intersects with an intersecting street. Should the fire district approve a longer roadway length, the city may defer to their judgment. The city prohibits private streets and alleys unless there is a hardship circumstance that warrants this consideration and not of the controller's making. In the limited circumstances where they are approved, Private streets and alleyways shall be owned and maintained by private individuals or entities and not by government agencies.</p>
<p>T. <i>Street lighting:</i> Street lights shall be installed within the subdivision at intersections, fire hydrants, cul-de-sacs and other types of turn around, pedestrian shelters and bus stops and according to the approved lighting plan. The subdivider shall place lighting facilities a maximum spacing of two hundred fifty (250) feet and proportionately dispersed throughout the interior and exterior of the subdivision. The street lighting shall alternate along the course of the subdivision roadways from one (1) side of</p>	<p>T. <i>Street lighting:</i> Street lights shall be installed within the subdivision at intersections, fire hydrants, cul-de-sacs and other types of turn around, pedestrian shelters and bus stops and according to the approved lighting plan. The subdivider shall place lighting facilities a maximum spacing of two <u>three</u> hundred twenty-five (250 <u>325</u>) feet and proportionately dispersed throughout the interior and exterior of the subdivision. The street lighting shall alternate along the course of the subdivision</p>

<p>the road to the other at maximum two hundred fifty-foot intervals. The subdivider shall conform to street lighting standards, as adopted by resolution of the city council. Lighting facilities shall be designed and installed according to "Dark Skies" standards. Lighting facilities will be reviewed by city staff to assure they are energy efficient, and if not, the subdivider shall provide an alternative lighting product acceptable to the city. The street lighting facilities shall be of a design standard that makes them easily exchangeable with minimal replacement cost outlay.</p>	<p>roadways from one (1) side of the road to the other at maximum two hundred fifty-foot intervals. The subdivider shall conform to street lighting standards, as adopted by resolution of the city council. Lighting facilities shall be designed and installed according to "Dark Skies" standards. Lighting facilities will be reviewed by city staff to assure they are energy efficient, and if not, the subdivider shall provide an alternative lighting product acceptable to the city. The street lighting facilities shall be of a design standard that makes them easily exchangeable with minimal replacement cost outlay.</p>
<p>X. <i>Water supply system:</i> The city engineer is authorized to establish rules, regulations and standards for water supply systems and these systems shall comply with those standards rules and regulations. Each public water supply systems shall be constructed in accordance with the specifications of the city's adopted water plan. Subdivision water supply systems shall be installed as an extension of the city's public system. Buildable subdivision lots shall have a water service capable of supplying the site with potable water in sufficient volume and pressure for domestic use, and fire protection in accordance with City Code and Kuna Fire District requirements. Water supply shall meet the International Fire Code's minimum fire flow requirements. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the city in sufficient water quantities to offset the subdivision's potential water demands as determined by the city engineer. The subdivision's water rights shall not be sold, abandoned, or transferred outside the city or its area of city impact. Condominium units shall have individual water meters. Planned unit development [PUD] and master planned communities require a master utility plan that addresses potable water issues. IC § 50-1326 requires all water plans to be submitted to the Idaho State Department of Environmental and Community Services or its authorized agent for approval. The city engineer, or their designate, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the city's water plan submittals.</p>	<p>X. <i>Water supply system:</i> The city engineer is authorized to establish rules, regulations and standards for water supply systems and these systems shall comply with those standards rules and regulations. Each public water supply systems shall be constructed in accordance with the specifications of the city's adopted water plan. Subdivision water supply systems shall be installed as an extension of the city's public system. Buildable subdivision lots shall have a water service capable of supplying the site with potable water in sufficient volume and pressure for domestic use, and fire protection in accordance with City Code and Kuna Fire District requirements. Water supply shall meet the International Fire Code's minimum fire flow requirements. The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the city in sufficient water quantities to offset the subdivision's potential water demands as determined by the city engineer. The subdivision's water rights shall not be sold, abandoned, or transferred outside the city or its area of city impact. Condominium units shall have individual water meters. Planned unit development [PUD] and master planned communities require a master utility plan that addresses potable water issues. IC § 50-1326 requires all water plans to be submitted to the Idaho State Department of Environmental and Community Services or its authorized agent for approval. The city engineer, or their designate, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the city's water plan submittals.</p>

<p>(Ord. 231, 12-7-1977; amd. 1985 Code; Ord. 359, 9-3-1991; Ord. 439, 2-20-1996; Ord. 550, 8-28-2000; Ord. 553, 1-22-2001; Ord. 2006-100, 12-19-2006; amd. Ord. 2007-03, 2-6-2007; Ord. 2007-02, 2-20-2007; Ord. No. 2010-15, § 1, 8-3-2010; Ord. No. 2014-20, § 1, 10-21-2014; Ord. No. 2016-08, § 1, 4-5-2016)</p>	<p>(Ord. 231, 12-7-1977; amd. 1985 Code; Ord. 359, 9-3-1991; Ord. 439, 2-20-1996; Ord. 550, 8-28-2000; Ord. 553, 1-22-2001; Ord. 2006-100, 12-19-2006; amd. Ord. 2007-03, 2-6-2007; Ord. 2007-02, 2-20-2007; Ord. No. 2010-15, § 1, 8-3-2010; Ord. No. 2014-20, § 1, 10-21-2014; Ord. No. 2016-08, § 1, 4-5-2016)</p>
<p><u>6-4-3: - FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENTS:</u></p> <p><i>C. Method of financial guarantee:</i> Financial guarantees shall be submitted to and accepted by the city engineer prior to any city signatures on the final plat according to the following protocol:</p> <p>2. The city engineer's estimated cost of the remaining work shall be determined, in part, from the detailed bids provided by the subdivider's contractors on contractor's letterhead. To the initial one hundred ten (110) percent estimated cost may be added sums for the following considerations: Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the city's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the city engineer.</p> <p>(Ord. 231, 12-7-1977; Ord. 2007-02, 2-20-2007; Ord. No. 2010-14, § 1, 8-3-2010)</p>	<p><u>6-4-3: - FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENTS:</u></p> <p><i>C. Method of financial guarantee:</i> Financial guarantees shall be submitted to and accepted by the city engineer prior to any city signatures on the final plat according to the following protocol:</p> <p>2. The city engineer's estimated cost of the remaining work shall be determined, in part, from the detailed bids provided by the subdivider's contractors on contractor's letterhead. To the initial one hundred ten (110) percent estimated cost may be added sums for the following considerations: Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the city's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the city engineer. <u>In no event shall the final amount be more than one hundred twenty (120) percent of the detailed bids provided by the sub-divider.</u></p> <p>(Ord. 231, 12-7-1977; Ord. 2007-02, 2-20-2007; Ord. No. 2010-14, § 1, 8-3-2010)</p>

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

- *Landscape finish grading.
*Soil preparation
*Tree supports
*Planting
*Watering
*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf...
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor: Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practices. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions of project site and free of disease, insects, eggs, larvae and defects such as sun-scorch, knots, injuries, abrasions or disfigurements.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved.
e. Bark/leaves.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendor certified analysis for soil amendments, fertilizer materials, and chemicals.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient analysis.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant file and trees during delivery. Do not prune trees prior to delivery. Do not bend file trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:

Warranty that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:

Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth.

- a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agriflul, Disenpul - use only for sulfur Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; V.I.T. Clinch-tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail, 1 per tree.

Anchors (Deadman): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "specimen" plants with a special height, shape or character. Tag of the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per the City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturer's and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place 1/2" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no setting takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curbs and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants of same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat of planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover of roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid skidding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or barkup at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery Stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, mowing, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
At completion of rough grade and boulder placement
At completion of landscape finish grading and soil preparation, prior to planting.
At installation of irrigation system, prior to backfilling trenches and planting.
During installation of specimen trees, or other specimen plant material.
After staking locations for plant holes, but prior to planting; for approval.
During the planting process.
During the placement and aiming of all light fixtures.
At Substantial Completion of the Work.
During warranty period to observe maintenance procedures.
At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling [water, heat, chemical damage and the like], will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber.

Specialty prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic potassium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Unit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weed growth or competing vegetation should be removed prior to seeding operations.

Hydrated ad material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process: Slurry mix of water, seed, 300 lbs./acre of fertilizer, 60 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative of the following work intervals:

- Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weedy for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will be reseed as necessary until the work is accepted by the Owner's Representative.



FALCON CREST SUBDIVISION Preliminary Plan - Landscape Plans KUNA, IDAHO



revisions:

project #: MTC060
scale: N.A.
issued for: REVIEW
drawn by: TEAM
date: 10.30.2018
drawing:

Planting Specifications

sheet #

L8.1 of

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FALCON CREST**

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON CREST is made effective as of the ____ day of _____, 2018, by M3 Acquisitions, L.L.C., an Arizona limited liability company (“Grantor” and “Class B Member”).

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IN WITNESS WHEREOF, Grantor has set its hand this ____ day of _____, 2018.

M3 Acquisitions, L.L.C.,
an Arizona limited liability company

By: M3 Builders, L.L.C.,
an Arizona limited liability company

Its: Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company

Its: Sole member

By: _____
William I. Brownlee, Manager

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared William I. Brownlee, known or identified to me to be the Manager of The M3 Companies, L.L.C., the limited liability company that is the Sole Member of M3 Builders, L.L.C., the limited liability company that is the Manager of **M3 Acquisitions, L.L.C.**, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for _____
Residing at: _____
My Commission Expires: _____

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY
POTENTIALLY SUBJECT TO THIS DECLARATION**

EXHIBIT B

**FINAL PLAT FOR FALCON CREST
PHASE 1**

TO: City of Kuna
Planning & Zoning Department

Comments addressing issues that I believe need to be addressed at the November 27, 2018, scheduled public hearing regarding: An Annexation, Preliminary Plat Comprehensive Plan Map Change, Rezone, Pre Annex-Development Agreement, and Planned Unit Development request by Scott Wonders with JUB Engineers, to annex approximately 990 acres into Kuna City limits with a variety of zones throughout the project, including R-6 (medium Density Resident), C-2 (Commercial) and R-12 (High Density Resident) zones. I am against the proposed annexation and rezoning of this project site of Sections 15, 22, & 23 T2N, R1E on the hard northeast corner of Cloverdale and Kuna Roads.

These are a few of my specific concerns and some of the reasons I am adamantly opposed to this annexation/rezoning:

- 1- The Project Site addressed in the Courtesy Notice will directly affect persons already living in acreages around this Site, yet you are proposing medium to high density resident zoning. Your rezoning is a direct affront to those current residences in the area; existing residential zoning in the area is one-acre parcels to 10+ acre parcels. This area may not be densely populated, but it is indeed country living for those of us who have chosen to live away from the hustle and bustle and the overcrowding city life. Unfortunately, that same overcrowding that is offensive to us, is what your proposal will create in our rural area.
- 2- The population that will be most directly affected will be those individuals that currently live south of Kuna Road. Creating this Medium to High density zoning will increase traffic in this area where Kuna Road and Cloverdale Road are both one lane roads. These roads will not be able to sustain the preliminary proposal of 409 single family lots on 132 acres (of the 990 acres identified). Increased traffic is often followed by increased accidents and violations.
- 3- Another question that has arisen, of course, is the Water that will be required to service the 409 single family lots; this R-6 zoning would be 6 lots per acre; where is this water going to come from? How will these lots receive water? They are not located anywhere that there is city hook-up for water; is the city of Kuna going to address this issue? Our water table is already low, existing residential acreages in this area currently access water via the aquifer. This is another avenue where the current residents of these acreages in this southeast area will suffer from this proposed zoning.
- 4- After addressing Water, we would like you to address Sewer. Will the sewer system be brought out to this proposed development? Zoning laws require distance between well water access and septic systems – a minimum of an acre is needed. One reason for increased acreage is when one or more of these systems is going to be on the property. To get your proposed 6 or 12 houses to an acre will definitely not be able to address the needs of well water and septic systems. If you propose bringing city water and city sewer to this area, who is going to pay for that?

received
11.14.18

- 5- Schooling is another huge issue that must be addressed. The proposal does not address this issue at all; parents need to know how this proposal will affect their children. Will this proposed site be considered in the Kuna School District or the Meridian/West Ada School District? The need for schools must be addressed prior to the approval of this projected housing development. Many times we've been told that schools open their doors already overcrowded; is this going to be the case for this development and the existing acreages in the area?
- 6- The people in the existing acreages will be more affected by the decisions of this Council regarding this proposal than you want to admit. You may say that the development will have all these fees built in; however, we aren't stupid and know that our taxes and fees will be levied upon us in the County as well as the City of Kuna. At least the City of Kuna has some recourse; they receive benefits from these revenues and they have the ability to vote in new members of the Council if needed. On the other hand, the residents of the County do not get any benefits from your proposed changes. We do not see increased traffic and noise and overcrowding of our schools to be of benefit to us.
- 7- I have also been told that the proposed housing development will not affect roads or accesses in any way. How can you honestly say that 409 single family housing plots will be developed – each have at least 2 vehicles, will not in any way cause more wear on the roads immediately adjacent to the proposed area. The people already living in this area will be most affected by the decisions of this Council. The Council meeting is the only place that these issues will be addressed, if they are addressed at all. I would venture to say that most of the people in the surrounding areas have no idea of the proposal or what it will mean to them and their families. Unfortunately, being residents of Ada County we don't get to vote on these types of proposals and the City Council can and does make decisions that adversely affect the many – just for the capital that it can bring to the City of Kuna or themselves.

Bruce Collier

9545 Kuna rd.

Kuna, Id. 83639

received
11-14-18

October 25 2018

City of Kuna
Planning and Zoning

To whom it may concern:

I'm writing about the proposed Falcon Crest Subdivision. I am extremely concerned about the proposal that the City of Kuna Planning and Zoning is considering. The impact it will have on our peaceful ambience in our community will be extreme.

If the City of Kuna looks at this development logically the answer to the added subdivision would be NO for the following reasons:

The biggest concerns being traffic and our water table.

What will happen with our private wells and our irrigation?

Where are you planning on getting water for all those homes and yards?

What are the specifics for the septic of each of those homes?

Where will the traffic outlets be and what is the specific plan for that?

And what specifically will be annexed by Kuna City?

I would appreciate a **specific** response to my concerns, including pros and cons of this proposed subdivision and why I and others should support it.

Sincerely,

Helyn Haase

Helyn Haase
6144 East Deer Flat Rd.
Kuna Idaho

208-631-9979

haashw@gmail.com

received
10.26.18

11/13/18
City Hall
PO Box 13
Kuna, ID 83634

Regarding: Annexation of land for Falcon Crest development

RECEIVED
NOV 16 2018
CITY OF KUNA

At this time the Falcon Crest proposed sub division should not be annexed into the City of Kuna. According to the attached City of Kuna - City limits map the proposed area on the corner of Cloverdale Rd & Kuna Rd do not meet the requirement of the Planning and Zoning Commission Case number 15-01-AN page 3 paragraph F "stating that the parcel must touch existing City Limits". The enclosed map was printed on 11/13/18 from the Kuna Idaho Planning & Zoning Map website.

There is a new article from KTVB date July 7 2017 that 8 housing developments are currently underway. How many of those are completed? Kuna currently doesn't have the infrastructure to support more people moving in? I hear from neighbors the schools are crowded. Do we have enough police and fire equipment and staff to support the current developments let alone Falcon Crest?

How will first responders be increased and who is paying for that increase in staff and equipment? How much financial responsibility will Falcon Crest take on?

Will Falcon Crest develop and staff the small fire station currently not in use on the corner of Kuna Rd & Five Mile Rd?

Cloverdale road is already congested with commuter traffic heading back into Meridian and Boise. Falcon Crest original proposal was to build a total of 1200 homes between single family & apartments. The existing roads of Cloverdale Rd and Kuna Rd can't support another 1200-2200 cars (1-2 cars per family) coming into the subdivision. Which roads will the Falcon Crest Development exit onto, Kuna Rd or Cloverdale? Will there be turn lanes and traffic lights? Who is paying for the road improvements?

Is Kuna Rd going to be extended over Federal and State land to extend Kuna Rd to Cole Rd to help with road congestion?

Are existing houses around the proposed annexation going to be annexed into the City limits?

My husband and I moved to Kuna because it's a small town with a lot of charm. We wanted to be out of the city and not have houses and neighbors stacked on top of us. From my house I can look west at the beautiful sunset and enjoy the peace and quiet. On Falcon Crest's original proposal they want to build a section of apartments buildings. If allowed to build apartment buildings I will no longer get my view of the setting sun on the horizon. I consider the proposed site a rural community and apartments have no business being out there obstructing the sky line. The original proposal from Falcon Crest was to put six single family homes per acre, People move out into this area for larger parcels and more space.

I urge the Planning & Zoning Commission to slow down on housing developments. Develop the cities infrastructure (roads, schools, restaurant that are not fast-food) and finish the housing developments that currently have approval before moving forward with Falcon Crest or any other proposed development.

Thank you

Natalie Henderson

Natalie Henderson



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
 PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
 Phone (208) 922-5274 • Fax: (208) 922-5989
 www.kunacity.id.gov

COURTESY NOTICE

Dear Property Owner:

NOTICE IS HEREBY GIVEN: That the City of Kuna Planning & Zoning Commission was scheduled to hold a public hearing on October 23 2018. However, staff is requesting that this be tabled (delayed) again, *until November 27, 2018*, beginning at 6:00 pm concerning the following case(s):

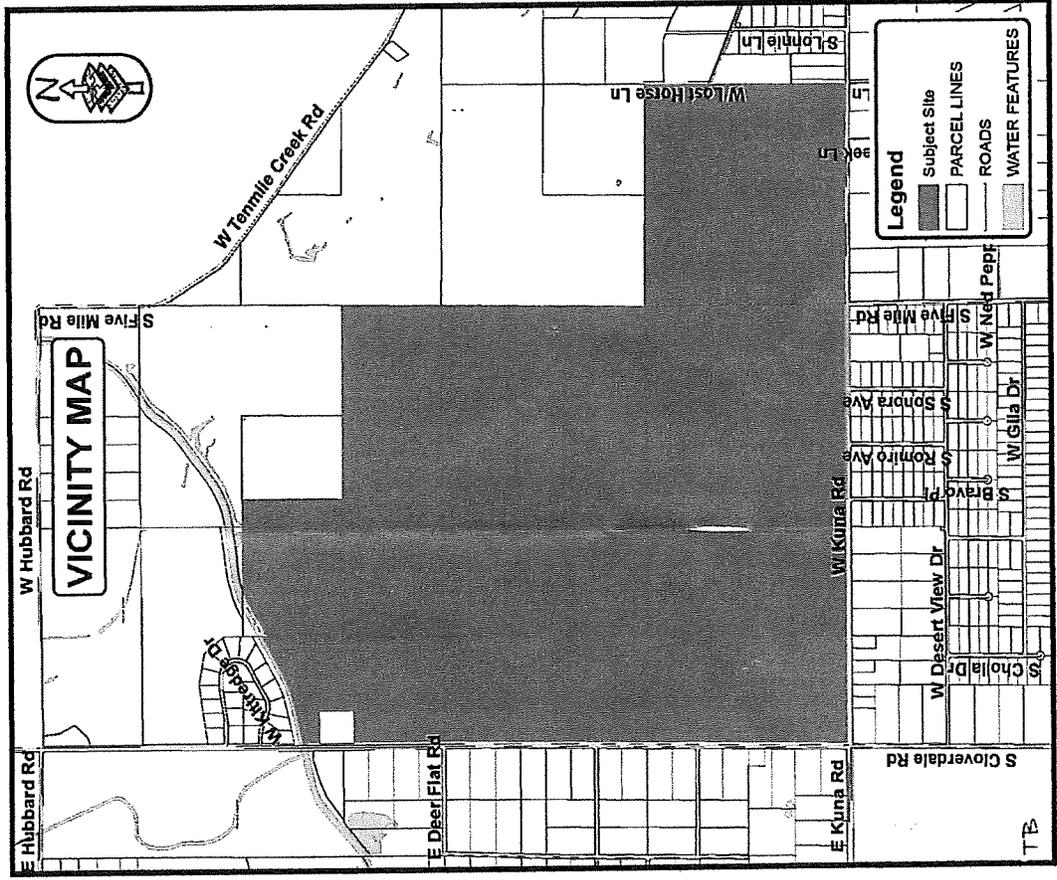
An Annexation, Preliminary Plat Comprehensive Plan Map Change, Rezone, Pre Annex-Development Agreement, and Planned Unit Development request by Scott Wonders with JUB Engineers, to annex approximately 990 acres into Kuna City limits with a variety of zones throughout the project, including, R-6 (Medium Density Resident), C-2 (Commercial), and R-12 (High Density Resident) zones. This application proposes to change the Comp Plan Map for a portion of these lands from "Agricultural" use to "Mixed Use". This is a proposed multi-phased Master-Planned Development. Applicant requests Preliminary Plat approval in order to subdivide approximately 132 acres into 409 single family lots, 58 common lots, and one commercial lot (total of 468 lots). The un-platted lands (approximately 858 ac.) will be developed in the future using the public hearing process. The project site is in Sections 15, 22, & 23 T2N, R1E, on the hard northeast corner of Cloverdale and Kuna Roads. Contact the P&Z Dept. for the parcel numbers involved with this application.

The hearing will be held at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.

You are invited to provide oral or written comments at the hearing. Written testimony will be presented to the governing body at time of the hearing. Please note, oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4th Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: 18-03-AN (Annex), 18-01-CPM (Comp. Plan MAP Change), 18-02-ZC (Rezone), 18-01-PUD (Planned Unit Develop), 18-04-S (Pre Plat) and a Pre Annex/Development Agreement: Falcon Crest Subdivision.

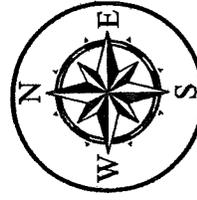


MAILED 10/18/18



CITY OF KUNA

CITY LIMITS MAP



LEGEND

- CITY LIMITS
- ROADS
- RAILROAD
- WATERBODIES

