



KUNA PLANNING AND ZONING COMMISSION

Agenda for October 28, 2014

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL:

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA:

- a. Approval of Planning & Zoning Commission Meeting Minutes for October 14, 2014
- b. Approval of Planning & Zoning Commission Meeting Minutes for October 21, 2014
- c. **14-01-SUP** (Special Use Permit): Jayme Huckins Daycare/Group Child Care, In-Home – Findings of Fact and Conclusions of Law

3. NEW BUSINESS:

- a. **14-08-DR** (Design Review); Robert & Lisa Grigg (Owner) and Signs, Etc (Representative): Applicant requests design review approval of a 'Master Sign Plan' for a single building containing more than one (1) business entity . The existing structure is located at 762 E. Wythe Creek Ct. in Kuna, Idaho.

4. PUBLIC HEARING:

- a. **14-02-SUP** (Special Use Permit); Sara's Salon – Sara Kinghorn: Applicant requests approval to place a Beauty Salon in her home which will allow up to 2 clients in her home at any one time. The site is located at 2705 W. Gainsboro Drive; Lot 31/Block 10 in the 4th phase of Crimson Point Subdivision.
- b. **14-05-AN** (Annexation), **14-04-DA** (Development Agreement), **14-03-S** (Subdivision) and **14-06-DR** (Design Review); Patagonia Subdivision – Westpark Company, Inc. : Applicant requests annexation, subdivision and design review approval for a new residential subdivision with 470 residential lots and 18 common lots over 150 +/- acres near the northwest corner of Meridian and Hubbard Roads.

5. DEPARTMENT REPORTS:

- a. To Be Determined

6. CHAIRMAN / COMMISSIONER DISCUSSION.

7. ADJOURNMENT.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, October 14, 2014**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	<i>Absent</i>
Commissioner Dana Hennis	<i>Absent</i>	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:02 p.m.**

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Approval of the Planning and Zoning Commission Meeting Minutes for August 12th, 2014

*Commissioner Gealy motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

2. NEW BUSINESS:

- a. **14-05-AN** (Annexation), **14-04-DA** (Development Agreement), **14-03-S** (Subdivision) and **14-06-DR** (Design Review); Patagonia Subdivision – Westpark Company, Inc. : Applicant requests annexation, subdivision and design review approval for a new residential subdivision with 470 residential lots and 18 common lots over 150 +/- acres near the northwest corner of Meridian and Hubbard Roads.

*Commissioner Gealy motioned to table this item to be heard at the October 28th, 2014 regular Planning and Zoning Commission meeting;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

3. PUBLIC HEARING

- a. **14-01-SUP** (Special Use Permit): A request by Jayme Huckins to operate a Daycare/Group Child Care, In-Home. The site is located at 2578 N. Destiny Avenue in the Greyhawk Subdivision, Kuna, Idaho.

T. Kesner: Good evening commissioners. For the record, my name is Trevor Kesner, Planner with the City of Kuna, 763 W. Avalon, Kuna. Before you tonight is a special use application from Jayme Huckins proposing

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group childcare in her home. In accordance with titles for zoning districts and definitions of the City of Kuna, the proposed use requires obtaining a special use permit. The applicant wishes to acquire approval of a group childcare SUP in order to obtain proper licensing to have up to twelve (12) children in her home on a regularly scheduled basis. That would be from Monday through Saturday from 6:30 a.m. to 6:30 p.m. The site is zoned R-6 medium residential. The existing home sits on 0.181 acres. The neighborhood meeting was held on the subject property. The applicant provided written notice to all property owners within a three hundred (300) foot radius. The notice was sent to all applicable agencies on September 12th. It was also published in the Kuna-Melba newspaper twice on September 24th and October 1st.

This commission has the authority to approve or deny this SUP application. The public noticing requirements were met; public hearings were conducted within the guidelines applicable by Idaho state code and city ordinances and the applicant is here tonight to provide any additional information you might seek. With that, staff will stand for any questions you may have.

C/Young: Ok, any questions for staff?

C/Gealy: I have nothing.

C/Wierschem: I do quickly. Under item C for the exhibits, I want to just get clarification on exhibit B-4? The date behind that is what?

T. Kesner: Exhibit B-4, the date is 2013. That needs to be corrected to 2014.

C/Wierschem: Ok, and so the month is incorrect as well?

T. Kesner: The month is also incorrect, that is actually October 1st.

C/Wierschem: Because I'm looking at exhibit B-4 and I believe the date on that was September the 15th? Is on the review sheet?

T. Kesner: September 18th, so that is a typo and we'll have that fixed in the findings of fact.

C/Wierschem: Ok, I just wanted clarification on that so it wasn't a year and a half old.

T. Kesner: Thank you for pointing that out.

C/Wierschem: Thank you. I have no further questions.

C/Young: Ok.

C/Gay: (to Commission president Young)... is this a good time to ask?

C/Young: Yep

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C/Gay: I have a question. I just wondered what effect, if any, the statement from the CC&R's, the Homeowner's Association; what affect does that have on our approval or non-approval?

T. Kesner: This political body is the deciding body for SUP applications. The applicant has complied with Kuna City Code. The City does not enforce nor have the power to enforce homeowner's association CC&R's.

C/Gay: Ok.

C/Young: Any additional questions for staff?

C/Wierschem: I have none.

C/Young: Alright. Thank you Trevor. We'll go ahead and open the public hearing and we'll ask the applicant to step forward.

(To applicant) Hi. Is there anything that you would like to add to what staff has said so far?

Jayne Huckins: No.

C/Young: Ok, I do have a question for you. On the property, what type of play equipment is there in the backyard? Is there a trampoline or anything like that?

Jayne Huckins: There is a trampoline, but we've purchased an enclosure for it. So its mesh, but none of the kids from the daycare go on that trampoline, only my children that live in the home, go on there.

C/Young: Ok.

Jayne Huckins: Because I signed a liability for everyone in the daycare. Letting them know that I had a trampoline, like these papers, they'll have to sign that. So I have to get everyone's permission before they're allowed to participate on the trampoline

C/Young: Ok.

Jayne Huckins: Which my homeowners association recommended... I mean my homeowners insurance recommended that. As well as neighborhood children, I have to have a signed letter from their parents letting them know that I have a trampoline in the back yard and it can be dangerous.

C/Young: Alright, and have you taken any steps to make sure that the children in the daycare can't access that?

Jayne Huckins: Yes, we have security on the door, so like there's a little light, a little thing that attaches to the window, so anytime the sliding glass door opens, it sets an alarm off, and so we don't let them outside unless they make that request. And then there is a community park that we also take them to instead of the play equipment and trampoline in the yard. It's within walking distance.

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C/Young: Ok. And when you had the neighborhood meeting, were there any other concerns brought up by the neighbors within the radius?

Jayme Huckins: No, there were not concerns during the meeting, no.

C/Young: Alright, does anyone else have any other questions for the applicant at this point?

C/Wierschem: I do. I didn't see in here, the type of fence that's along the perimeter and then also, it states a gate at one entrance?

Jayme Huckins: There are two gates on the fence.

C/Wierschem: Ok.

Jayme Huckins: And the fence is vinyl, and it's a wood fence from the back neighbor.

C/Wierschem: And what type of safety...

Jayme Huckins: There are two (2) padlocks on each gate.

C/Wierschem: So, when you say padlock, is that a key padlock or ...?

Jayme Huckins: It's a combination code.

C/Wierschem: Has that been presented to the fire department for safety?

Jayme Huckins: Well, there's one side is padlocked and one side is not. They were in the backyard. The only reason why that one side is locked is like; I didn't want them to touch any of the lawnmower equipment or anything like that. So, the other side does not have lock, like attached to it, so anyone can leave and go if they want to. And like I said, they're not... they are being supervised while they are outside. But no one could reach up that high to open the gate. Only an adult would be able to or a very tall child.

C/Wierschem: So if I was on the outside, could I get through that gate?

Jayme Huckins: Yes, you could.

C/Wierschem: Ok. So, has there been any discussion about safety...

Jayme Huckins: No, because I had the padlock on it and the fire department came out and he said, "So what if there is a fire and you don't know that code? How are you going to get out?" So, I took that padlock off of the gate and we would only be able to keep it on one gate. So I had both padlocks on there because a lot of my

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children's friends were going back there so there were padlocks on there. But then he required me to remove the padlock because if a fire happened, that was the only exit that had something wrong with it.

C/Wierschem: Did he recommend anything else for the gate to keep it secure so people, neighborhood kids or someone could come along and let the other kids out?

Jayme Huckins: Well, yeah he asked me to remove the little string that was on there so no one could pull it down. And that was it.

C/Wierschem: Ok.

Jayme Huckins: His concern was more for people being able to get out if there was a fire, rather than someone getting in.

C/Wierschem: Right. Ok. Thank you.

C/Young: Ok, does anyone else have any questions for the applicant?

C/Wierschem: I don't.

C/Young: Ok, thank you. I'll call up people that have signed up to testify. I have listed in favor, a Christina Pyle? And if you could just state your name and address for the record?

Christina Pyle: My name is Christina Pyle, address is 456 W. Boise, Kuna, Idaho.

C/Young: Well, I saw you had it listed as wanting to testify so...

Christina Pyle: Oh, well I probably shouldn't have...

C/Young: You were just listed as being in favor of this?

Christina Pyle: Yeah, I guess I can say that everything looks legit. I've been there right after they inspected and she has all the tags and everything she needs so, I don't see why not. Thank you.

C/Young: Ok, thank you. And I see that there are no other people signed up either in favor, neutral or in opposition. Is there anyone here that has not signed up that would like to testify? Alright, please step forward and state your name and address for the record. And please sign in as to whether you are in favor, neutral or otherwise.

Clay Burnham: Oh, ok. Want me to do that right now or?

C/Young: Sure, you can do that while...

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C/Gealy: We can wait a minute for you.

C/Young: Thank you very much and if you'll just state your name and address for the record.

Clay Burnham: My name is Clay Burnham; 2656 N. Destiny Avenue. I'm just going to read the HOA requirements for Greyhawk, I don't know if you guys are familiar with those. It's page 9, Section 4.5: A trade or business may be conducted in or from any building lot by an owner or occupant so long as (a) the existence or operation of the business activity is not apparent or detectible by sight, sound or smell from the exterior of the dwelling on the building lot; (b) the business activity conforms to all zoning requirements; (c) the business activity does not involve persons coming onto the building lot who do not own or occupy the building lot; (d) the business activity does not increase the liability or casualty insurance obligation or premium of the association; and (e) the business activity does not constitute a nuisance or hazardous or offensive use, as may be determined in the sole discretion of the board.

That's main thing I'm concerned about is the increased traffic and possible increased children that are going to be in and around that home that are liable or could get injured on the premises. So I would say that I'm opposed to there being a daycare there that could hold a good amount of children. It could change the neighborhood drastically. That'll be it.

C/Young: Ok, thank you. Is there anything the applicant would like to say in response to these concerns?

Jayme Huckins: I definitely understand, as far as more children being in the neighborhood being a nuisance or being loud. A lot of neighbors have actually talked to about how I do have a lot of children. I have four myself; I'm not looking to have as many as twelve (12) children in my home, I'm just looking to be able to stay with my children and not have to go back to work and be able to provide for them.

Right now I'm watching my family's children, which is legal through the zoning laws and the state is actually paying me to watch those children and you don't have to be licensed for it. I decided to get licensed for it because my cousin is needing help and he's not deemed family because it has to be like a niece or a nephew. I do take care of the children. They're not running around wild in the neighborhood, they're being watched. I have a 3600 square foot home. They're being watched and they're being watched inside the home. As far as dropping-off and picking-up and the extra traffic involved? I only watch three (3) families so there are only three (3) cars and to me, that's not very much traffic.

C/Young: What is the average time that they drop-off and pick-up?

Jayme Huckins: Like five (5) minutes.

C/Young: Right, but I mean, what time of day?

Jayme Huckins: From like 8:30 to 9:30 and then obviously when the kids get home, like the school bus. So a lot of the kids aren't even actually in my home, they're at school. One of the kids is an after-school child that will be riding the bus and coming on the bus, so there's no picking-up or dropping-off. And then there would be one pick-up around 5:30 for about five (5) minutes.

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C/Young: Ok. Well alright, thank you. And with that, we'll close the public testimony at 6:20 p.m.

T. Kesner: Chairman Young, one clarification I wanted to make. Again, Trevor Kesner, Planner with the City of Kuna. Exhibit B-6 is an email from Central District Health Department stating that they have no *obligations* to the application. I received an email from CDHD yesterday clarifying that they have no *objections* to the application and not *obligations*. I just wanted to clarify that.

C/Young: Alright, thank you. So, to me it all seems pretty straight-forward as far as the use permit goes. The fire department has done their inspections...

C/Wierschem: And I'm sorry Trevor, I was looking through our packet and I didn't see the follow-up letter from the fire department where they had done the inspection. I saw the letter, exhibit B-5 saying that they would be doing the inspection and letting her know what they would be looking for as well as a fee. Did we get a response from them?

T. Kesner: The applicant has thirty (30) days after the hearing to furnish planning and zoning with the recommendations of the fire department, so we have not yet...

Jayme Huckins: I have that. I can email that now.

C/Wierschem: Ok. Thank you.

C/Young: Ok. Thanks.

So, I understand the concerns with the neighborhood association and as Trevor had mentioned, unfortunately, there's nothing that the Planning and Zoning Commission can do as far as enforcing or doing anything with CC&R's; it's a civil matter and it's nothing that we can address as far as applying the CC&R's. As long as they're (applicant) are meeting the city codes and procedures, there is really nothing we can do as far as CC&R's go.

And is there anything else from anyone?

C/Wierschem: I have nothing.

C/Young: Ok, then I'll stand for a motion.

Commissioner Gealy motions to approve 14-01-SUP for a Daycare/Group Child Care, In-Home;

C/Young: Is there a second? With conditions?

C/Gealy: Well, with the conditions of approval as outlined in the staff report.

C/Wierschem: to meet all staff and agency requirements.

Commissioner Wierschem seconds, all aye and motioned carried 4-0.

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C/Young: I wish you luck with your new business. Thank you very much.

C/Gealy: Thank you for reminding me.

C/Wierschem: Well, I was going to say it but I didn't want to detract from your motion.

C/Young: Ok. Next item, are there any department reports at this time?

4. DEPARTMENT REPORTS:

- a. Planning Director, Wendy Howell: I am assuming that my staff has let you know about a special meeting with the City Council on October 21st?

C/Young: Yes.

W. Howell: Good, because I was out ill. You didn't get it?

C/Wierschem: I don't know. I haven't checked. I've been up to here with doing report cards.

C/Gealy: And that's at 6:00 right?

W. Howell: It is at 6:00 and it is in the Planning and Zoning office.

C/Gealy: Ok.

W. Howell: As far as what's coming up, we'll have a design review of some 'shells' basically in front of Ridley's and obviously the subdivision which was tabled from tonight.

Wendy Howell briefed the Planning and Zoning Commission on building permits for the month of September, ten (10) of which were new homes.

C/Wierschem: I have a couple of questions, but they're not related to that. It's in regards to the McDonalds. Do we know where we're at on that? Will we see any building plans?

W. Howell: Yeah, they're already building.

C/Wierschem: Because I don't recall looking at the plans.

W. Howell: Design Review?

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C/Wierschem: Yeah. Maybe that was when I was gone. It could be because I was out there for a while.

W. Howell: It was brought before Design Review.

C/Wierschem: Were they going to have a 'play land' or indoor play ground area?

W. Howell: No, not initially.

C/Wierschem: Ok. I've had a few folks in the community that have asked. Alright thanks. That was my big 'what to know' tonight. You know, those little kids, that's what they dream about...McDonalds, day and night.

laughter

C/Wierschem: I have nothing further. Do you have anything Trevor?

T.Kesner: No, nothing further.

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. Some additional discussion took place regarding the time and place of the October 21st special meeting in the Planning offices. No changes were made.

6. ADJOURNMENT:

Commissioner Wierschem motions to adjourn at 6:31 p.m.; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

**CITY OF KUNA
SPECIAL PLANNING & ZONING COMMISSION MEETING**

**MEETING MINUTES
Tuesday, October 21, 2014**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	<i>Absent</i>
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X	Richard T. Roats, City Attorney	X
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

No items

2. NEW BUSINESS:

- a. City of Kuna; Proposal of **KUNA CITY ORDINANCE NO. 2014-20**: The Applicant (City of Kuna), requests a change in the language of Kuna City Code to allow for a nine (9) feet wide greenbelt pathway upon the City Council's approval.

3. PUBLIC HEARING

- a. Kuna City Attorney, Richard T. Roats presented the proposed Kuna City Ordinance 2014-20. This is a change in language to allow a nine (9) foot pathway instead of the current minimum ten (10) foot pathway designated in Kuna City Code 5-17-14-B.

Richard Roats explained that the Ada County Highway District (ACHD) has offered to assist with the paving of the greenbelt extension areas and that ACHD's paving equipment will only accommodate the nine (9) foot pathway. Roats pointed out that the City will benefit from the labor and materials of ACHD. This may only happen once, but we need to do it this way. Some pathways are eight (8) foot, some are nine (9), and some are ten (10) feet, it just depends on where you go. Some areas of the Boise Greenbelt are different but for the most parts are nine (9) feet wide. The nine (9) foot pathway meets the Americans with Disabilities Act (ADA) standards and the City finds that the narrower pathway does not pose a safety hazard and wishes to allow the narrower pathway.

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C/Young: Does anyone have any questions on this?

C/Gay: I don't have any questions, but I have a comment. I just want to say that when I worked as an office manager, I used to view things like this as just another thing that adds more to what you have to deal with. But with my recent situation and having been on the other side of it, and in a wheelchair, I can say that this is important and being able to turn-around and get where you need to go in a wheelchair is difficult.

C/Young: Ok, well anything else then? Ok, then we'll go ahead and open the public hearing at 6:04 p.m. and showing no one, and then we'll just close it again at 6:04. And then, I'll stand for a motion.

Commissioner Hennis motions to approve the proposed Kuna City Ordinance No. 2014-20; Commissioner Gay Seconds, all aye and motion carried 5-0.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

Planning Director, Wendy Howell briefed the Commission on an upcoming Annexation at the October 28, 2014 regular planning and zoning meeting. She also notified the Commissioners that Tuesday, November 11th is Veterans Day and that since it is a holiday during the regularly scheduled Planning and Zoning Commission meeting

5. ADJOURNMENT:

Commissioner Wierschem motions to adjourn at 6:21 p.m.; Commissioner Hennis Seconds, all aye and motion carried 5-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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Findings of Fact and Conclusions of Law

To: Planning and Zoning Commission

Case Number: 14-01-SUP (Special Use Permit) for a Daycare - Group Child Care, In-Home.

Location: Kuna, Idaho 83634

Planner: Trevor Kesner, Planning Technician

Meeting Date: October 14, 20114

Findings of Fact: **October 28, 2014**

Applicants: **Jayme Huckins**
2578 N. Destiny Ave.
Kuna, ID 83634
(208) 794-4899
huckleberryDC@hotmail.com

Table of Contents:

- A. Course Proceedings
- B. General Facts, Staff Analysis
- C. Exhibits
- D. Applicable Standards
- E. Comprehensive Plan Analysis
- F. Findings of Fact
- G. Conclusions of Law
- H. Decision by the Commission

A. Course of Proceedings

1. The applicant is proposing a Group Childcare in her home and in accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC), this requires obtaining a Special Use Permit (SUP). The applicant wishes to acquire a Group Childcare SUP in order to have up to twelve (12) children in her home on a regularly scheduled basis.
2. In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks SUP approval for this Group Childcare.

B. General Project Facts, Staff Analysis:

1. **Request:** The applicant is seeking SUP approval for a Group Childcare use at 2578 N. Destiny Avenue in Kuna, and wishes to provide an additional choice for parents seeking child care which best suites their children.
2. **Noticing:** The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.
3. **Background:** The applicant is proposing to open a Group Childcare in her home. The applicant is proposing to offer child care for up to twelve (12) children, Monday through Saturday from 6:30 am until 6:30 pm.

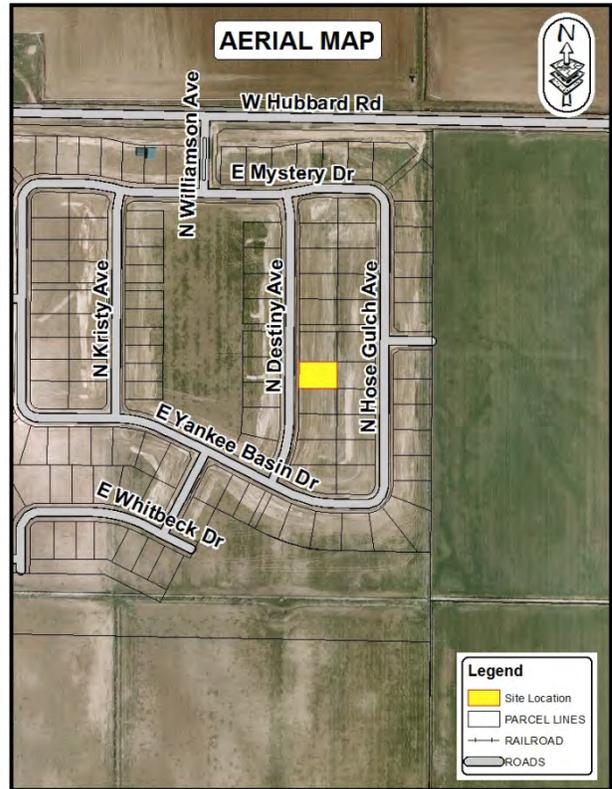
The site is located at 2578 N. Destiny Avenue and is currently zoned Medium Residential (R-6). A Group Childcare use requires a SUP to establish this type of business in this zone.

4. **Legal Description:** A warranty deed including a legal description was included with the application.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, identifies the site as Medium Residential. In accordance with KCC 5-3-2, staff views this Group Childcare SUP request to be consistent with the FLU map.

6. **Land Use:**

Direction	Current Zoning	
North	R-6	High Residential – Kuna City
South	R-6	High Residential – Kuna City
East	R-6	High Residential – Kuna City
West	R-6	High Residential – Kuna City

6.1 **Vicinity and Aerial Maps:**



6.2 **Parcel Number:** APN: R3280930900

6.3 **Parcel Sizes and Current Zoning:** R-6 (Med. Res.), 0.181 acre parcel, approximately 7,885 square feet.

6.4 **Services:**

- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Kuna-Meridian Irrigation District

Pressurized Irrigation – City of Kuna (KMID)
 Sanitation Services – K&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: There is currently a residence on site.

6.6 Transportation / Connectivity: Road frontage is on North Destin Avenue.

6.7 Public Services, Utilities and Facilities: Notifications to government agencies were sent out for this land use action and the public has been invited to attend.

a. Notifications

- | | |
|----------------------------|-------------------------------|
| i. Agencies | September 12, 2014 |
| ii. 300' Property Owners | September 17, 2014 |
| iii. Kuna, Melba Newspaper | Sept. 24, and October 1, 2014 |
| iv. Site Posted | Sept 27, 2014 |

C. Exhibits – Accompanying the project:

Exhibit A-1	Staff Report - 10.8.14
Exhibit A-3b	Letter of Intent – 8.27.2014
Exhibit A-4	Commission and Council Review Application- 9.27.14
Exhibit A-3c	Vicinity and Aerial Maps
Exhibit B-1	Idaho Transportation Department (ITD) – 9.12.14
Exhibit B-2	City Engineer comments – 9.15.14
Exhibit B-3	Boise Project Board of Control – 9.15.14
Exhibit B-4	Central District Health Department (CDHD) – 09.18.14
Exhibit B-5	Kuna Fire Department – 9.12.14
Exhibit B-6	Central District Health Department (CDHD) comment – 10.10.14
Exhibit A-3j	Fire Escape Plan
Exhibit A-3a	Adult & Child CPR, AED & Basic First Aid Certification – 8.27.14
Exhibit A-3g	Floor and Site Plan
Exhibit C-1	Email from Greyhawk Subdivision H.O.A. – 9.22.14

D. Applicable Standards:

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

E. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Special Use Permit for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – 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 private property “takings”.

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s established six criteria to determine the potential for property taking.

GOALS AND POLICIES – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses 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 2.3: 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.

F. Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The proposed Group Childcare complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's proposed use.
4. The proposed use will not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and acceptable for use as a Group Childcare Facility by obtaining a Special Use Permit.
6. The project description and staff analysis are correct.

G. Conclusions of Law:

1. The proposed Group Childcare use is consistent with Kuna City Code.
2. The proposed Group Childcare use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a Group Childcare use.
4. The proposed Group Childcare use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed Group Childcare use is not likely to cause adverse public health problems.
6. The proposed Group Childcare use is in compliance with all other ordinances and laws of the City.
7. The proposed Group Childcare use is not detrimental to the present and potential surrounding uses; or, 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Group Childcare purposes.
9. Based on the evidence contained in Case #14-01-SUP, this proposal complies with Sections 5-3 and 5-6 of Kuna City Code.
10. Based on the evidence contained in Case #14-01-SUP, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.
- 12.

H. Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, 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 report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby Approves Case No. 14-01-SUP, a Special Use Permit (SUP) request by Jayme Huckins, with the following conditions of approval:

Conditions of approval:

1. As requested by the applicant, the Group Childcare facility is allowed to be open Monday through Saturday from 6:30 am until 6:30 pm throughout the year.
2. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
3. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
4. The applicant shall install safety locks on all doors and cabinets where chemicals are stored.
5. A gate shall be provided at the foot of the staircase to prevent children from going upstairs during hours of operation, unless accompanied by childcare provider.
6. A fire extinguisher shall be installed in the home and smoke detectors installed in every living area (except the bathroom) and C.O. detectors installed on each floor.
7. Comply with all City, Health District and Fire District standards, as amended.
8. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
9. Applicant shall ensure there is a properly placed fence around the outside play area for the lot, with a gate that locks on at least one side of the house and accessible from the front yard.
10. The applicant shall notify the Homeowner's Association of her intent to obtain a SUP for Childcare purposes.
11. The Group Childcare facility is limited to twelve (12) children (including the applicants own children). The applicant will be limited to a maximum of twelve (12) children (for childcare purposes) at anytime during the day unless amended through the public hearing process.
12. The Special Use Permit shall follow the address provided on the childcare application and divest when the applicant no longer resides on the property and/or has an ownership interest in the property or the business is discontinued for more than a year. The applicant is obligated to advise the City of any changes in ownership of leasing agreement which would affect the business operation.
13. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the SUP or the approvals will divest.
14. The applicant shall obtain a Kuna City Business License through Kuna City Council once the Special Use Permit is issued; at that time the Fire District, Building Inspector and Central District Health Department will perform their necessary inspections for final sign-off. Inspection fees may be implemented for each jurisdiction.
15. Meet all staff and agency requirements and recommendations.

DATED this day 14th day of October, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy Howell
Kuna Planning Director

RECEIVED

AUG 27 2014

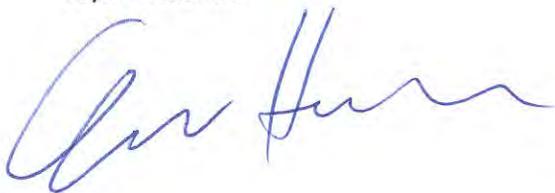
CITY OF KUNA

To whom it may concern,

This letter is to inform The City of Kuna the request to operate as a group childcare home daycare with 12 or less children. This permit is requested for the address of 2578 n Destiny ave Kuna, Id 83634. The name of the daycare is Huckleberry Daycare the owner is Jayme Huckins. The intent of the special use permit is to provide in home daycare and follow city guidelines.

Sincerely

Jayme Huckins



RECEIVED

SEP 25 2014



KUNA CITY CLERK

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

Table with 2 columns: Field Name, Value. Fields include File Number (s), Project name, Date Received, Date Accepted/Complete, Cross Reference Files, Commission Hearing Date, City Council Hearing Date.

Contact/Applicant Information

Form with fields for Owners of Record, Applicant (Developer), and Engineer/Representative, including contact information like phone number, address, and city/state/zip.

Subject Property Information

Form with fields for Site Address, Site Location (Cross Streets), Parcel Number (s), Section, Township, Range, Property size, Current land use, Current zoning district, Proposed land use, Proposed zoning district.



Project Description

Project / subdivision name: Huckleberry Daycare
General description of proposed project / request: Daycare

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 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: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ 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: _____ Other lots: _____
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: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Jim Thomas Date: 9/21/14

Vicinity Map

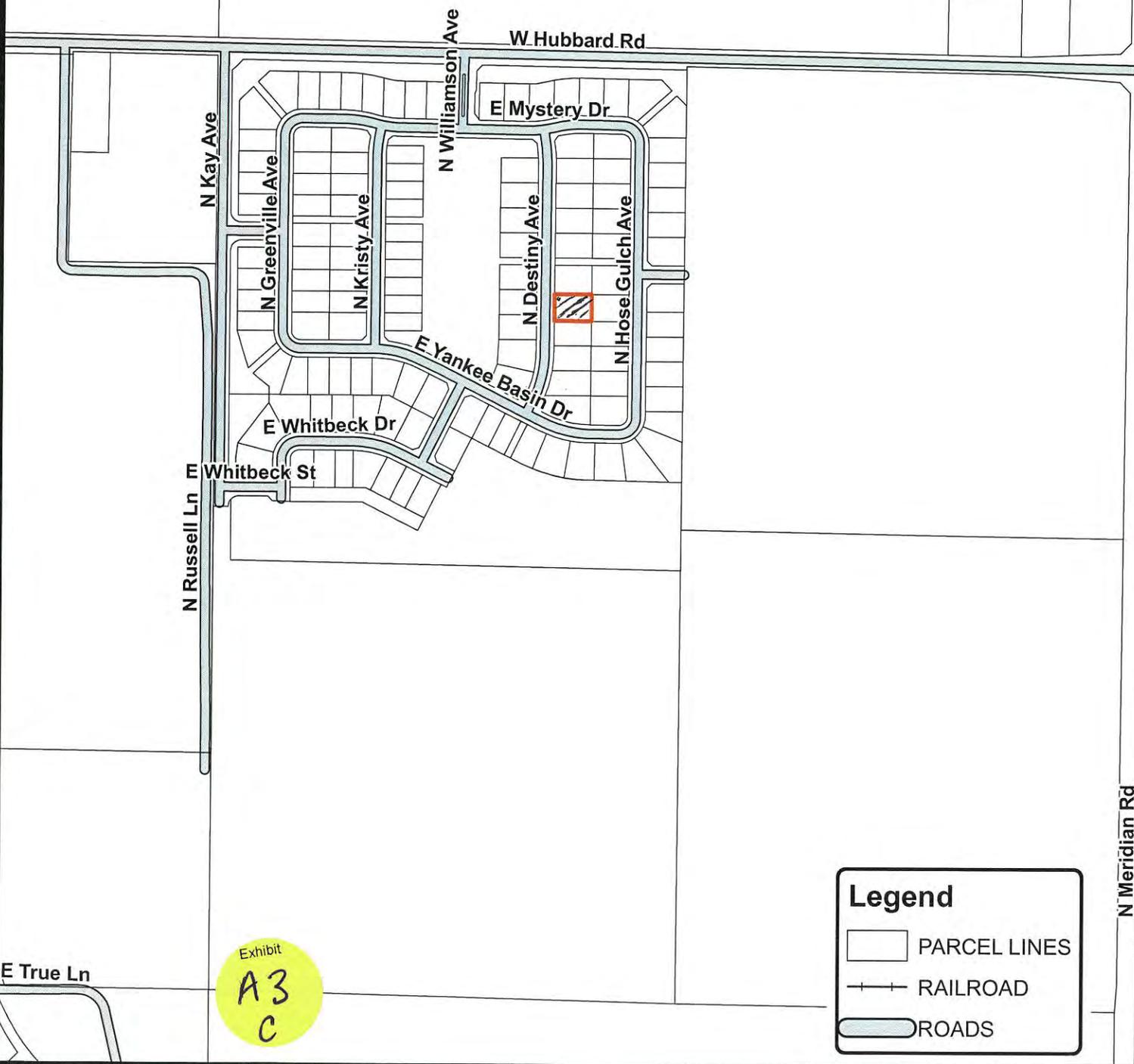


Exhibit
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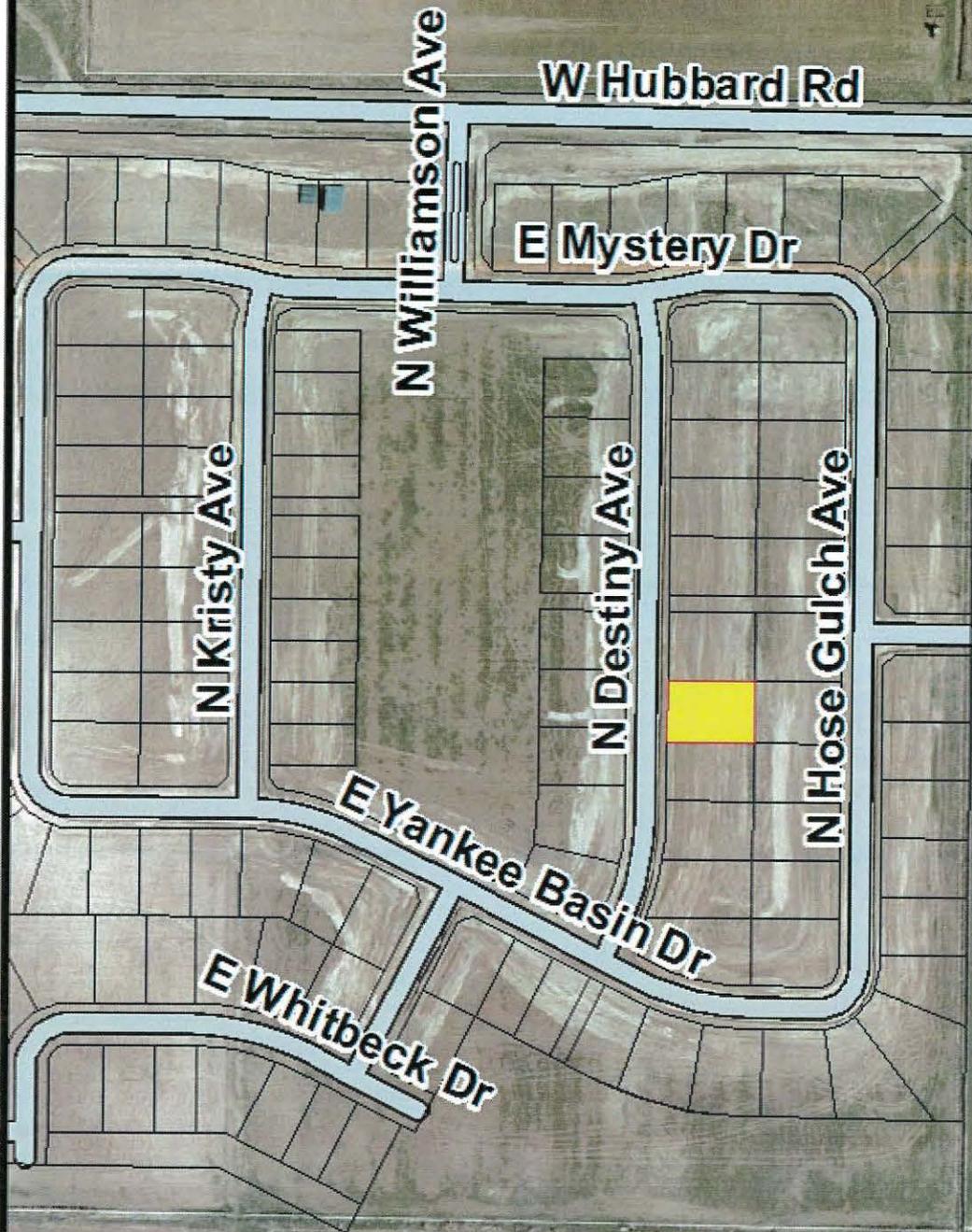
Legend

- PARCEL LINES
- +— RAILROAD
- ▬ ROADS

E True Ln

N Meridian Rd

AERIAL MAP



Legend

-  Site Location
-  PARCEL LINES
-  RAILROAD
-  ROADS



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

September 12, 2014

Trevor Kesner
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 14-01-SUP HUCKLEBERRY GROUP CHILDCARE

The Idaho Transportation Department has reviewed the referenced special use application for the Huckleberry Group Childcare on N. Destiny Avenue west of SH-69. ITD has the following comments:

- 1) ITD has no objection to the requested application. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Exhibit

B-1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1722; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Huckleberry Bell Group Childcare
2578 N Destiny
14-01-SUP

DATE: September 15, 2014

The City Engineer has reviewed the SUP application noted above, has no objections to the request and provides the following comments for information purposes only:

1. Water and Sewer Capacity

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated the north treatment facility. The City Engineer believes this site is already connected to the city system and would be subject to additional connection fees only if the proposed use exceeds one equivalent dwelling unit. The applicant's property was included in the Local Improvement District but has used its reserved connections. Added treatment capacity, if needed, can be secured for this site only from capacity not reserved to LID participants and upon payment of appropriate fees.
- b) The City has sufficient water supply to serve this site. The City Engineer believes this site is already connected to the city system and would be subject additional connection fees only if the proposed use exceeds one equivalent dwelling unit. Added water supply capacity is available for this site upon payment of appropriate fees.
- c) The City Engineer does not anticipate additional connection fees for either sewer or water will be required, but in the event the need arises, relevant information is provided below.

2. Sanitary Sewer System.

The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R12-2007). Per Resolution 228, "sewer connection fees are hereby due and payable no later than sixty (60) days after receiving an unconditional letter of serviceability from the City Engineer" or receiving a building or plumbing permit in connection with a new, modified or expanded use, whichever occurs first.

Exhibit

B-2

3. Potable Water System.

The current water connection fee is \$1,085 for supply per equivalent dwelling unit, \$1,173 for mains (Resolution R12-2007) and \$320 for the meter. Only the “supply” and “main” portions of the fee may have application in this instance. Water connection fees are due and payable upon receiving a building or plumbing permit in connection with a new, modified or expanded use.

4. Pressure Irrigation.

This residence has pressure irrigation service.

5. Grading and Storm Drainage – Does not apply.

6. Gravity Irrigation.

This residence is not served by gravity irrigation.

7. General – Does not apply.

8. Public Works Inspection Fees – Does not apply.

9. Right-of-Way – Does not apply.

10. As-Built Drawings – Does not apply.

11. Property Description – Does not apply.

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
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

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

15 September 2014

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

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SEP 17 2014
CITY OF KUNA

RE: Jayme Huckins- Group Day Care
2578 N. Destiny Ave.
New York Irrigation District
Kuna Lateral 168+20
Sec. 13, T2N, R1W, BM.

14-01-SUP (Special Use Permit)

NY-150-013-84
(New York Exclusions)

Trevor Kesner, Planning Technician:

The Boise Project Board of Control has no objection to the Special Use Permit as there are no project facilities located on the above-mentioned property.

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

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

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Phil Comegys Watermaster, Div; 2 BPBC
Velta Harwood Secretary – Treasurer, NYID
File

Exhibit

B-3

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SEP 17 2014
KUNA CITY CLERK



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # 14-01-SUP

Preliminary / Final / Short Plat _____

Huckleberry Daycare

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SEP 18 2014

KUNA CITY CLERK

- 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. No objection if connected to city sewer. Reviewed By: [Signature]

- Accessory use required if on individual septic system.
- Daycare license required

Date: 9/15/14

Exhibit
B4

Trevor Kesner

From: dstrosnider@kunafire.com
Sent: Friday, September 12, 2014 12:55 PM
To: Trevor Kesner
Cc: huckleberryDC@hotmail.com
Subject: RE: City of Kuna: Special Use Permit Application for Agency Notification - Huckleberry Daycare Group Childare; In-Home

Trevor,

Kuna Fire has a daycare license fee of \$20.00 and we collect that at the time of inspection. We also require a daycare inspection be conducted to ensure the residence is complies with the fire code and the State of Idaho Daycare requirements for a group daycare. IM copying the applicant so they are aware of what I will be looking for as the intent of the inspection is not to call out any deficiencies it is to ensure compliance and educating applicants on the front end allows them to prepare for our site visit.

We will check exiting including the exit width of the required second exit (minimum of 32" of clear width) to ensure it complies. No exit door shall have any hardware installed that requires a key or special knowledge to open them. We will also be looking for a fire extinguisher with a minimum rating of a 2A-10BC that has a current service tag attached to it. We do not recommend or want fire extinguishers be placed in the kitchen, if the event of a kitchen fire the occupants may attempt to enter it in unsafe conditions attempting to access the extinguisher. We suggest the fire extinguisher be mounted in very close proximity to the kitchen in an easily accessible location, the intent is to ensure they do not place themselves in danger simply trying to retrieve the fire extinguisher.

We will be checking for address numbers that are easily discernible from the street, they should contrast with their back ground and must be a minimum of 6" in size. We will be checking for proper placement and the age of the smoke detectors in the residence. If detection is older than 10 years we will require the occupants to replace the smoke detectors with current ones. We will also require a C/O detector be installed on each level of the residence. We will be asking the occupants to provide a fire safety plan that shows procedures in case of an emergency. We will be checking egress windows in all sleeping rooms to ensure they are operable to a child, they are required to provide a specific amount of opening to allow for the egress necessary and the sill height may not exceed 44". (this is typically only an issue on homes constructed prior to 1970.) The last item we will need to determine is the occupant load. We will measure all areas the applicant wants assigned for daycare use and make that determination on site.

I hope the information listed provides you with what you are looking for? Please feel free to contact me if you need anything else and I hope you have a great weekend.

Doug Strosnider
Assistant Chief

Kuna Fire District
150 W Boise Street
Kuna, Idaho 83634
Office 208-922-1144
Cell 208-921-8806
dstrosnider@kunafire.com





Exhibit
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AUG 27 2014

CITY OF KUNA



Learn and Live

Heartsaver® Pediatric First Aid

Jayne Huckins

This card certifies that the above individual has successfully completed the objectives and skills evaluations in accordance with the curriculum of the AHA for Heartsaver Pediatric First Aid Program.

Modules Completed: **A B C D E F**

09/21/2012

09/2014

Issue Date

Recommended Renewal Date

Training Center

Guardian College

TC Address Contact Info

(206) 321-4744

Course Location

Guardian College

Instructor

Dustin Shaffer

Holder's Signature

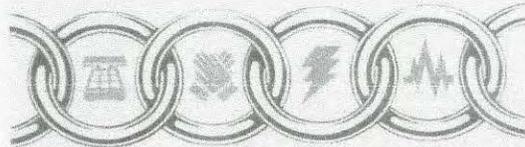
©2008 American Heart Association. This program was developed with the assistance of the American Heart Association. 901-2011

On the front, fill in the circles of the modules **NOT** completed.

Course Curriculum completed:

- A.** Pediatric First Aid
- B.** Asthma Care Training for Childcare Providers
- C.** Optional Pediatric First Aid Topics
Includes - Eye injuries, fever, snake and poisonous spider, tick and marine animal bites, scorpion stings, and suspected abuse
- D.** Adult/Child CPR With Mask
- E.** Adult/Child AED
- F.** Infant CPR With Mask

Recommended renewal for Heartsaver Pediatric First Aid is every two years.



Call 911 in case of an emergency

Poison Control Center 1-800-222-1222

Visit our website americanheart.org/cpr

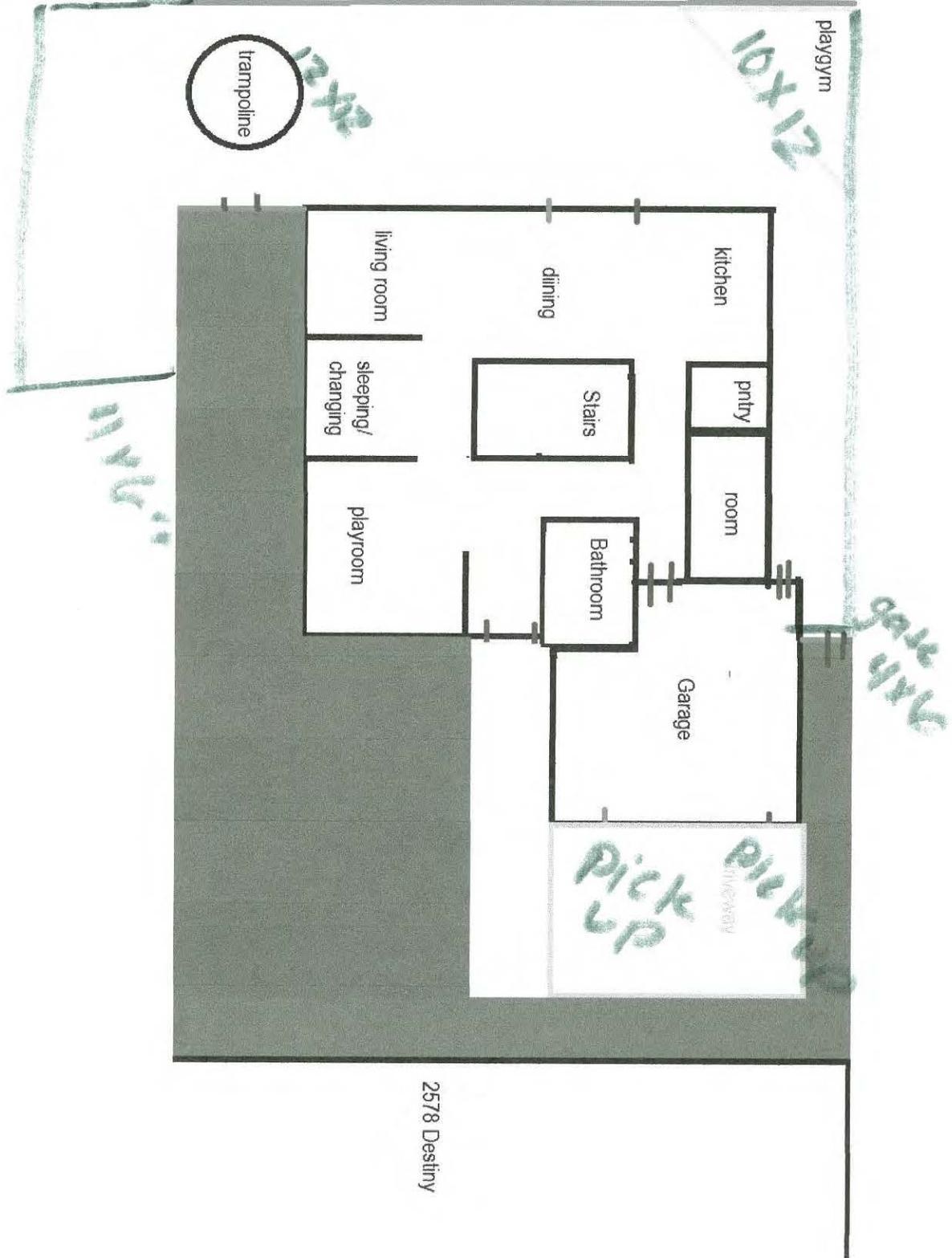
For training information call: 1-877-AHA-4CPR

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9

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AUG 27 2014
CITY OF KUNA

6ft 170ft+ FENCE



Trevor Kesner

From: Amanda Al-Shawaf [amanda@boardwalkidaho.com]
Sent: Monday, September 22, 2014 10:39 AM
To: Trevor Kesner
Cc: Clay Burnham; Diana Boyll; Lee Neff
Subject: Greyhawk- Case 14-01-SUP
Attachments: 2578 N Destiny Ave- Zoning Notice.pdf

To whom it may concern-

I received the notice of the hearing for 2578 N Destiny Ave. to operate a daycare from the home. I have included below the Greyhawk CC&R's that state a homeowner may conduct a business from the home as long as the activity does not involve persons coming onto the building lot who do not own or occupy the building lot. The Greyhawk CC&R's clearly is opposed to a daycare business operating at this time.

Please do not hesitate to contact me with any additional questions or concerns.

4.5 Trade or Business. Trade or business may be conducted in or f Lot by an Owner or Occupant so long as: (a) the existence or operation of the is not apparent or detectable by sight, sound or smell from the exterior of th Building Lot; (b) the business activity conforms to all zoning requirements activity does not involve persons coming onto the Building Lot who do not o Building Lot; (d) the business activity does not increase the liability or c obligation or premium of the Association; and (e) the business activity doe nuisance or hazardous or offensive use, as may be determined in the sole discret

Thank you,

Amanda Al-Shawaf CMCA

Homeowner Association Community Manager

Boardwalk Association Management

P.O. Box 2654 Eagle ID 83616

Office:208-287-8811

www.boardwalkidaho.com

Trevor Kesner

Subject: FW: City of Kuna P&Z staff report - Application for Special Use Permit (Jayme Huckins - 2578 N. Destiny Ave.)

The Central District Health Department has no obligations to the application for special use permit (Jayme Huckins/2578 N. Destiny Ave.)

Thank you,

Crystal Feeley, REHS | Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8526 | F: (208) 327-8553 | C: (208) 869-9338

RECEIVED
OCT 10 2014
CITY OF KUNA

 [Twitter](#) |  [Facebook](#) | W: cdhd.idaho.gov

CDHD: Healthy People in Healthy Communities

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

Exhibit
B-6



City of Kuna

P.O. Box 13
Kuna, ID 83634

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

Project: Clarifeye Family Eye Care Center – Automated Signs

File #: 14-08-DR

Planner: Trevor Kesner

Date: October 23, 2014

Applicant: Robert and Lisa Grigg
894 S. Jump Rope Pl.
Kuna, ID 83634
(208) 922-1228
blurfixer@gmail.com

Representative: Signs, Etc.
910 E. Franklin Rd., Ste. 102
Meridian, ID 83642
(208) 887-8696
signsetcmail@aolmail.com

Engineer/Contractor: Beniton Construction
PO Box 838
Meridian, ID 83680
(208) 884-4626
smetier@beniton.com

Site Information:

Location	762 E. Wythe Creek Ct.
Parcel #	R1342250010
Lot Size	0.733 acres
Zoning	C-3, Service Business District
Comprehensive Plan Designation	Commercial (Neighborhood & Community)

Surrounding land use and zoning:

North	C-2	Area Business District
South	R-4	Medium Density Residential
	C-3	Service Business District
East	C-1	Neighborhood Business District
West	C-3	Service Business District
	R-4	Medium Density Residential

STAFF RECOMMENDATION:

Based on Staff's review of the application, staff concludes this application does comply with Kuna City Code (KCC) 5-10, and the Kuna Comprehensive Plan, as amended. They are the sections of the City code pertaining to commercial signage within City limits and within a commercially zoned district.



Sign #1 – Illuminated Sign
- East and Northern
Facade of Building
(Administratively
Approved)
**Note – sign #1 has been*
approved for installation
as Illuminated Acrylic
lettering for CLARIFEYE
sign.

Sign #2 – Automated
Sign – Eastern facing
Facade of Building

TYPE: (NEW) AUTOMATED SIGN: 81" x 33" FULL COLOR LED MESSAGE CENTER:
 Sign cabinet to be mounted to the east facing façade of the existing structure below the Clarifeye internally illuminated channel lettering and butterfly icon.

COLORS: Full color LED display screen bordered in black.

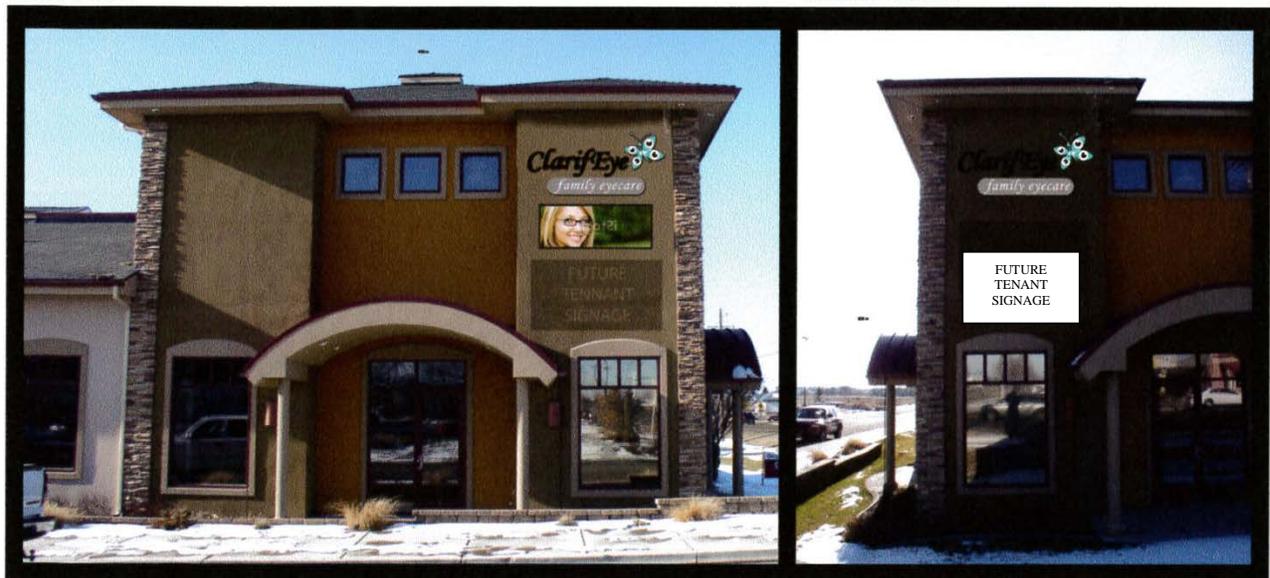
SIGN AREA: 2,673 in² = 18.563 Square Feet

ALLOWABLE SIGN AREA: 50 Square Feet

MASTER SIGN PLAN LAYOUT AND ELEVATIONS:

EAST WALL

NORTH WALL



STAFF ANALYSIS:

The commercial building is included as part of the Cement Falls Subdivision, a.k.a. Lava Falls Subdivision. Other commercial establishments within the Cement Falls Subdivision share advertising space on the free-standing monument sign for the 'Lava Falls' commercial cluster (See exhibit below); however, the applicant does not wish to 'crowd out' other businesses' advertising already in place on the existing monument sign.



Previous commercial tenants and/or owners were permitted to install wall signage on the eastern and northern facing facade of this particular building under the 'wall signs' requirements; Kuna City Code (KCC) 5-10-4-Q.

Sign(s) #1: The applicant has already received *Administrative Approval* to place the lettering, logo and butterfly icon on the northern and eastern facing wall facades of the building. Sign #1 is 96" X 46" totaling 4,416 square inches.

Sign #2: Applicant seeks Design Review approval to add the LED message center to the formerly approved sign #1 on the eastern facing wall façade of the building. Proposed sign #2 (LED panel) is 33" X 81" totaling 2673 square inches.

Total sign area: The proposed addition of the LED message center (Sign #2) to the approved lettering and logo portion (Sign #1) on the eastern facing wall will create a total sign area of 7089" square inches. Twenty (20) percent of the face of the total sign area of 7,089" is 1417.8" square inches, which exceeds the allowable twenty (20) percent of the face of the entire sign area.

Staff has determined that the addition of the LED message center for the Clarifeye Family Eye Care Center Automated Wall Sign, does not comply with Kuna City Code requirements (Chapter 10, SIGNS, and Section 5-10-1 through Section 5-10-8), specifically, the applicant seeks approval of the LED message center portion of the sign(s) as part of a 'Master Sign Plan' for a single building containing more than one (1) business entity.

Applicant seeks relaxation of the provisions as allowed in code, using the Design Review process, and requests to exceed the allowable twenty (20) percent of the face of the entire sign area. The applicant's request is based on the intent that the LED portion of the wall sign will be shared advertising space 'in rotation' with all forthcoming tenants leasing space within the building.

5-10-3: GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:

Definitions:

AUTOMATED SIGN: *A sign with a fixed or changing display capable of displaying words, symbols, figures or images composed of a series of light emitting elements or moving panels or parts; including but not limited to, tri-paneled, digital, electronic message boards, light emitting diodes (LED) signs or signs that in any other way move or create the illusion of movement. This definition does not include signs with copy that is manually changed.*

MASTER SIGN PLAN: *A plan designed to show the relationship of signs for any cluster of buildings intended for business occupancy, or **any single building containing more than one (1) business or any arrangement of business buildings or shops which constitute a visual entity as a whole.** These include development such as shopping centers, mini-malls, business parks, and **multi-tenant commercial**, office or industrial buildings housing four (4) or more businesses. Additionally, a master sign plan may be submitted for a single business if the owner chooses to submit an application for a master sign plan for said business.*

WALL SIGN (flat): *A sign attached to or erected against the wall of a building or structure with the face of the sign parallel to the plane of said wall, and not extending over twelve (12) inches from the wall of the building or structure.*

5-10-4: GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:

The regulations contained in this section shall apply to all signs and all use districts:

1. Automated signs:

- a. *Automated signs may be permitted as part of a monument sign and shall be prohibited in all other types of signs if the city determines the sign does not comply with the following:*
 - i. *The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of chapter 4 of this title;*
 - ii. *The lighting shall be installed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the same area; and*
 - iii. *The lighting will not be disturbing to existing or future neighboring uses.*
- b. *Automated signs shall be prohibited in the central business district (CBD).*
- c. *All automated signs that utilize light to create change may change frame content through dissolve, fade or scroll features only. No sign shall be operated in a manner which the sign, sign structure, design or pictorial segment of the sign shows full animation, glowing, flashing, rotating content, or otherwise create an illusion of movement, except for single color text only message displays scrolling or traveling across the sign area.*
- d. *The signs shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.*

- e. *Based on brightness measured in NIT (an illuminative brightness measurement equivalent to one (1) foot-candle/square meter measured perpendicular to the rays of the source); automated signs that utilize light to change frames shall contain an auto dimmer allowing for no more than five thousand two hundred (5,200) NIT illumination between sunrise and sunset and up to three hundred (300) NIT illumination between sunset and sunrise.*
 - f. *The automated sign portion of any sign should be constructed into the sign in a manner in which it is subordinate to the overall design of the sign. **The automated sign portion of any sign shall not exceed twenty (20) percent of the face of any sign.***
 - g. ***Where more than one (1) sign is allowed, only one (1) sign may contain an automated sign.***
 - h. *The addition of an automated sign to any nonconforming sign is prohibited.*
 - i. ***Any new, conforming existing sign or portion of a conforming existing sign that is refaced with an automated sign shall require a design review approval.***
-
- q. **Wall Signs**
 - 1. *In a commercial and manufacturing district, each business shall be permitted up to three (3) flat or wall on-premises signs; one (1) sign per each side of the building, for the purposed business.*
-
- n. **Sign Illumination**
 - 1. *The city must find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light in accordance with other city regulations intended to create and maintain the Kuna architecture theme, while encouraging energy efficient lighting.*
 - 2. *Illumination theme, styles and practices not listed herein shall be prohibited unless otherwise deemed by the design review committee and city council to be consistent with the Kuna architecture theme.*

PROPOSED CONDITIONS OF APPROVAL:

1. Signage for the site shall comply with conditions stated in this DRC approval.
2. Applicant will obtain a sign permit prior to construction.
3. In the event the uses, the building, the approved signs, or any other DRC elements for this application are enlarged, expanded or altered in anyway (even temporarily), the applicant shall seek an amendment to the approvals of this DRC.
4. The LED message center shall contain an auto dimmer allowing for no more than five thousand two hundred (5,200) NIT illumination between sunrise and sunset and up to three hundred (300) NIT illumination between sunset and sunrise.
5. The applicant shall follow all staff and appropriate agency recommendations.
6. The applicant shall comply with all federal, state and local Laws (this portion of Highway 69/Kuna Rd. is owned, operated and under the control of the Idaho Transportation Department (ITD). Applicant shall consult and comply with ITD's standards for illuminated and/or automated signs placed along a state highway).
7. The automated portion of the sign may change frame content through dissolve, fade or scroll features only.
8. Full animation, glowing, flashing, rotating content, or otherwise creating an illusion of movement is prohibited except for single color text only message displays scrolling or traveling across the sign area.

9. The automated LED sign shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.

DATED: This _____ day of _____, 2014.

Lee Young, Chairman
Kuna Planning and Zoning Commission

TREVOR KESNER, PLANNING TECHNICIAN
KUNA PLANNING AND ZONING DEPARTMENT

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

attached

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

- North Arrow
- To scale drawings
- Boundaries, property lines and dimensions
- Name of "Plan Preparer" with contact information
- Name of project and date
- Type and location of all plant materials and other ground covers.

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

- Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.
- Method of irrigation.

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.

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.

- Sign locations

Note: A separate sign application must be submitted with this application

- Locations and uses for open spaces

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

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

- Location and designations of all sidewalks

- Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.

Staff
Use

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

See attached documentation



Design Review Application

Applicant: Robert Grigg Phone: 208-869-5018

Owner

Representative

Fax/Email: blurfixer@gmail.com

Applicant's Address: 762 E Wythe Creek Ct
Kuna, Idaho 83634 Zip: 83634

Owner: same as above Phone: ''

Owner's Address: '' Email: ''

'' Zip: ''

Represented By: (if different from above) Phone: ''

Address: _____ Email: _____
_____ Zip: _____

Address of Property: _____

Distance from Major _____ Zip: _____
Cross Street: _____ Street Name(s): _____

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.)*

1. Dimension of Property: _____

2. Current Land Use(s): _____

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

North: _____

South: _____

East: _____

West: _____

4. Is the project intended to be phased, if so what is the phasing time period? _____

Please explain: _____

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

6. Building heights: _____ Number of stories: _____

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: _____ / _____

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.

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

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

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: _____

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:

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

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

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

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

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):

17. Dock Loading Facilities:

Number of docking facilities and their location:

Method of screening:

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.)

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements:

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 _____

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)



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)	
Project name	
Date Received	
Date Accepted/ Complete	
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>Robt Lisa Grigg</u>	Phone Number: <u>(208) 922-3060</u>
Address: <u>894 S Jump Rope Pl</u>	E-Mail: <u>blurfixer@gmail.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>(208) 922-1228</u>
Applicant (Developer): <u>Beniton Construction</u>	Phone Number: <u>(208) 884-0027</u>
Address: <u>PO Box 838</u>	E-Mail: <u>smetier@beniton.com</u>
City, State, Zip: <u>Meridian, ID 83680</u>	Fax #: <u>(208) 884-4626</u>
Engineer/Representative: <u>Signs Etc.</u>	Phone Number: <u>(208) 887-8696</u>
Address: <u>910 E Franklin Rd Ste 102</u>	E-Mail: <u>signsetcmail@aol.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>(208) 887-6316</u>

Subject Property Information

Site Address: <u>762 E Wyothe Creek Ct Ste 101</u>
Site Location (Cross Streets): <u>E Avalon St and S Kay Ave</u>
Parcel Number (s): <u>R1342250010</u>
Section, Township, Range: <u>25</u>
Property size: <u>0.7330 acres</u>
Current land use: <u>Commercial</u> Proposed land use: <u>same</u>
Current zoning district: <u>C-3</u> Proposed zoning district: <u>same</u>

Project Description

Project / subdivision name: Cement Falls (Lava Falls) Park Subdivision
General description of proposed project / request: Design Review Application for Sign
Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other
Amenities provided with this development (if applicable):

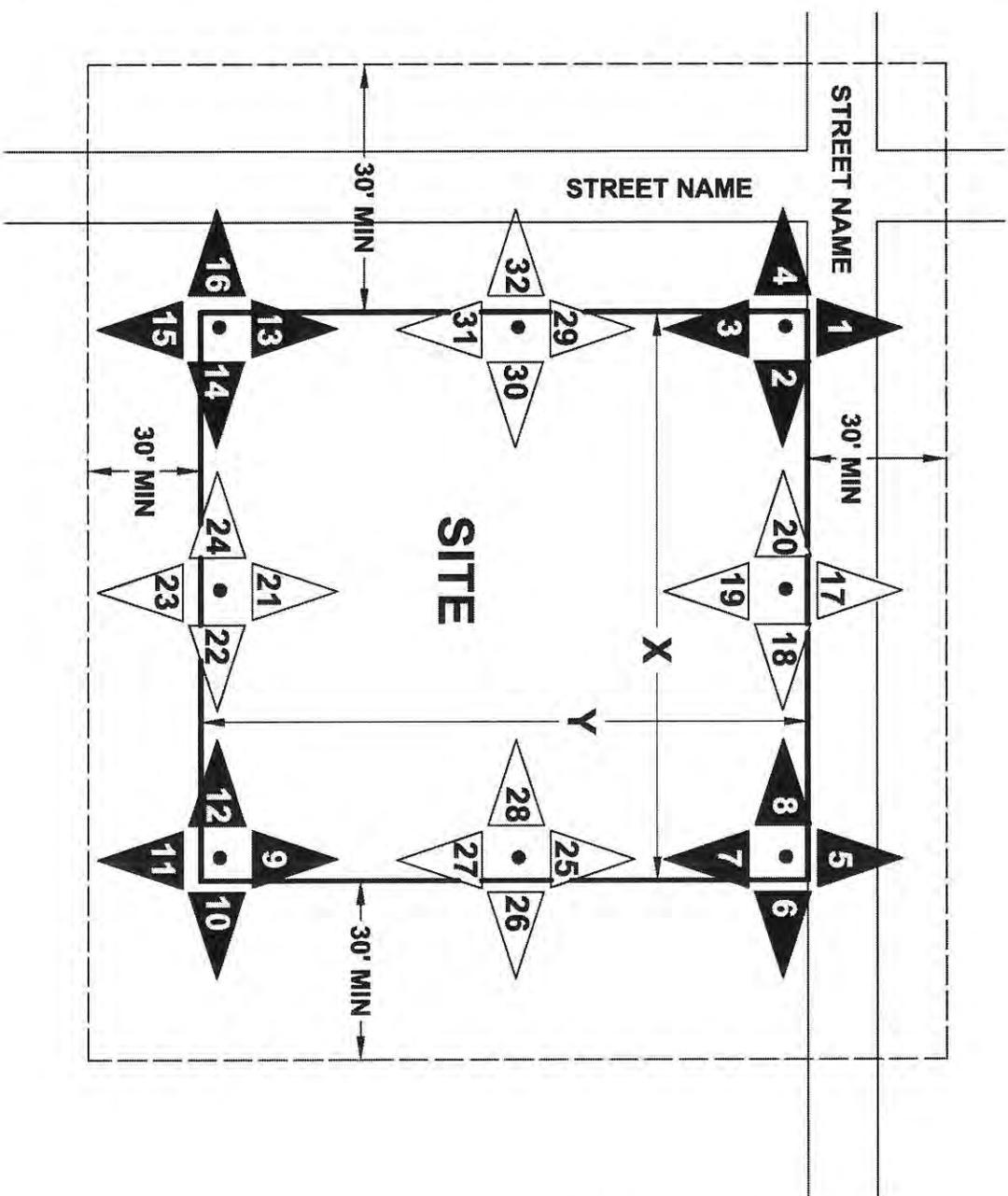
Residential Project Summary (if applicable) N/A

Are there existing buildings? Yes No
Please describe the existing buildings:
Any existing buildings to remain? Yes No
Number of residential units: 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: one Other lots:
Gross floor area square footage: ~ 3,500 sqft + 1,500 sqft Existing (if applicable):
Hours of operation (days & hours): 9am - 5pm Building height: Two Story
Total number of employees: 6 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: a. Handicapped spaces: 4 Dimensions:
b. Total Parking spaces: 25 Dimensions:
c. Width of driveway aisle:
Proposed Lighting:
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: [Signature] Date: 09-16-2014



Project Information:
 Name:
 Project:.....
 Gross Acre:.....

NOTE:
 Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.
 All applicants are expected to provide COLOR photographs at a 1-16 minimum.
 If Distance 'X' is GREATER than 500-feet, also take photos 17-24.
 If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.



City of Kuna
Planning and Zoning Department

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

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

October 17, 2014

Owner:

Robert Grigg
762 E. Wythe Creek Ct.
Kuna, ID 83634
blurfixer@gmail.com

Applicant/Representative:

Signs, Etc.
910 E. Franklin Rd., Ste. 102
Meridian, ID 83642
john@signsetcidaho.com

Letter of Completeness

Dear John,

Staff has received the deed and affidavit of legal interest, the letter of intent, and the remainder of the payment for 14-08-DR (Design Review) application for Clarifeye Eye Care Center 'master sign plan' and is considered complete.

Your Design Review application will be heard by the Planning and Zoning Commission on October 28, 2014, starting at 6:00 pm, at City Hall.

Fees:

The following application fees have been remitted:

- | | |
|-------------------------------------|--------------------------------------|
| • Permit Submittal fee: | \$30.00 (Credited as Paid 9.10.14) |
| • All Signs/Design Review: | \$250.00 (Credited as Paid 10.08.14) |
| • Master Sign Plan application fee: | \$100.00 (Paid 10.23.14) |

Total:	\$350.00 (Paid in full)
---------------	--------------------------------

Please let me know if you have *any* questions or need clarification; contact me directly at 208.387.7729 or by email at trevor@cityofkuna.com.

Respectfully,

Trevor Kesner, Planner Tech.
Kuna Planning and Zoning
208.922.5274

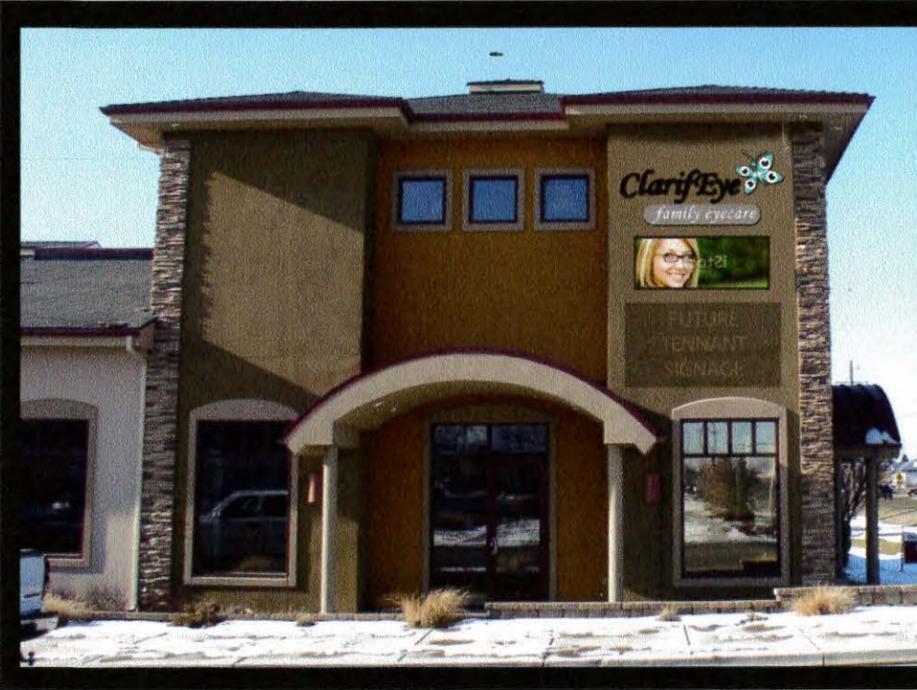


Date: 10/9/14

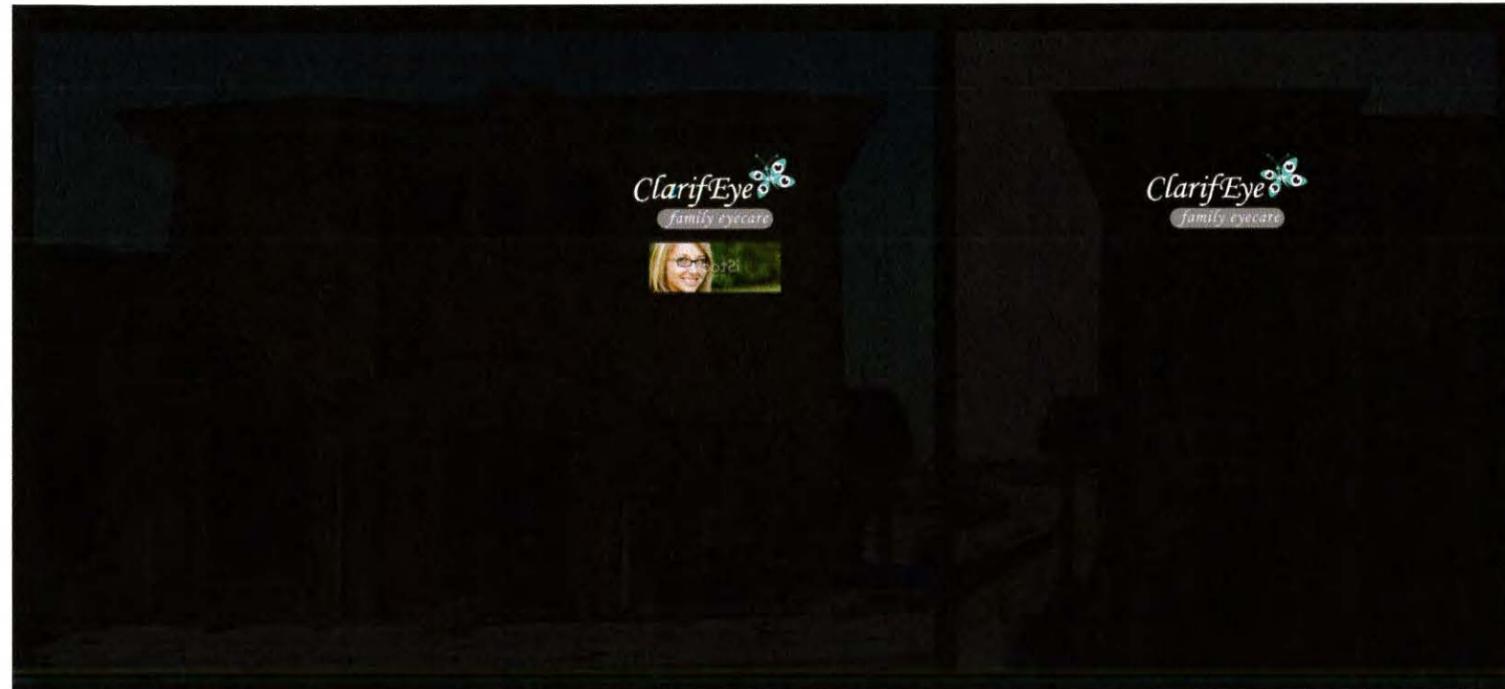
Client: Clarifeye Family Eye Care
Location: 762 Wythe Creek Ct. Kuna, Idaho
File Name: Clarifeye/Exterior Signage/Permit/Site map.pdf

SignsEtc.
HIGH TECH SIGN SOLUTIONS
ph • 208-887-8696 e-mail • artwork@signsetcIdaho.com
fax • 208-887-6316 www.SignsEtcIdaho.com

EAST WALL



NORTH WALL



98 in



46 in Internally Illuminated Channel Letters Quantity 2

81 in



33 in Full color LED message center

Clarifeye Logo will be constructed of steel with acrylic faces and internally illuminated with white LEDs. The butterfly and lower cabinet will be digitally printed and the Claifeye type will be faced with 3M Day Night Vinyl.

Client: Clarifeye Family Eyecare

Location:

File Name:

Date:

10/9/14

SignsEtc.
HIGH TECH SIGN SOLUTIONS

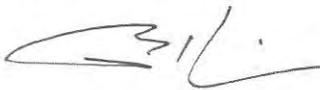
ph • 208-887-8696 e-mail • artwork@signsetc.com
fax • 208-887-6316 www.SignsEtc.com

Letter of Intent for Signage for ClarifEye Family Eyecare

The intent is to place a message board sign on the Northeast side of the building located at 762 E Wythe Creek Ct across from Walgreens on Kay Street.

The message board sign will display advertising to the Kuna community that is low-key and tasteful regarding events and sales of ClarifEye Family Eyecare. The sign will be of nominal size for video sign lettering to be visible and readable to traffic coming West on Avalon road.

It is planned to share the message board space with the second tenant in the building.



Rob Grigg, OD
Owner

"Find Clarity with Us!"

RECORDATION REQUESTED BY:
WASHINGTON TRUST BANK
Boise Downtown Financial Center
901 West Bannock Ave
Boise, ID 83702

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=7 BONNIE OBERBILLIG
TITLEONE BOISE
2014-067314
08/19/2014 03:23 PM
\$28.00

WHEN RECORDED MAIL TO:
WASHINGTON TRUST BANK
Loan Service Center
P.O. BOX 2127
SPOKANE, WA 99210-2127

14232148 ST

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



0340

DEED OF TRUST

THIS DEED OF TRUST is dated August 15, 2014, among RLG Properties, LLC, an Idaho limited liability company, whose address is 762 E Wythe Creek Ct., Kuna, ID 83634 ("Grantor"); WASHINGTON TRUST BANK, whose address is Boise Downtown Financial Center, 901 West Bannock Ave, Boise, ID 83702 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Brad L. Williams, Attorney at Law, whose address is c/o UPF Washington, Incorporated, 12410 E. Mirabeau Parkway, Suite 100, Spokane Valley, WA 99216 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor does hereby irrevocably grant, bargain, sell and convey in trust, with power of sale, to Trustee for the benefit of Lender as Beneficiary, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Ada County, State of Idaho:

Lot 1 in Block 1 of Cement Falls Park Subdivision, according to the official plat thereof, filed in Book 89 of Plats at Page(s) 10387 and 10388, official records of Ada County, Idaho.

The Real Property or its address is commonly known as 762 E Wythe Creek Court, Kuna, ID 83634. The Real Property tax identification number is R1342250010.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF GRANTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN GRANTOR AND LENDER OF EVEN DATE HERewith. ANY EVENT OF DEFAULT UNDER THE CONSTRUCTION LOAN AGREEMENT, OR ANY OF THE RELATED DOCUMENTS REFERRED TO THEREIN, SHALL ALSO BE AN EVENT OF DEFAULT UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. THE REAL PROPERTY IS NOT MORE THAN EIGHTY (80) ACRES AND IS NOT PRINCIPALLY USED FOR THE AGRICULTURAL PRODUCTION OF CROPS, LIVESTOCK, DAIRY OR AQUATIC GOODS, OR IS NOT MORE THAN FORTY (40) ACRES REGARDLESS OF USE, OR IS LOCATED WITHIN AN INCORPORATED CITY OR VILLAGE.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

**DEED OF TRUST
(Continued)**

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Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Idaho law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a fair value basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens

and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the indebtedness secured by this Deed of Trust; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Grantor fails to make any payment when due under the indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the indebtedness or Grantor's ability to perform Grantor's obligations under this Deed of Trust or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this

Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment is curable and if Grantor has not been given a notice of a breach of the same provision of this Deed of Trust within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within thirty (30) days; or (2) if the cure requires more than thirty (30) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Notice of Default. In the Event of Default Lender shall execute or cause the Trustee to execute a written notice of such default and of Lender's election to cause the Property to be sold to satisfy the Indebtedness, and shall cause such notice to be recorded in the office of the recorder of each county wherein the Real Property, or any part thereof, is situated.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property. Notice of sale having been given as then required by law, and not less than the time required by law having elapsed, Trustee, without demand on Grantor, shall sell the property at the time and place fixed by it in the notice of sale at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser his or her deed conveying the Property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness of such matters or facts. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable attorneys' fees, including those in connection with the sale, Trustee shall apply proceeds of sale to payment of (a) all sums expended under this Deed of Trust, not then repaid with interest thereon as provided in this Deed of Trust; (b) all Indebtedness secured hereby; and (c) the remainder, if any, to the person or persons legally entitled thereto.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

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Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of Ada County, State of Idaho. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MAINTENANCE OF CASUALTY INSURANCE. If Grantor at any time fails to obtain or maintain any insurance as required under this Deed of Trust or any Related Documents, Lender may (but shall not be obligated to) obtain such insurance as Lender deems appropriate, including if Lender so chooses "single interest insurance," which will cover only Lender's interest in the Collateral.

AFFIRMATIVE COVENANTS. If the Property is used for purposes other than Grantor's residence, Grantor covenants and warrants that as long as this Deed of Trust or any Related Documents remain in effect, Grantor will:

Notice of Claims and Litigation. Promptly inform Lender in writing of (1) all material adverse changes in Grantor's or the Property's financial condition, and (2) all existing and all threatened litigation, claims, investigations, administrative proceedings, or similar actions affecting Grantor or Property which could materially affect the financial condition of Grantor or the Property.

SURVIVAL OF REPRESENTATIONS AND WARRANTIES. Grantor understands and agrees that in extending Loan Advances, Lender is relying on all representations, warranties, and covenants made by Grantor in this Deed of Trust or in any certificate or other instrument delivered by Grantor to Lender under this Deed of Trust or any Related Documents. Grantor further agrees that regardless of any investigation made by Lender, all such representations, warranties and covenants will survive the extension of Loan Advances and delivery to Lender of any Related Documents, shall be continuing in nature, shall be deemed made and redated by Grantor at the time each Loan Advance is made, and shall remain in full force and effect until such time as Grantor's or Borrower's indebtedness shall be paid in full, or until this Deed of Trust or any Related Documents shall be terminated, whichever is the last to occur.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Idaho without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Idaho.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Ada County, State of Idaho.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

DEED OF TRUST
(Continued)

Beneficiary. The word "Beneficiary" means WASHINGTON TRUST BANK, and its successors and assigns.

Borrower. The word "Borrower" means RLG Properties, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means RLG Properties, LLC.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means WASHINGTON TRUST BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated August 15, 2014, in the original principal amount of \$455,900.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means Brad L. Williams, Attorney at Law, whose address is c/o UPF Washington, Incorporated, 12410 E. Mirabeau Parkway, Suite 100, Spokane Valley, WA 99216 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

RLG PROPERTIES, LLC

By: [Signature]
Lisa S. Grigg, Member of RLG Properties, LLC

By: [Signature]
Robert D. Grigg, Member of RLG Properties, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

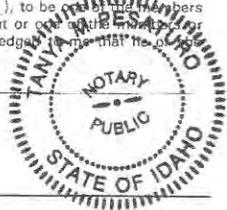
STATE OF Idaho)
) SS
COUNTY OF Canyon)

On this 18 day of August, in the year 20 14, before me Tanya W. Peterson, a notary public in and for the State of Idaho, personally appeared Lisa S. Grigg, Member of RLG Properties, LLC, known or identified to me (or proved to me on the oath of [Signature]), to be one of the members or designated agents in the limited liability company of RLG Properties, LLC, and the member or designated agent or the member or designated agents who subscribed said limited liability company name to the foregoing instrument, and acknowledged that he or she executed the same in said limited liability company name.

[Signature]
Notary Public for Idaho

Residing at Spokane, ID

My commission expires 2/28/17



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Idaho)
) SS
COUNTY OF Lincoln)

On this 15 day of August, in the year 2014, before me Tanya M. Resaturo, a notary public in and for the State of Idaho, personally appeared Robert D. Grigg, Member of RLG Properties, LLC, known or identified to me (or proved to me on the oath of _____), to be one of the members or designated agents in the limited liability company of RLG Properties, LLC, and the member or designated agent or one of the designated agents who subscribed said limited liability company name to the foregoing instrument, and acknowledged executed the same in said limited liability company name.

Tanya M. Resaturo
Notary Public for Idaho

Residing at 2442 N. 2nd St.

My commission expires 12/31/17



REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

FILED EFFECTIVE

251



**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

2013 SEP 26 AM 9:37
SECRETARY OF STATE
STATE OF IDAHO

(Instructions on back of application)

1. The name of the limited liability company is:

RLG Properties, LLC

2. The complete street and mailing addresses of the initial designated/principal office.

762 E. Wythe Creek Ct., Ste. 102, Kuna, Idaho 83634

(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Robert Grigg

(Name)

894 S. Jump Rope Pl., Kuna, Idaho 83634 (County of Ada)

(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

Name

Address

Robert Grigg

762 E. Wythe Creek Ct., Ste. 102, Kuna, Idaho 83634

Lisa Grigg

762 E. Wythe Creek Ct., Ste. 102, Kuna, Idaho 83634

5. Mailing address for future correspondence (annual report notices):

c/o RLG Properties, LLC, 762 E. Wythe Creek Ct., Ste. 102, Kuna, Idaho 83634

6. Future effective date of filing (optional): _____

Signature of a manager, member or authorized person.

Signature _____

Typed Name: Cheyenne Moseley, Assistant Secretary, LegalZoom.com, Inc.

Signature _____

Typed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
09/26/2013 05:00
CK: 1561374 CT: 172099 BH: 1391635
1 @ 100.00 = 100.00 ORGAN LLC # 2

179607



City of Kuna

Staff Report

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

To: Kuna Planning and Zoning Commission

File Numbers: 14-02-SUP (Special Use Permit) for an In-Home Salon.

Location: 2705 W. Gainsboro Drive
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner Technician

Hearing date: October 28, 2014

Applicant: Sara Kinghorn
2705 W. Gainsboro Dr.
Kuna, ID 83634
(208) 401-6966
sarakidaho@yahoo.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

A. Course of Proceedings:

1. Proposing an in-home salon business as described in 5-3-2 and 5-1-6-2 (Beauty Parlor; Definitions) Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) within the city of Kuna. Beauty Parlor is defined as: A facility, which offers personal service and hygienic treatment including massage, manicure, hair styling, facials and other day spa activities.
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP approval for an In-Home Beauty Salon.

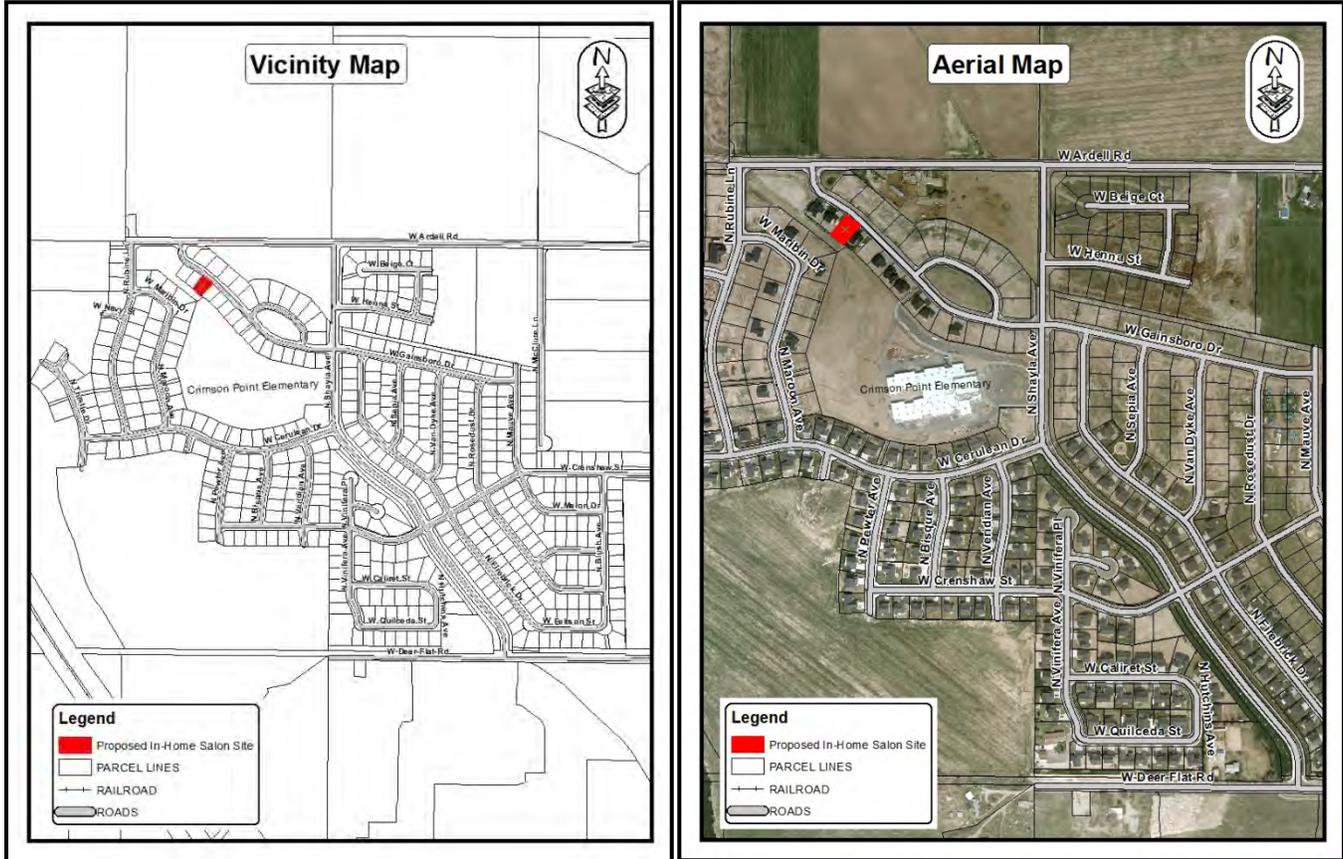
a. Notifications

- | | |
|-------------------------------------|-----------------------------------|
| i. Neighborhood Meeting | September 3, 2014 (Six Attendees) |
| ii. Agencies | September 18, 2014 |
| iii. 300' Notice to Property Owners | September 25, 2014 |
| iv. Kuna, Melba Newspaper | October 8, 2014 |
| v. Site Posted | October 13, 2014 |

B. Applicants Request:

Request from Sara Kinghorn, for a Special Use Permit (SUP) to have an in-home salon located at 2705 West Gainsboro Drive (APN#: R1610600170).

C. Vicinity and Aerial Maps:



D. History:

The applicant is proposing to open ‘Sara’s Salon’, an in-home salon business, which provides a variety of services including cuts, colors and shampoo-sets. The salon will include one chair, one shampoo bowl and will service one client at a time, and in rare instances two (2) clients could be in the salon at any one time. The applicant anticipates up to seven (7) clients visiting daily. The business is intended to be full-time and clients will be utilizing driveway parking spaces for parking. The applicant is proposing to open the business Monday-Saturday (10-7 pm). The site is currently zoned Medium Residential (R-6) and an in-home salon land use requires a SUP to establish this type of business in this zone.

E. General Projects Facts:

- Legal Description:** A legal description was provided with the submitted request (Lot 31, Block 10; Crimson Point Subdivision, Phase 4).
- Surrounding Land Uses:**

North	R-3	Low-Medium Density Residential District – Kuna City
South	R-3	Low-Medium Density Residential District (Elementary School: Crimson Point Elementary) – Kuna City
East	R-3	Low-Medium Density Residential District – Kuna City
West	R-3	Low-Medium Density Residential District – Kuna City

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

- Parcel Size: 0.162 acres
- Zoning: Low-Medium Density Residential District (R-3)
- Parcel #: R1610600170

4. **Services:**

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

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

There is currently a residence on site with three (3) parking spaces and a six (6) foot vinyl fence around the backyard perimeter.

6. **Transportation / Connectivity:**

The site has frontage along West Gainsboro Drive to the northeast side of the parcel.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Low-Medium Density Residential. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agencies returned comments: Central District Health Department, Boise Project Board of Control, and City Engineer (Gordon Law, P.E.). The responding agencies’ comments are included with this case file.

Kuna City Engineer (Gordon Law, P.E.): September 22, 2014	Exhibit B-1
Boise Project Board of Control : September 27, 2014	Exhibit B-4
Central District Health Department (CDHD): September 26, 2014	Exhibit B-5

The following agencies were notified, but did not comment: Ada County Development Services (Records and Street Naming), Ada County Assessor, Boise-Kuna Irrigation District, Idaho Department of Environmental Quality (DEQ), Idaho Power, Intermountain Gas, J&M Sanitation, Kuna Rural Fire & Ambulance, Kuna School District, U.S. Post Office, City Forrester (Natalie Purkey), and City Attorney (Richard Roats).

F. **Staff Analysis:**

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 14-02-SUP, subject to the recommended conditions of approval.

G. 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

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept the Comprehensive Plan components as described below:

1. The proposed use for the site is consistent with the following Comprehensive Plan components:

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 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.*

Policy: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

6.0 – Land Use

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

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses 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.

I. Proposed Findings of Fact:

1. All required procedural items to be completed as shown in the staff report.
2. The in-home salon complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site’s intended use.

4. The site is zoned R-3 and is appropriate for use as an in-home salon by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use appears to not be detrimental 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, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approved or deny this case.
11. The neighborhood meeting was held on September 3, 2014 and the notification requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. The in-home salon is consistent with Kuna City Code.
2. The in-home salon meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for an in-home salon use.
4. The in-home salon is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The in-home salon is not likely to cause adverse public health problems.
6. The in-home salon is in compliance with all other ordinances and laws of the City.
7. The in-home salon is not detrimental to the present and potential surrounding uses; or, 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for in-home salon purposes.
9. Based on the evidence contained in Case #14-02-SUP, this proposal appears to comply with Sections 5-3-2 and 5-1- 6-2 of Kuna City Code.
10. Based on the evidence contained in Case #14-02-SUP, this proposal appears to comply with the Kuna Comprehensive Plan and the Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, 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 report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 13-10-SUP, a Special Use Permit request by Sara Kinghorn for an In-Home Salon, (with or without) the following conditions of approval:

Recommended Conditions of Approval:

1. The applicant shall obtain a building permit for any modifications/remodels/additions of the existing home prior to construction.

2. The applicant and/or owner shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
3. Parking within the site shall comply with Kuna City Code 5-5-4-K-3-g (Except as specifically approved otherwise).
4. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer.
5. As requested by the applicant, the salon will be open on a full-time basis Monday thru Saturday, 10 am to 7 pm weekly.
6. Signs, banners, flags or other means to attract attention, or identify the parcel as a business for the site are not allowed, in accordance with KCC 5-5-4-K-3-e.
7. In the event the use on this parcel is enlarged, expanded or altered in anyway, the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
8. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the Planning and Zoning Commission.
9. All local, state and federal laws shall be complied with.

DATED this ____ day of _____, 2014

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner Technician
Kuna Planning and Zoning Department



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)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>R.B. Gainsboro Trust</u>	Phone Number: _____
Address: <u>2705 W. Gainsboro Drive</u>	E-Mail: _____
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Sara Kinghorn</u>	Phone Number: <u>208-401-6966</u>
Address: <u>2705 W. Gainsboro Drive</u>	E-Mail: <u>Sarakiidaho@yahoo.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>N/A</u>
Engineer/Representative: <u>N/A</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>2705 W. Gainsboro Drive, Kuna, ID 83634</u>
Site Location (Cross Streets): <u>Gainsboro / Ardell</u>
Parcel Number (s): <u>R 1610600170</u>
Section, Township, Range: <u>Twn 2N, R. 1W, Sec. 15</u>
Property size: <u>0.162-acre</u>
Current land use: <u>Single-family residential</u> Proposed land use: <u>residential / in-home business</u>
Current zoning district: <u>R-3</u> Proposed zoning district: <u>N/A</u>



Project Description

Project / subdivision name: Sara Kinghorn - In-home beauty salon
 General description of proposed project / request: Special use permit for an in-home beauty salon in third-bay of existing garage.
 Type of use proposed (check all that apply):
 Residential _____
 Commercial In-home beauty salon
 Office _____
 Industrial _____
 Other _____
 Amenities provided with this development (if applicable): N/A

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: _____ 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: N/A Other lots: N/A
 Gross floor area square footage: ~200sq.ft. Existing (if applicable): ~200sq.ft.
 Hours of operation (days & hours): Mon-Sat 10-7 Building height: N/A
 Total number of employees: 1 (owner) Max. number of employees at one time: 1
 Number and ages of students/children: N/A Seating capacity: N/A - one station
 Fencing type, size & location (proposed or existing to remain): _____
 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: Sara Kinghorn Date: 9/12/14

Sara Kinghorn
2705 W. Gainsboro Drive
Kuna, ID 83634

September 15, 2014

RECEIVED
SEP 16 2014
CITY OF KUNA

City of Kuna
Planning and Zoning Commission
763 W. Avalon Street
Kuna, ID 83634

RE: Special Use Permit / In-home Beauty Salon / 2705 W. Gainsboro Drive, Kuna, ID

Dear Kuna Planning and Zoning Commissioners:

I am pleased to submit this application for a Special Use Permit for an in-home beauty salon located at my residence at 2705 W. Gainsboro Drive, Kuna, ID 83634. My property is zoned R-3 and is located in Crimson Point subdivision on a 0.162-acre lot (lot 31, block 10).

I have been in the beauty salon business for eight years and have been operating out of the Red Chair Salon in Kuna for five years. I enjoy working in the community and am hopeful that I can continue doing business in Kuna. I am excited about the opportunity of moving from renting a space at a multi-tenant salon to having a quaint and friendly space to serve customers from my home, which is a much better alternative than having to move my business to another nearby town.

I have a three-bay garage and I am proposing to convert the third bay to a 200 square-foot space which will accommodate one stylist station and sink area. For the space conversion, I am proposing to upgrade the floors with a finished surface, texture the existing walls, upgrade the lighting fixtures and install a shampoo bowl/sink. In order to retain the integrity of the neighborhood, the garage door would remain in place and a sliding glass door would be located behind it. This will allow me to open the garage door during business hours and close it during off-business hours.

Sara Kinghorn
2705 W. Gainsboro Drive
Kuna, ID 83634

Business operations will be Monday thru Saturday from 10:00 a.m. to 7:00 p.m. With approximately seven customers per day, traffic will be minimal. With one, and in rare occasions, two customers at any one time, I do not anticipate any parking issues.

I am currently licensed through the Cosmetology Board and I recently got approval from the Board to transfer my license to the new location. The space will meet building, plumbing, electrical and health codes.

I have made my neighbors and the Crimson Point Homeowner's Association aware of my plans and have heard only positive feedback thus far. They are excited about having access to a beauty salon so close to home.

Thank you for the opportunity to apply for this Special Use Permit. I look forward to keeping my business right here in Kuna, where I can continue to serve my customers for many years to come. If you have any questions or need additional information, please feel free to email me at sarakidaho@yahoo.com, or call me at 208-401-6966.

Sincerely,

A handwritten signature in blue ink that reads "Sara Kinghorn". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Sara Kinghorn
Owner



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.kunacity.id.gov

RECEIVED
SEP 16 2014
CITY OF KUNA

State of Idaho)
) ss
County of Ada)

I, Clayton Pennington, 2705 W Gainsboro
Name Address
Kuna, IDAHO 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 Sara Kinghorn 2705 W Gainsboro
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 11th day of September, 2014

[Signature]
Signature

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

Notary Public for Idaho

BARBARA L HUDLIN
Notary Public
State of Idaho

Residing at: 7359 Main St, Nampa

My commission expires:



2705 W. Gainsboro Drive

RECEIVED
OCT 16 2014
CITY OF KUNA

Site

 Redline Text

 Streets

 Railroad

Environmental Data

 Hydro Areas

 Parcels

Photos & Topos

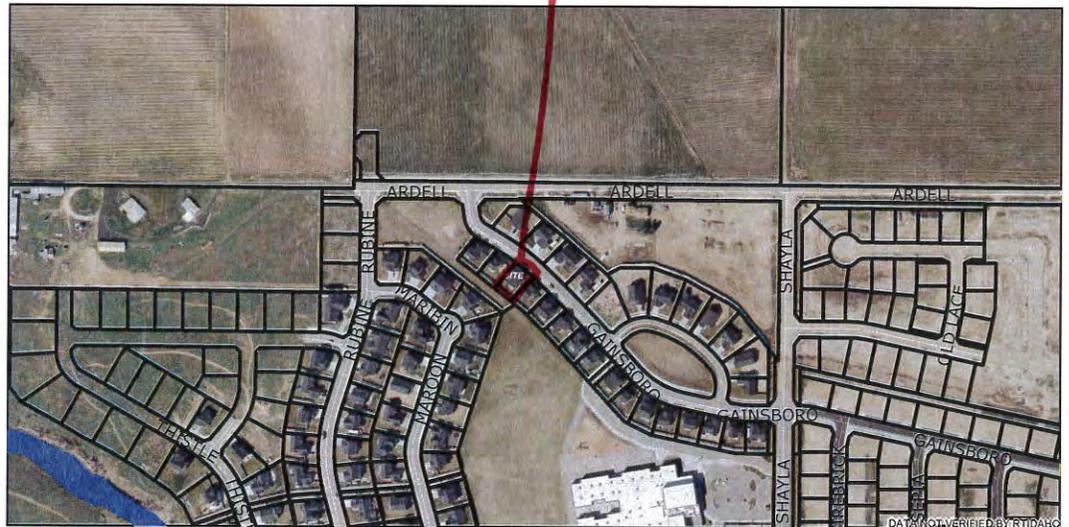
 2010 Photos

Ada County City Limits

 ADA COUNTY

 BOISE

 EAGLE



SCALE 1 : 7,141

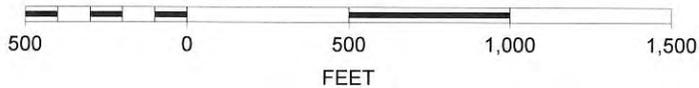


Exhibit
A-3
d

Aerial Map



Legend

-  Proposed In-Home Salon Site
-  PARCEL LINES
-  RAILROAD
-  ROADS

Parcel number: **R1610600170****Owner Information**

First: **RB GAINSBORO TRUST**
2705 W GAINSBORO DR
KUNA, ID 83634-0000

Ada County Assessor

Second: **PENNINGTON RONALD E****Property Location**

Address: **2705 W GAINSBORO DR**
KUNA, ID 83634-0000
 Subdivision: **CRIMSON POINT SUB PH**

Section:
2N1W15

Legal DescriptionsLegal 1: **LOT 31 BLK 10**Legal 2: **CRIMSON POINT SUB PH**

Legal 3:

Legal 4

Legal 5

OtherZone Code: **R-3**Acreage: **0.162**Total Value: **\$198,600**Estimated Tax: **n/a**Home Exempt: **(\$83,920)**

Parcel Char

RECEIVED**SEP 16 2014****CITY OF KUNA**



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

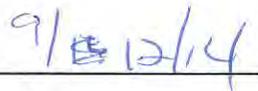
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

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

RECEIVED
SEP 16 2014
CITY OF KUNA





Neighborhood Meeting Certification

RECEIVED

SEP 16 2014

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

CITY OF KUNA

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: In-home beauty salon
 Date and time of neighborhood meeting: 09/03/14, 6-7pm, Wednesday
 Location of neighborhood meeting: 2705 W. Gainsboro Drive

SITE INFORMATION:

Location: Quarter: _____ Section: 15 Township: 2N Range: 1W Total Acres: 0.167
 Subdivision Name: Crimson Point Lot: 31 Block: 10
 Site Address: 2705 W. Gainsboro Drive Tax Parcel Number(s): R11610600170
Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: R.B. Gainsboro Trust of Ronald Pennington
 Address: 2705 W. Gainsboro Drive City: Kuna State: ID Zip: 83634

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

Name: Sara Kinghorn Business (if applicable): N/A
 Address: 2705 W. Gainsboro Drive City: Kuna State: ID Zip: 83634
 Phone: 208-401-6966



PROPOSED USE:

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

**no need for a list - already had meeting.*

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

In-home Beauty Salon

APPLICANT:

Name: Sara Kinghorn

Address: 2705 W. Gainsboro Drive

City: Kuna State: ID Zip: 83634

Telephone: 208-401-6966 Fax: N/A

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) Sara Kinghorn Date 9/12/14

SIGN IN SHEET

PROJECT NAME: Sara's In-home Beauty Salon RECEIVED

Date: 09/03/14

SEP 16 2014

CITY OF KUNA

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Lisel Bachman</u>	<u>1677 N Lakewood Pl</u>	<u>83634</u>	<u>208-577-8752</u>
2	<u>Karie Glenn</u>	<u>1954 N Van Dyke</u>	<u>83634</u>	<u>208-869-4074</u>
3	<u>Hobby + Bob Russ</u>	<u>2726 W Gainsboro Dr</u>	<u>83634</u>	<u>208 323-5994</u>
4	<u>Sara Kinghorn</u>	<u>2705 W Gainsboro</u>	<u>83634</u>	<u>208-8401-6966</u>
5	<u>SUE + SKIP MARKS</u>	<u>2628 W Gainsboro Dr</u>	<u>83634</u>	<u>208-577-6992</u>
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Sara Kinghorn
2705 W. Gainsboro Drive
Kuna, ID 83634

RECEIVED
SEP 1 2014
CITY OF KUNA

August 18, 2014

RE: Meeting – In-home Beauty Salon

Dear Property Owner:

The purpose of this letter is to invite you to a meeting on Wednesday, September 3, 2014, from 6:00-7:00 pm. The meeting will take place at 2705 W. Gainsboro Drive, Kuna, ID 83634.

The purpose of the meeting is to discuss my intent to submit a special use permit application to the City of Kuna for an in-home beauty salon located at 2705 W. Gainsboro Drive.

If you are unable to attend and/or have any questions, please feel free to contact me at 208-401-6966 or sarakidaho@yahoo.com.

Sincerely,

Sara Kinghorn
Owner

Exhibit
A-3
h



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

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: *In-home beauty salon* **Applicant:** *Sara Kinghorn*

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
✓	Legal description of the property: 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 and Affidavit of Legal Interest (for all interested parties).	
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
N/A	Landscape plan drawn to scale as the same size as the site development plan with the following details: ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed.	
N/A Floor Plan	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting.	
✓	Commitment of Property Posting form signed by the applicant/agent.	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	

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.





City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Crimson Point was
(NAME OF SUBDIVISION)

posted as required per Kuna City Ordinance 5-1-5B. Sign posted Monday
(DAY OF THE WEEK,

Oct 13, 2014
MONTH, DATE AND YEAR)

DATED this 13 day of Oct, 2014.

Signature,

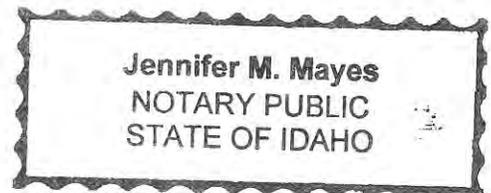
Sara King
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss)

On this 13 day of Oct, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

Jennifer M. Mayes
Notary Public
Residing at Kuna ID



Commission Expires 8-19-2019

**CITY OF KUNA PUBLIC
HEARING NOTICE**
Before the Kuna Planning
and Zoning Commission
HEARING: October 28, 2014, 6:00PM
LOCATION: City Hall
763 W. Avalon, Kuna
PURPOSE: Special Use Permit
(SUP) application for a
In Home Beauty Salon
located at 2705 W. Galashore Dr. Kuna, Idaho
APPLICATION BY: Sara Kuehner
Case# 14-00-SUP / Special Use Permit
City Contact: 832-5274





CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Sara Kinghorn Beauty Salon
2705 W. Gainsboro Drive
14-02-SUP

DATE: September 22, 2014

It does not appear that this application involves any substantive changes to the property or changes in demand on city infrastructure. Accordingly, a review by the City Engineer does not appear to be necessary. If this assumption is not correct, please let me know.

Exhibit

B-1

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
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

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

27 September 2014

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

RE: Sara Kinghorn- In Home Beauty Salon **14-02-SUP (Special Use Permit)**
2705 W. Gainsboro Dr.
Boise-Kuna Irrigation District BK-1401
Ramsey Lateral 114+50
Sec. 15, T2N, R1W, BM.

Trevor Kesner, Planner Technician:

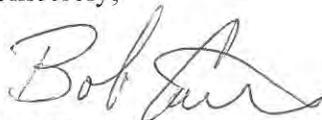
The Boise Project Board of Control has no objection to the Special Use Permit as there are no project facilities located on the above-mentioned property, however, it does in fact possess a valid water right.

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

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

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc: Phil Comegys Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File

Exhibit
B-4

RECEIVED
OCT 02 2014
KUNA CITY CLERK



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 14-02-SUP

Conditional Use # _____

Preliminary / Final / Short Plat _____

sect 15

RECEIVED

OCT 02 2014

KUNA CITY CLERK

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. _____

Reviewed By: [Signature]

Date: 9/26/14

Exhibit
B-5



City of Kuna

Staff Report

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

To: Planning and Zoning Commission

Case Number(s): 14-05-AN (Annexation) 14-04-DA (Develop Agreement) and 14-03-S (Preliminary Plat) and 14-06-DRC (Design Review) Patagonia Subdivision

Location: North side of Hubbard Road, ½ mile east of Meridian Road
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: October 28 2014

Applicant: Westpark Company Inc., Taylor Merrill
P.O Box 344
Meridian, ID, 83680
208.870.3432
Taylor@westparkco.com

Engineer: Civil-Innovations – Ben Thomas
P.O. Box 170811
Boise, ID 83717
208.884.8181
Ben@civil-innovations.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Conditions of Approval

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation, zone changes, subdivisions and development agreements are designated as public hearings, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- i. Neighborhood Meeting January 29, 2014
- ii. Agencies August 19, 2014

- iii. 300' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

- September 19, 2014
- September 24, 2014
- September 26, 2014

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 150.35 acres into the City limits in order to create a 470 lot residential subdivision (Patagonia). The applicant also proposes to develop 18 additional lots into common lots for the use and enjoyment of residents. These lots will make up 11.95% of the site, or 17.96 acres. One common lot will be developed with a park sufficient in size for sports fields while another common lot will be developed into a swimming pool facility. Two other (separate) lots will house tot-lots for children. An HOA will be established for the care and maintenance of the common lots. The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing seven (7) phases of development which will be driven by the consumer market. The applicant is aware a development agreement will be recorded to guide all future development for the project.

C. Vicinity and Aerial Maps:



D. History: The subject parcel is in Ada County, zoned RR (Rural Residential), and it is adjacent to Kuna City limits. This parcel has historically been farmed. The *Mason Creek Feeder* splits the property in the southwest corner.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, with a Public Designation nearby. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A, R-2, RR	Agricultural Low Den. Resident; Kuna City AND Rural Residential – Ada County

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

- Approx. 150.35 total acres
- RR, Rural Residential
- Parcel # - S1407347110

4. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- 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

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is being used for agricultural purposes and it is anticipated it will continue its historic uses on the remaining lands until development occurs. This site’s topography is generally flat.

6. **Transportation / Connectivity:** The applicant proposes two access points on Hubbard Road and one on the north side of the project, for Mason Creek Road.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department, the Idaho Transportation Department (ITD), Kuna Fire District, Boise-Kuna Irrigation District and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located near the northeast corner (NEC) of Meridian & Hubbard Roads. The applicant proposes to annex 150.35 acres into the City and create a 470 buildable lot subdivision. The applicant is proposing 17.96 acres (11.95 % of the project – not including park-strips) of common space for the use and of residents to be owned and maintained by an HOA. This project will include a large centralized park, two tot-lots and a swimming pool and a pool house. Applicant also proposes a pathway on the north side of Mason Creek Feeder including an accompanying ten foot path. Separated sidewalks throughout the project encourage a pedestrian friendly environment.

Public services will be extended to the property from the existing facilities west of the project. This project anticipates a new pressure irrigation pump to serve this property and others in the area as it could be extended in the future.

The applicant is proposing a 23 foot increase in the rights-of-way (ROW) along the north side of their Hubbard Road frontage. The existing ROW is 50 feet, total width, or 25 feet each side of centerline. This additional 23 feet would provide 48 total feet on the north side of centerline for Hubbard Road. In theory, 48 feet on each side of Hubbard Road Centerline would provide 96 total feet of ROW for Hubbard Road. Kuna City Code 6-3-4 (Road Widths) calls for 97 total feet of ROW for Hubbard.

The applicant is not proposing sidewalks along their Hubbard Road frontage which are required along all classified roads in Kuna at a minimum width of at least eight feet.

The Applicant is proposing a mid-mile collector through the project at 70 feet, Kuna's Functional Classified Road Map calls for 74 feet. The Applicant has worked with the Planning Department and ACHD for the best solution and while it does not meet the true mid-mile alignment, Planning and Zoning and ACHD believe it meets the spirit and intent of the mid-mile requirement.

Staff will rely on the Planning and Zoning Commission and City Council for a determination relating to any ROW width deficiencies for this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – 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 private property "takings".

Policy 1: 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 criterion established to determine the potential for property taking.

GOALS AND POLICY – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses 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 2.3: 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.

I. Proposed Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, the Kuna Planning and Zoning Commission finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC., the Kuna Planning and Zoning Commission finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Commission:

14-05-AN, 14-04-DA and 14-03-Sub, 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.*

14-06-DRC--Design Review Note: *The proposed motion is also 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 report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No.s 14-05-AN, 14-04-DA and 14-03-Sub, annexation, development agreement and preliminary plat, (*with or without*) the following 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 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 Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
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 be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
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. Street lighting shall be LED lights and meet the approval of the City.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
9. 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.

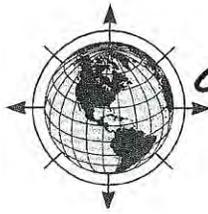
10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
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 Commission, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (dated 11.01.13) and landscape plan (dated 2.21.2014) shall be considered a binding site plans, or as modified and approved.
13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
14. Developer shall comply with all local, state and federal laws.

DATED: This ___ day of _____, 2014.

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JUL 29 2014

CITY OF KUNA



CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

PO Box 170811
Boise, ID 83717-0811
Phone: (208) 884-8181
www.civil-innovations.com

July 29, 2014

Mr. Troy Behunin
Senior Planner
City of Kuna
763 W. Avalon
Kuna, ID 83634

RE: Patagonia Subdivision

Dear Mr. Behunin

Enclosed for your consideration are applications for annexation/re-zone, preliminary plat, and design review for the subdivision project referenced above. Please allow the information that follows to serve as the letter of intent required by several of the applications.

Property Information:

Property Location: North side of Hubbard Road, approximately ½ mile east of Highway 69 (Meridian Road)

Parcel number: S1407347110

Area to be annexed: 151.20 acres

Existing zoning: RR

Proposed zoning: R-6

Project Overview:

The applicant is proposing to construct 470 single family residential lots and 18 common lots on this 150.35 acre property. The overall gross density is 3.13 units per acre and the average lot size is 8,865 SF. All of the proposed buildable lots meet the dimensional standards of the R-6 zone and vary in size from 5,408 SF to 33,106 SF. There are 17.96 acres of common area proposed comprising 11.95% of the total area which is in excess of the required 10% open space requirements. The opens space area above does not include any of the landscape parkway strips in between the curb and sidewalk as they are with the public right-of-way.

Proposed amenities include a 10' wide paved pathway along the north side of Mason Creek as it passes through the development, a swimming pool, and landscaped common areas connected

by micro-paths. Separated sidewalks will also provide for additional landscaping and a pedestrian friendly community. The applicant is willing to improve a 4.5 acre park area that could then be dedicated to the City for use by all residents in the community if desired by the City.

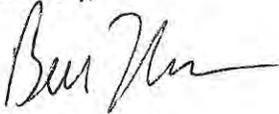
There are two proposed access points off of Hubbard Road. A collector street will be constructed through the entire development running north/south from Hubbard to the north end of the property that will serve as the ½ mile collector street. The collector street will be 36' wide from back of curb to back of curb with 8' wide planter strips and 8' wide sidewalks on both sides. Along the north boundary of the property, one-half plus 12' of the ½ mile collector will be constructed as part of this development. Eventually, as surrounding properties develop, this street will continue out to Meridian and Locust Grove Roads. Internal streets will be 36' wide with 8' wide planter strips and 5' wide sidewalks on both sides. As required, a traffic study has been prepared to accompany this application. The study indicates that a traffic signal will be needed at the intersection of Hubbard and Meridian Road prior to full build out of this project. While currently not funded, this signal is part of ACHD's Capital Improvement Plan (CIP) and should be constructed well before this project is completed.

City of Kuna water and sanitary sewer services will be extended to the site from existing facilities on the west side of Meridian Road. A new pressure irrigation pump station will be constructed to serve this property which can be expanded to serve other developments in the area as they occur. Existing power, phone, cable TV, and natural gas are available at Hubbard Road to provide utility service. Any existing gravity irrigation service and/or waste ditches (other than Mason Creek) will be piped through the project as required to maintain the existing waterways. Mason Creek will remain as an open ditch with a bridge where the main north/south collector road crosses.

It is estimated that, at full build out, approximately \$4,789,000 in one-time building permit and utility connection fees will be generated by this development to pay for upgrades to City services. In addition, it is estimated that residents of this subdivision will pay approximately \$957,000 annually in property taxes to the Kuna School District alone¹. This increased tax base can then be used to upgrade and/or construct new school facilities as the need arises.

Thank you for your consideration of these applications. Should you have questions or require any additional information, please contact us at 884-8181.

Sincerely,



Ben Thomas, PE

¹ See Patagonia Subdivision Estimate of Tax Revenue Generation in the submittal package.

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

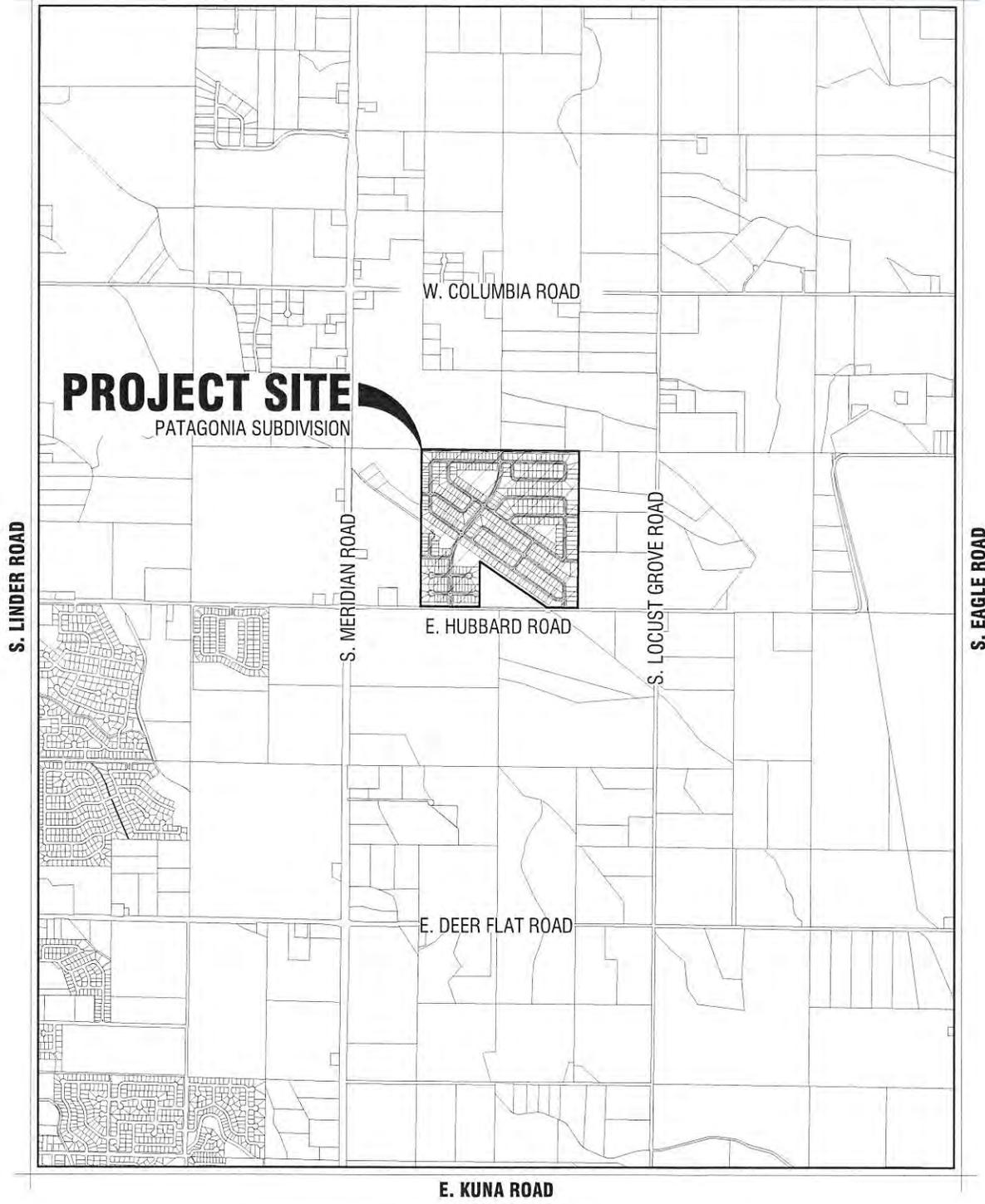
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CITY OF KUNA

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

E. LAKE HAZEL ROAD



PROJECT #	13-0910
DWG FILE	13-0910-PP
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	12/24/2013
SCALE	1" = 2500'
SHEET	1 OF 1

PATAGONIA SUBDIVISION

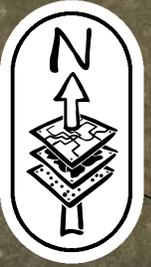
KUNA, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

P.O. BOX 170811
 Boise, ID 83717
 PHONE: (208) 914-0770
www.civil-innovations.com

AERIAL MAP



E Gravel Ln

PATAGONIA SUB

Mason Creek Feeder

E Hubbard Rd

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

JUL 29 2014

CITY OF KUNA



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

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)	14-05-AN, 14-04-DA 14-03-S, 14-06-DR
Project name	PATAGONIA SUB
Date Received	7.29.2014
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Arbor Ridge, LLC</u>	Phone Number: <u>888-9946</u>
Address: <u>PO Box 344</u>	E-Mail: <u>taylor@westparkco.com</u>
City, State, Zip: <u>Meridian, ID 83680</u>	Fax #: _____
Applicant (Developer): <u>The Westpark Company</u>	Phone Number: <u>888-9946</u>
Address: <u>PO Box 344</u>	E-Mail: <u>taylor@westparkco.com</u>
City, State, Zip: <u>Meridian, ID 83680</u>	Fax #: _____
Engineer/Representative: <u>Ben Thomas</u>	Phone Number: <u>884-8181</u>
Address: <u>PO Box 170811</u>	E-Mail: <u>ben@civil-innovations.com</u>
City, State, Zip: <u>Boise, ID 83717</u>	Fax #: _____

Subject Property Information

Site Address: <u>E. Hubbard Road</u>
Site Location (Cross Streets): <u>N. side of Hubbard, 1/2 mile east of Meridian Road</u>
Parcel Number (s): <u>S1407347110</u>
Section, Township, Range: <u>Sec. 7, T2N, R1E</u>
Property size : <u>150.35 Acres</u>
Current land use: <u>Ag.</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RR</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: <u>Patagonia Subdivision</u>
General description of proposed project / request: <u>Annex and rezone 150.35 acres to R-6. Construct 470 buildable and 18 common lots.</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>470 single family detached homes</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Large open areas and 10' wide pathway along the north side of Mason Creek.</u>

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>470</u> Number of building lots: <u>470</u>
Number of common and/or other lots: <u>18</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>470</u>
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>1,200 SF</u>
Gross density (DU/acre-total property): <u>3.13</u> Net density (DU/acre-excluding roads): <u>4.13</u>
Percentage of open space provided: <u>11.95%</u> Acreage of open space: <u>17.96 Ac.</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaped common area</u>

Non-Residential Project Summary (if applicable)

Number of building lots: _____	Other lots: _____
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:	a. Handicapped spaces: _____ Dimensions: _____
	b. Total Parking spaces: _____ Dimensions: _____
	c. Width of driveway aisle: _____
Proposed Lighting: _____	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____	

Applicant's Signature: Brian Munn FOR WESTPARK CO. Date: 2/13/14



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name:	Applicant:
PATAGONIA SUB	1A-05-AN WESTPARK Co. / ARBEE RIDGE LLC

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan. ✓	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the annexation 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. ✓	✓
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	✓
✓	Development Agreement & Development Agreement Checklist	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

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.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
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 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

14-04-DA

Project name: PATAGONIA SUB **Applicant:** WESTPARK / ARBOR RIDGE LLC

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
N/A	The proposed Development Agreement shall include the following information: <ul style="list-style-type: none"> ◇ The specific use or uses of the parcel for which the development agreement is sought. ◇ The allowed or conditional use in the conditional zone for which application has been made. ◇ A concept plan of the project to be developed on the parcel. The concept plan shall include a description of the density allowed or sought and maximum height, size and location of any structures on the property. ◇ The time required to begin the use on the property. ◇ A statement by the owner of the parcel that 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 an initial zone at annexation, a zone deemed appropriate by the council. ◇ Any other matter mutually agreeable to the parties. 	
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Affidavit of Legal interest (All parties involved)	✓

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.

14-03-5

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JUL 29 2014

CITY OF KUNA



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

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: PATAGONIA **Applicant:** WESTPARK / ARBOR LODGE LLC

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

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Homeowner's maintenance agreement for the care of landscaped common areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of intent indicating reasons and details for preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Phasing Plan <i>ON THE COVER OF THE PRE PLAT.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Include Large Scale Development Requirements. 6-5-4	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan for subdivision entrances, buffers, common areas, etc.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 proposed preliminary plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	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: ♦ 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..	<input checked="" type="checkbox"/>

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.

14-06-DRC

RECEIVED

JUL 29 2014

CITY OF KUNA

Design Review Application

Applicant: The Westpark Company Phone: 888-9946
 Owner Representative Fax/Email: taylor@westparkco.com

Applicant's Address: PO Box 344
Meridian, ID Zip: 83680

Owner: Arbor Ridge, LLC Phone: 888-9946

Owner's Address: PO Box 344 Email: taylor@westparkco.com
Meridian, ID Zip: 83680

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

_____ Zip: _____

Address of Property: E. Hubbard Road

_____ Zip: 83634

Distance from Major Cross Street: 1/2 mile east of Meridian Road Street Name(s): _____

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 pathways and landscaping on common area lots as part of the proposed Patagonia Subdivision.

1. Dimension of Property: Approximately 2640' x 2640'
2. Current Land Use(s): Ag.
3. What are the land uses of the adjoining properties?
- North: Ag.
- South: Ag.
- East: Ag. and low density residential
- West: Ag.
4. Is the project intended to be phased, if so what is the phasing time period? Yes, the project will be phased.
 Please explain: Phasing will be determined by market conditions but it is estimated that construction will occur in 7 phases over a span of 6-8 years.
5. The number and use(s) of all structures: 470 single family residential homes are proposed.

6. Building heights: 35' Max. Number of stories: 1 and 2 story homes
- 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? 40% Max.
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21 A (as amended); found online at www.cityofkuna.com) under the City Code.*

MATERIAL

COLOR

Roof: _____ / _____

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.*

- % of Wood application: _____ / _____
- % EIFS: _____ / _____
(Exterior Insulation Finish System)
- % Masonry: _____ / _____
- % Face Block: _____ / _____
- % Stucco: _____ / _____
- & other material(s): _____ / _____
- List all other materials: _____
- Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles (material))
- Soffits and fascia material: _____ / _____
- Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: N/A
Type/Height: _____
Proposed Screening Method: _____

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.
If yes, what is the name of the irrigation or drainage provider? Boise Project Board of Control

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Type: _____
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:
Drainage will be retained on-site in seepage bed facilities.

14. Percentage of Site Devoted to Building Coverage: N/A
% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)
% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
See landscape 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 tree with greater than a four inch [4"] caliper whenever possible):*
None

17. Dock Loading Facilities:
Number of docking facilities and their location: N/A
Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* 10' paved pathway on the north side of Mason creek, swimming pool, large open areas connected by micropaths.

19. Setbacks of the proposed building from property lines:

Front 20 -feet Rear 15 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: N/A

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 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 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 *Gary Johnson* Date 2/13/14
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

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

JUL 29 2014

CITY OF KUNA

DESCRIPTION FOR
PATAGONIA SUBDIVISION ANNEXATION

February 20, 2014

A PARCEL OF LAND BEING A PORTION OF SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 (SOUTH 1/4 CORNER) OF SECTION 7, T.2 N., R.1 W., B.M.;

THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 7 TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE N 89°27'26" W 994.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4;

THENCE N 00°21'14" E 2655.99 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4;

THENCE S 89°19'11" E 1334.69 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SW 1/4 (CENTER 1/4 CORNER);

THENCE S 89°19'11" E 1326.30 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SE 1/4;

THENCE S 00°28'57" W 2650.24 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SE 1/4;

THENCE N 89°25'45" W 478.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO A POINT;

THENCE N 55°46'15" W 1035.26 FEET TO A POINT;

THENCE N 55°26'08" W 385.55 FEET TO A POINT;

THENCE S 00°34'15" W 789.51 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION, SAID PARCEL CONTAINING 151.20 ACRES, MORE OR LESS..

MICHAEL E. MARKS P.L.S. NO.4998

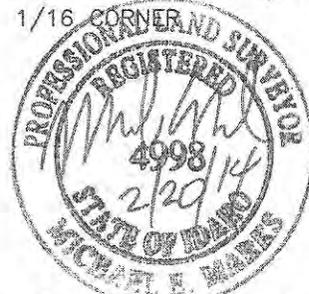
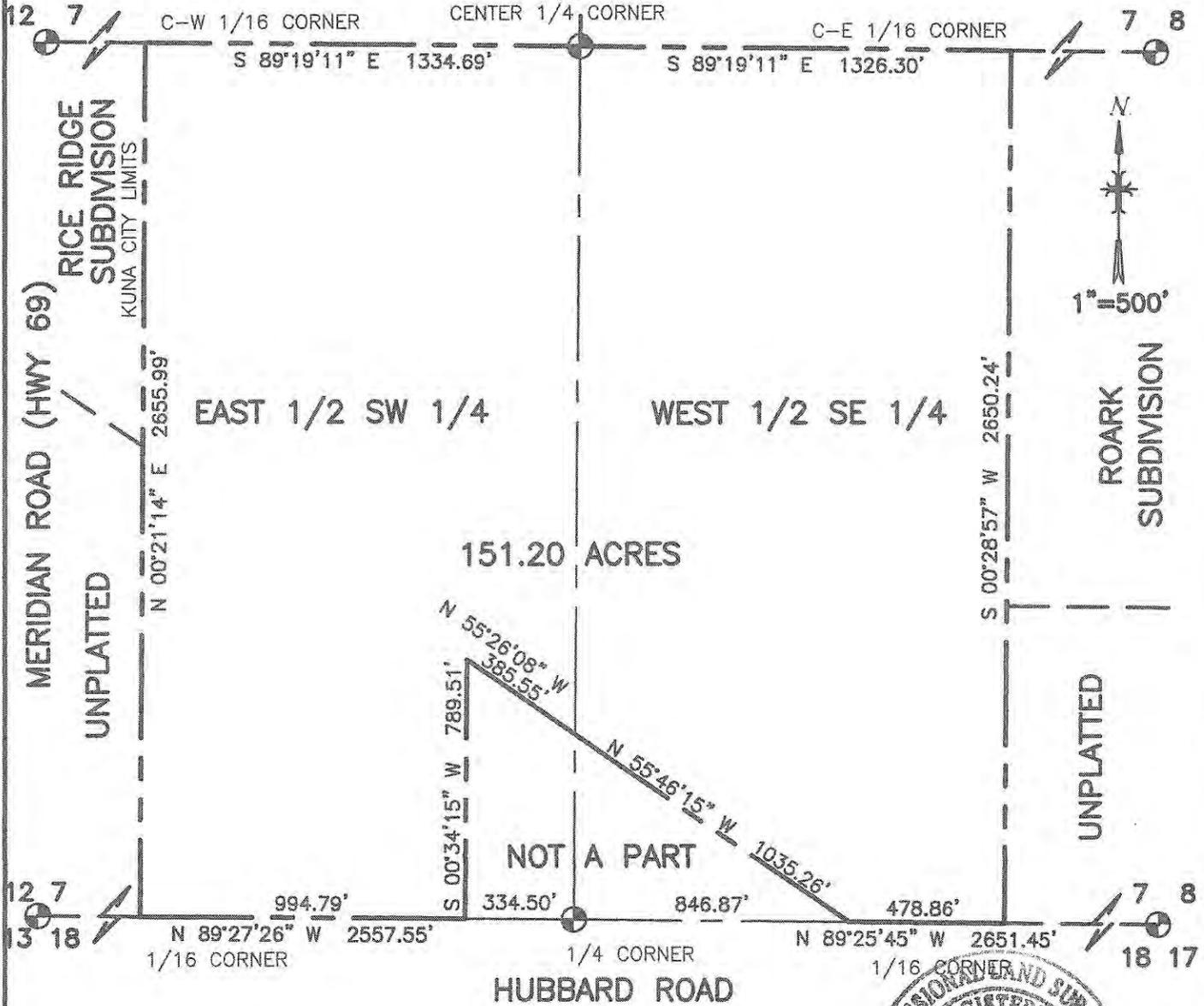


JUL 29 2014

EXHIBIT

FLOATING ZEE RANCH SUB. CITY OF KUNA

UNPLATTED



211-07-0-0-0-00-00

ANNEXATION FOR PATAGONIA SUBDIVISION
 LOCATED IN THE SOUTH 1/2 OF
 SECTION 7, T.2 N., R.1 W., B.M., ADA COUNTY, IDAHO

Coordinate File: C:\WESTBOUND\PROJECTS\14-0002PATAGONIA\140002ANNEX.crd

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 CITY OF KUNA

Closure Results

Starting Point 1: N 675543.750 E 2466098.951 Z 0.000
 Ending Point 10: N 675543.752 E 2466098.951 Z 0.000
 Azimuth Of Error: 359°18'26"
 North Error : 0.00182
 East Error : -0.00002
 Vertical Error : -0.00000
 Az Dist Error : 0.00182
 El Dist Error : 0.00182
 Traverse Lines : 9
 SideShots : 0
 Store Points : 1
 Horiz Dist Traversed: 11651.189
 Slope Dist Traversed: 11651.189

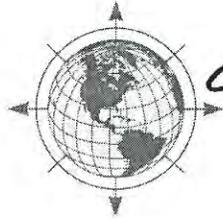
Closure Precision: 1 in 6406644

Starting Point 1: N 675543.750 E 2466098.951 Z 0.000

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Northing	Easting	Elev
	N89.2725W	0.0000	994.789	675553.179	2465104.207	0.000
	N0.2114E	0.0000	2655.990	678209.118	2465120.612	0.000
	S89.1911E	0.0000	1334.690	678193.272	2466455.208	0.000
	S89.1911E	0.0000	1326.300	678177.525	2467781.414	0.000
	S0.2857W	0.0000	2650.240	675527.379	2467759.096	0.000
	N89.2545W	0.0000	478.860	675532.150	2467280.260	0.000
	N55.4615W	0.0000	1035.260	676114.488	2466424.313	0.000
	N55.2608W	0.0000	385.550	676333.223	2466106.817	0.000
0	S0.3415W	0.0000	789.510	675543.752	2466098.951	0.000

Sideshots

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CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

ESTIMATE OF TAX REVENUE GENERATION

PATAGONIA SUBDIVISION

Kuna, ID

Ada County Parcel S1407347110

February 18, 2014

Civil Innovations, PLLC

PO Box 170811

Boise, ID 83717-0811

Phone: (208) 884-8181

www.civil-innovations.com

Patagonia Subdivision
Estimate of Tax Revenue Generation

ONE-TIME FEES			
Item	Per Lot	# of Lots	Total
Sewer Hook-up Fee	\$ 5,155	470	\$ 2,422,850
Water Hook-up Fee	\$ 2,258	470	\$ 1,061,260
Irrigation Hook-up Fee	\$ 1,520	470	\$ 714,400
Mechanical Fee-w/o Gas Fireplace-25%	\$ 93	470	\$ 10,928
Mechanical Fee-with Gas Fireplace-75%	\$ 128	470	\$ 45,120
Building Permit-Zoning Fee	\$ 40	470	\$ 18,800
Building Permit-Application Fee	\$ 30	470	\$ 14,100
Building Permit-Energy Fee	\$ 25	470	\$ 11,750
Building Permit-Average SF Fee	\$ 1,000	470	\$ 470,000
Preliminary Submittal-Application Fee			\$ 20,016
TOTAL ONE-TIME FEES	\$ 10,249		\$ 4,789,224

ANNUAL TAXES AND FEES			
<u>Annual Fees</u>	Per Lot	# of Lots	Total
Annual Water Fee	\$ 186	470	\$ 87,420
Annual Sewer Fee	\$ 210	470	\$ 98,700
Annual Highway User Tax	\$ 150	470	\$ 70,500
Total Annual Fees	\$ 546	470	\$ 256,620
<u>Annual Taxes</u>			
Assessed Property Value	\$ 275,000		
# of Lots	470		
<u>Description</u>	Levy	Per Lot	Total
Ada County	0.003202782	\$ 881	\$ 413,959.57
Pest Extermination	0.000156847	\$ 43	\$ 20,272.47
Emergency Medical	0.00016944	\$ 47	\$ 21,900.12
Ada County Highway District	0.001194108	\$ 328	\$ 154,338.46
School District No. 3	0.007407821	\$ 2,037	\$ 957,460.86
Kuna Library	0.000709414	\$ 195	\$ 91,691.76
Kuna Cemetery	0.000163171	\$ 45	\$ 21,089.85
Kuna Fire	0.001625218	\$ 447	\$ 210,059.43
Mosquito Abatement	0.000033828	\$ 9	\$ 4,372.27
College of Western Idaho	0.000182128	\$ 50	\$ 23,540.04
Total Annual Taxes	0.014844757	\$ 4,082	\$ 1,918,685
TOTAL ANNUAL TAXES AND FEES		\$ 4,628	\$ 2,175,305



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2014 Property Details for Parcel S1407347110

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[Details](#) [Valuation](#) **[Tax Districts](#)** [Taxes](#) [Characteristics](#)

Tax Districts

Tax District	Levy	Description	Phone
1	0.003202782	ADA COUNTY	208-287-7000
2	0.000156847	PEST EXTERMINATION	208-577-4646
3	0.00016944	EMERGENCY MEDICAL	208-287-2962
6	0.001194108	ADA COUNTY HIGHWAY DIST	208-387-6123
9	0.007407821	SCHOOL DISTRICT NO 3	208-922-1000
11	0.000709414	KUNA LIBRARY	208-922-1025
22	0.000163171	KUNA CEMETERY	208-559-4017
28	0.001625218	KUNA FIRE	208-922-1144
43	0.000033828	MOSQUITO ABATEMENT	208-577-4646
100	0.000182128	COLLEGE OF WESTERN IDAHO	208-562-3299

Total Levy: 0.014844757

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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Patagonia Subdivision, Preliminary Plat
14-05-AN, 14-04-DA, 14-03-S, 14-06-DR

DATE: August 27, 2014

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated August 19, 2014. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly. The request also proposes to complete the development in eight phases.

The City Engineer does not provide comments with the intent to promote a position for or against any project – even if he has a preference. Generally, comments are structured to address the question “What will it take to make a project work with respect to available infrastructure?” Consideration is given to local, state and federal regulations, adopted master plans, city policies, previous city commitments, system capacities and the reasonable duty of each developer.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge through a gravity trunk line along Mason Creek to a regional Lift Station on Linder Road between Columbia and Lake Hazel. Neither the Lift Station nor the trunk line have been constructed. Also, the Lift Station and a major portion of the trunk line would pass through property not controlled by the Developer.
- b) Strict conformance with the Master Plan at this point in time would impose a very large off-site infrastructure cost on this developer. The cost would, in the opinion of the City Engineer, be prohibitive to the developer, and when considering cost recovery agreements, unduly burdensome on the City as well. As a temporary alternative, the City would propose allowing temporary connection to the future 18” Hubbard Trunk Line. This was an alternative used by the Greyhawk development.
- c) As necessary conditions to implement 1.b) above, the developer would be required to:

1. Construct a temporary lift station at developer expense and without eligibility for cost recovery from the City;
 2. Construct temporary force main(s) from the lift station across Highway 69 to the point of discharge to the Hubbard Trunk Line at developer expense and without eligibility for cost recovery from the City;
 3. Construct Master Plan gravity mains within the development (approximately 3000') at the diameter and depth consistent with the Master Plan at developer expense but which may be eligible for partial cost recovery consistent with adopted policies;
 4. Extend 18" Hubbard Trunk Line at minimum grade eastward as directed by City Engineer.
 5. Nothing in the forgoing is intended to prevent this developer from implementing the Master Plan at this time or in cooperating with other developers in the cost of construction of various components as long as capacity is available to accommodate them.
- d) Preliminary investigations have concluded that all wastewater flows from this project could be routed to the Danskin Lift Station for ultimate treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- e) This property was not included in Local Improvement District 2006-1 and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- f) The nearest existing gravity main (21-inch) is located in Hubbard Road at the entrance to Denali Subdivision. The City Engineer has approved extension of an 18-inch sewer main eastward at minimum grade in Hubbard Road.
- g) Specific recommendations of note are as follows:
1. City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
 2. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.a above.
 3. 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 adjacent to the project.
- h) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water main (12-inch) is located in Hubbard Road ¼ mile west of Highway 69. The City Engineer proposes the developer be allowed to extend a 12" water main to this location and serve their project. The costs would be at developer expense but may be eligible for partial cost recovery consistent with adopted policies.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:

- 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, a 12-inch water main is required of this development in the Hubbard frontage and in both mid-mile collectors in or adjacent to the project.
- 3) 8-inch water mains should be installed by developer in internal subdivision streets.
- 4) At least 8-inch water mains are to be stubbed by developer to the property line in each street required to be stubbed to the property line.
- 5) In consideration of the need for a redundant water supply, the City requests designation of a well site in the vicinity of Mason Creek, proximity to 12-inch water main and proximity to 3-phase power (see Item 3.c.2 below) which the City may acquire and develop.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. **Pressure Irrigation**

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Hubbard Road ¼ mile west of Highway 69.
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- c) The developer has proposed providing an expandable irrigation pump station for irrigation supply. The City Engineer agrees with the developer's proposal with the addition of the following conditions:
 1. City experience has demonstrated that the station water supply must be buffered with storage in order to operate efficiently and effectively. This is particularly critical where the station is isolated from storage elsewhere as in this case. It takes approximately 1,400 gallons of usable storage per acre, which may be constructed either on the surface or below ground.
 2. As an expandable station, sufficient property must be set aside to account for storage for the expanded station. The power supply must also be sufficient for the expanded station.
 3. The station needs to be supplied with live water – not irrigation return water or return water mingled with live water.
 4. The station must be constructed after the pattern of Sadie Creek, Tomorrow and Chapparosa pump stations and subject to the approval of the City.
 5. An overflow drain of sufficient size for the expanded station must be provided.
- d) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.

2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan within the property or along its frontages. The Master Plan applicable to this development designates the providing of a 10-inch trunk line along the Hubbard section line and 12-inch trunk lines in both mid-mile collectors.
3. 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.
4. It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) 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 Storm Water Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) Demonstrate that regulations applicable to floodways and flood plains are observed.
- e) State the vertical datum used for elevations on all plans.
- f) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work 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 City 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 scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on portions Hubbard, fronts one mid-mile collector and encompasses a portion of a second, each of which is considered a classified street. References to each are included in the developer's proposal. The recommendations of the City Engineer are as follows:

- a) The proposed right-of-way for local public streets exceeds the City standard of 51' and is acceptable.
- b) The right-of-way for mid-mile collectors is recommended to comply with the City Code or the ACHD standard, whichever is greater. In this instance, the City Code is controlling at 74'. (KCC 6-3-4)
- c) The right-of-way for Hubbard is recommended to comply with the City Code or the ACHD standard, whichever is greater. In this instance, the City Code is controlling at 97'. (KCC 6-3-4)
- d) The alignment for the north-south mid-mile collector has been placed substantially off of the true mid-mile line except at the far north end. This apparently was done to avoid splitting the triangular out-parcel on the north side of Hubbard Road at some point in the future. The flaw in this approach is that the proposed alignment simply forces the split to occur in the property south of Hubbard Road at some future point instead. The City Engineer recommends the collectors stay on alignment, especially where they intersect other classified streets, unless significant topographical constraints suggest a realignment is advisable.
- e) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 1. 10-foot minimum street frontage easement (provided in pre-plat notes);
 2. 10-foot back lot line easement as required in code (provided in pre-plat notes);
 3. 5-foot side lot line easement (provided in pre-plat notes);
 4. 10-foot minimum subdivision boundary easement (the previous notes cover this request in most instances except where the boundary lot is a side lot or common lot – please adjust the easement for the exceptions).
- e) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from adjacent intersections.
- f) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Linder, Hubbard, Kay) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter as required. The City Engineer recommends compliance with City Code.

- g) Street Drainage – The application includes some facilities for handling storm drainage from local streets. The documents submitted with the application show an intent to construct storm drainage facilities as required. The City Engineer recommends compliance with ACHD policies.
- h) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The City Engineer recommends compliance with City Code.
- i) Entrances/Approaches – The application proposes two entrances onto E. Hubbard Road. The City Engineer concurs with the entrances proposed.

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 as a condition of final platting.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.



Project/File: **Patagonia/ KPP14-0004/ K14-03-S/ K14-06-DR/ K14-05-AN/ K14-04-DA**
This is an annexation, development agreement, subdivision and design review application to construct 470 buildable lots and 18 common lots on 150.35 acres. The site is located east of SH-69/ Meridian Road (SH-69) on Hubbard Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: East of SH-69 on Hubbard Road

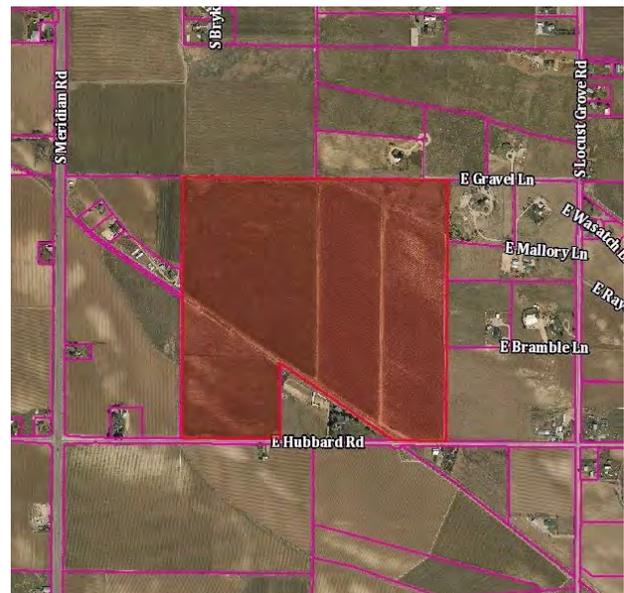
Staff Approval: October 21, 2014

Applicant: Greg Johnson
 Westpark Company Inc.
 PO Box 344
 Meridian, ID 83680

Representative: Taylor Merrill
 Westpark Company Inc.
 PO Box 344
 Meridian, ID 83680

Staff Contact: Stacey Yarrington
 Phone: 387-6171
 E-mail:

syarrington@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for annexation and design review for a new 470 buildable lot residential subdivision with 18 common lots on 150.35-acres. This application is consistent with the City of Kuna's Comprehensive Plan. The site is located east of SH-69 and Hubbard Roads in Kuna.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Rural Residential	RR
East	Rural Residential	RR
West	Rural Residential	RR

3. **Site History:** ACHD previously reviewed this site as Criterion Orchards in May 2008; however, no action was taken as the applicant withdrew the application. The requirements of this staff report are not consistent with those of the prior review because the 45-acre parcel west of this site abutting SH-69 is no longer a part of the application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Timbermist, a 211 single-family building lot subdivision, located approximately 0.5 miles west of the site, was approved by ACHD Commission on June 25, 2014.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 4.87 centerline miles of new public road.

7. **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.

8. **Capital Improvements Plan / Integrated Five Year Work Plan:**

The following improvements are currently in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP):

- The intersection of Linder Road and Deer Flat Road is listed in the IFYWP to be rebuilt in 2017.
- Deer Flat is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69 between 2022 and 2026.
- The intersection of Lake Hazel Road and SH-69 is listed in the CIP to be widened to 7-lanes on the north and south legs, 7-lanes on the east and west legs, and signalized between 2022 and 2026.
- The intersection of Columbia and Ten Mile Roads is listed in the CIP to be widened to a dual lane roundabout between 2027 and 2031.
- The intersection of Hubbard Road and SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 3-lanes on the east and west legs, and signalized between 2027 and 2031.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 4,474 additional vehicle trips per day (0 existing); 470 additional vehicle trips per hour in the PM peak hour (0 existing), based on the traffic impact study.

2. **Traffic Impact Study**

Thompson Engineers prepared a traffic impact study for the proposed Patagonia Subdivision. Below is an executive summary of the findings **as presented by Thompson Engineers, Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Executive Summary:

Proposed Development: The project is residential development including approximately 470 single family dwelling units. The site is expected to access the transportation system via Hubbard Road.

Study Area: The area of influence is anticipated to be Ada County, Idaho, including the vicinity of Kuna. The primary impacts will be along Hubbard Road and Locust Grove Road. The study area will include the intersections of SH 69 and Hubbard Road, Hubbard Road and Locust Grove Road, Columbia Road and Locust Grove Road, Lake Hazel Road and Locust Grove Road, and Amity Road and Locust Grove Road.

Findings: The intersections and roadways will operate at acceptable levels of service in the build-out year with the addition of site generated traffic, with the exception of the intersection of Hubbard Road and SH 69. This intersection will require the installation of a traffic signal, which is currently included in the ACHD 5 year Capital Improvement Plan.

Conclusions: Below are the findings of this report.

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 4,474 trips per day of which 352 trips will occur during the AM peak hour and 470 trips will occur during the PM peak hour.
- The site will access the transportation system by two collector road approaches on to Hubbard Road.
- The intersection of SH 69 and Hubbard Road will operate at poor levels of service under background and will operate at LOS F under total traffic conditions in build out year. The critical peak hour is in the PM peak hour. The construction of a signal at this intersection is included in the ACHD Capital Improvement Plan.
- The intersection of Hubbard Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Columbia Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Lake Hazel Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Amity Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM Peak hour.
- Hubbard Road, Amity Road and three segments of Locust Grove Road were reviewed for roadway segment capacity. All five segments are predicted to carry significantly less than the maximum one way volume to allow operation at LOS D.
- The proposed site plan provides good internal circulation. All roadways with front on housing are anticipated to have less than 1,000 vehicles per day. Future development may require additional connections to the transportation system to prevent overloading the proposed local roads.

Staff Comments/Recommendations: ACHD District Traffic Services and Planning Review staff has completed a review of the required traffic impact study and has found it to be in compliance with ACHD policy and standards.

As identified in the traffic impact study, the intersections and roadways will operate at acceptable levels of service in the build out year with the addition of site generated traffic; with the exception of the intersection of SH-69 and Hubbard Road. This intersection will require a traffic signal, which is currently included in the Capital Improvement Plan for widening and signalization between 2027 and 2031. The critical approach is the eastbound approach with the left turn movement operating at LOS F (Hubbard Rd west side of SH-69 turning left onto SH-69). This project will not add to this movement. A center turn lane is not required on Hubbard Road as this segment of roadway is predicted to carry less than the maximum one way volume to allow operation at LOS D.

Staff agrees with the findings and recommendations of the traffic impact study.

3. 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	Existing Plus Project
** State Highway 69	0-feet	Principal Arterial	560	N/A	N/A
Hubbard Road	1,511-feet	Minor Arterial	22	Better than "D"	Better than "D"
Locust Grove Road	0-feet	Minor Arterial	67	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

** ACHD does not set level of service thresholds for State Highways.

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-69 was 14,270 on ITD permanent counter on 5/21/2014.
- The average daily traffic count for Hubbard Road east of SH-69 was 290 on 01/24/2014.
- The average daily traffic count for Locust Grove north of Columbia was 823 on 01/23/2014.

C. Findings for Consideration

1. Hubbard Road

a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard 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 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.

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 sidewalks 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.

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 Hubbard Road is designated in the MSM for future widening to 3-lanes and on-street bike lanes, a 46-foot street section within 70-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional 23-feet of right-of-way to Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy because the applicant is not proposing to construct sidewalk along Hubbard Road abutting the site. Consistent with the MSM the applicant should be required to dedicate 35-feet of right-of-way from centerline of Hubbard Road abutting the site; or, provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way abutting the site. No compensation will be provided for right-of-way or easement dedications on Hubbard Road as it is not listed as impact fee eligible in the CIP.

2. Citrus Tree Avenue

- a. **Existing Conditions:** There are no existing collector streets internal to the site.
 - b. **Policy:**
 - Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.
 - Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.
 - Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.
- The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.
- Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District

will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM. The new collector roadway should continue through the property stubbing to the north and south. The Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 50-feet of right-of-way.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. Applicant Proposal: The applicant is proposing to construct a new north/south residential collector street, located approximately 1,725-feet east of SH-69, as a 36-foot street section with vertical curb, gutter, and 8-foot wide detached sidewalk, within 70-feet of right-of-way.

The applicant is also proposing a 10-foot wide by 135-foot long landscape median within 88-feet of right-of-way and 54-foot street section at the entrance to Citrus Tree Avenue and Hubbard Road. The travel lanes are 21-feet wide on each side of the median.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy.

Staff recommends approval of the applicant's proposal with the condition that the landscape median on Citrus Tree Avenue should be platted as right-of-way owned by ACHD; and the

Developer or Homeowners Association should apply for a license agreement if landscaping is to be placed within the median.

3. Mason Creek Road

a. **Existing Conditions:** There are no existing collector streets internal to the site.

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with

Gravel Lane on the west side of Locust Grove Road and continue through the property stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 50-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 42-feet of right-of-way for Mason Creek Road along the north property line abutting the site. The applicant is proposing to construct Mason Creek Road as half of a 36-foot street section with curb, gutter, and 8-foot wide sidewalk within 42-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy. The applicant should be required to dedicate a minimum of 42-feet of right-of-way for Mason Creek Road abutting the site. The applicant should be required to construct Mason Creek Road as half of a 36-foot street section with vertical curb, gutter, and minimum 5-foot wide sidewalk, plus 12-feet of additional pavement from centerline with 3-foot wide shoulders and borrow ditch on the unimproved side.

If any portion of the sidewalk is located outside of the dedicated right-of-way, a permanent right-of-way easement shall be provided. 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.

4. Internal Streets

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District’s Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. **Applicant’s Proposal:** The applicant is proposing to construct the internal streets as 36-foot street sections with curb, gutter, 8-foot wide park strip, and 5-foot wide sidewalk within 64-foot of right-of-way.

The applicant is proposing to construct 5 cul-de-sacs with turning radius of 46-feet, as follows:

- Dole Circle, north approximately 358-feet of the Banana Street/ Dole Circle intersection.
- Pumpkin Court, west approximately 318-feet of Citrus Tree Avenue/ Pumpkin Court intersection.
- Pumpkin Court, east approximately 320-feet of Citrus Tree Avenue/ Pumpkin Court intersection.
- Mandarin Court, west approximately 318-feet of Citrus Tree Avenue/ Mandarin Court intersection.
- Mandarin Court, east approximately 438-feet of Citrus Tree Avenue/ Mandarin Court intersection.

The applicant is also proposing a 10-foot wide by 45-foot long landscape median within 84-feet of right-of-way and 54-foot street section at the entrance to Wild Plum Avenue and Hubbard Road. The travel lanes are 21-feet wide on each side of the median.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy.

Staff recommends approval of the applicant's proposal with the condition that the landscape median on Wild Plum Avenue be platted as right-of-way owned by ACHD; and the Developer or Homeowners Association should apply for a license agreement if landscaping is to be placed within the median.

5. Roadway Offsets

- a. **Existing Conditions:** There are no existing roadways internal to the site.

- b. **Policy:**

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant is proposing to construct a new collector street, Citrus Tree Avenue, onto Hubbard Road, located approximately 1,725-feet east of SH-69 extending north to the north property line at approximately 2,548-feet east of SH-69 (measured centerline to centerline).

The applicant is proposing to construct a new local street onto Hubbard Road approximately 3,673-feet east of SH-69, 1,992-feet east of the proposed new collector street, Citrus Tree Avenue, and 1,515-feet west of Locust Grove Road (measured centerline to centerline).

The applicant is proposing to construct the following streets onto Citrus Tree Avenue (measured centerline to centerline) as follows:

- Honeycrisp Street at approximately 190-feet south of Mason Creek Road.
- Golden Apple Drive at approximately 996-feet south of Mason Creek Road.
- Red Apple Drive at approximately 1595-feet south of Mason Creek Road.
- Mandarin Court at approximately 248-feet north of Hubbard Road
- Pumpkin Court at approximately 548-feet north of Hubbard Road
- Banana Street at approximately 848-feet north of Hubbard Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

6. Stub Streets

- a. **Existing Conditions:** There are no existing stub streets internal to the development.

b. Policy:

Stub Street Policy: District policy 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant is proposing to construct 5 stub streets; 2 stub streets to the west, 1 stub street to the out parcel, and 2 stub streets to the east. The 2 stub streets to the west are proposed to be 150-feet or less. The 2 stub streets to the east are each 230-feet in length. The stub street to the out parcel to the east is proposed as a partial cul-de-sac. They are proposed to be located as follows:

- Fuji Drive, to the west, located between Block 1, Lot 30 and Block 16, Lot 1.
- Banana Street, to the west, located between Block 16, Lot 31 and Block 16, Lot 20.
- Mandarin Court, to the out parcel, located between Block 14, Lot 47 and Block 15, Lot 8.
- Nectarine Drive, to the east, located between Block 2, Lot 61 and Block 6, Lot 1.
- Golden Apple Drive, to the east, located between Block 6, Lot 9 and Block 11, Lots 9 and 10.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy, with the exception of the 2 stub streets to the east, Nectarine Drive and Golden Apple Drive, as their length is greater than 150-feet. Therefore, the applicant should be required to construct temporary turnarounds for the 2 stub streets to the east. The temporary turnarounds shall have a minimum 45-foot radius and be paved. The developer should provide a temporary turnaround easement for those portions of the turnaround that extend beyond the dedicated street right-of-way; and where the temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to construct the 2 stub streets to the west, Fuji Drive and Banana Street, and the stub street to the out parcel, Mandarin Court, as proposed.

The applicant should be required to install signage at the terminus of the 5 stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

7. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/ or license agreement.
- b. **Applicant's Proposal:** The applicant is not proposing any traffic calming design elements internal to the site.
- c. **Staff Comments/Recommendations:** The applicant is proposing to construct 4 streets, Honeycrisp Street, Golden Apple Drive, Fuji Drive, and Red Apple Drive, that will exceed 1,000-feet in length. In order to provide future speed control and traffic calming, staff recommends the applicant be required to construct bulb-outs with a pavement width of 24-feet between the bulbs at the following intersections:
 - Honeycrisp Street/ Golden Apple Drive,
 - Honeycrisp Street/ Ginger Gold Street,
 - Golden Apple Drive/ Citron Way Street,
 - Fuji Drive/ Citron Way Street,
 - Red Apple Drive/ Citron Way Street,
 - Red Apple Drive/ Fuji Drive.

8. Bridge for Mason Creek Feeder Canal Crossing

The District will require that the applicant submit the bridge plans for the crossing of the Mason Creek Feeder (Citrus Tree Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

9. 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.

10. 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.

11. Other Access

Hubbard Road is classified as a minor arterial roadway. Citrus Tree Avenue and Mason Creek Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate 35-feet of right-of-way from centerline of Hubbard Road abutting the site; or, provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way abutting the site. No compensation will be provided for right-of-way or easement dedications on Hubbard Road as it is not listed as impact fee eligible in the CIP.
2. Construct a 5-foot wide detached sidewalk located a minimum of 29-feet from the centerline of Hubbard Road abutting the site. Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way.
3. Construct a new north/south residential collector street, located approximately 1,722-feet east of SH-69, as a 36-foot street section with vertical curb, gutter, and 8-foot wide detached sidewalk, within 70-feet of right-of-way.
4. Construct a 10-foot wide by 135-foot long landscape median within 88-feet of right-of-way and 54-foot street section at the entrance to Citrus Tree Avenue and Hubbard Road; with 21-foot wide travel lanes on each side of the median.
5. Plat the landscape median on Citrus Tree Avenue as right-of-way owned by ACHD; and the Developer or Homeowners Association to apply for a license agreement if landscaping is to be placed within the median. Provide written approval from the appropriate fire department.
6. Dedicate 42-feet of right-of-way for Mason Creek Road abutting the site.
7. Construct Mason Creek Road as half of a 36-foot street section with vertical curb, gutter, and minimum 5-foot wide sidewalk, plus 12-feet of additional pavement from centerline with 3-foot wide shoulders and borrow ditch on the unimproved side. Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way.
8. Construct the internal streets as 36-foot street sections with curb, gutter, 8-foot wide park strip, and 5-foot wide sidewalk within 64-feet of right-of-way.
9. Construct a 10-foot wide by 45-foot long landscape median within 84-feet of right-of-way and 54-foot street section at the entrance to Wild Plum Avenue and Hubbard Road; with 21-foot wide travel lanes on each side of the median.
10. Plat the landscape median on Wild Plum Avenue as right-of-way owned by ACHD; and the Developer or Homeowners Association to apply for a license agreement if landscaping is to be placed within the median. Provide written approval from the appropriate fire department.
11. Construct a cul-de-sac at the terminus of Dole Circle, north approximately 358-feet of the Banana Street/ Dole Circle intersection, Pumpkin Court, west approximately 318-feet of Citrus Tree Avenue/ Pumpkin Court intersection, Pumpkin Court, east approximately 320-feet of Citrus Tree Avenue/ Pumpkin Court intersection, Mandarin Court, west approximately 318-feet of Citrus Tree Avenue/ Mandarin Court intersection, and Mandarin Court, west approximately 438-feet of Citrus Tree Avenue/ Mandarin Court intersection, with a minimum turning radius of 45-feet.
12. Construct the 2 stub streets to the west, Fuji Drive and Banana Street, and the stub street to the out parcel, Mandarin Court, as proposed.
13. Construct temporary turnarounds at the terminus of the 2 stub streets to the east, Nectarine Drive and Golden Apple Drive with a minimum 45-foot radius. Pave the temporary turnarounds and provide a temporary turnaround easement for those portions of the turnaround that extend beyond the dedicated street right-of-way. Where the temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

14. Install signage at the terminus of the 5 stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
15. Construct the following streets onto Citrus Tree Avenue (measured centerline to centerline), Honeycrisp Street at approximately 190-feet south of Mason Creek Road; Golden Apple Drive at approximately 996-feet south of Mason Creek Road; Red Apple Drive at approximately 1595-feet south of Mason Creek Road; Mandarin Court at approximately 248-feet north of Hubbard Road; Pumpkin Court at approximately 548-feet north of Hubbard Road; and Banana Street at approximately 848-feet north of Hubbard Road.
16. Construct bulb-outs with a minimum pavement width of 24-feet between the bulbs at the following intersections: Honeycrisp Street/ Golden Apple Drive, Honeycrisp Street/ Ginger Gold Street, Golden Apple Drive/ Citron Way Street, Fuji Drive/ Citron Way Street, Red Apple Drive/ Citron Way Street, and Red Apple Drive/ Fuji Drive.
17. Submit bridge plans for the crossing of the Mason Creek Feeder (Citrus Tree Avenue) for review and approval prior to the pre-construction meeting and final plat approval.
18. Payment of impacts fees are due prior to issuance of a building permit.
19. 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. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

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 of Highway Systems, 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.

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
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

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

05 September 2014

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

RE: Westpark Co. Inc., Taylor Merrill 14-05-AN, 14-04-DA, 14-03-S, 14-06-DR
N.E Crnr. Of Meridian Rd. at Hubbard Rd.
New York Irrigation District NY-104-271-00
Mason Creek Feeder 140+00,144+30,144+90
Stevens Lateral 100+50
Sec. 07, T2N, R1E, BM.

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SEP 10 2014

KUNA CITY CLERK

Troy Behunin:

The United States' Mason Creek Feeder lies within the 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 37 feet north and 35 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.

As this development proceeds forward the developers and/or landowners must provide all necessary preliminary plats and irrigation plans for Boise Project Board of Control's review and approval with all appropriate easements clearly defined as determined by Boise Project prior to construction during the non-irrigation season.

Boise Project Board of Control must also review and approve any final plats prior to recording.

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 Statutes, Title 42-1209.

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.

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.

Pathways, which has been discussed with many landowners and developers has not been permissible within the boundaries of Project facilities. Boise Project cannot give its permission for pathways within Project facility easements.

Fencing (as may be required) 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.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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.

Should there be any small (neighborhood) irrigation/drainage ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

Troy Behunin

From: Lauren Boehlke [laurenboehlke@yahoo.com]
Sent: Wednesday, August 20, 2014 4:16 PM
To: Troy Behunin
Subject: Patagonia Sub

Troy, just wanted to make sure that Tim Page at Boise Project Board of Control is getting these notifications. Patagonia is not one of Boise-Kuna's, it is New York Irrigation, but still Project delivery and facilities.

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

PRELIMINARY

9/11/2014

ADA COUNTY STREET NAME EVALUATION

SUBDIVISION NAME: PATAGONIA SUB – OVER ALL
AGENCY and AGENCY FILE NO: Kuna:
TOWNSHIP/ RANGE/SECTION: 2N 1E 7
DEVELOPER: CIVIL INNOVATIONS PLLC

The street name comments listed below are made by the members of the ADA COUNTY STREET NAME COMMITTEE (Under the direction of the Ada County Assessor) regarding this development in accordance with the Ada County Street Name Ordinance. Overall final street names are subject to change at Final Plat phase levels due to design changes, time restraints and/or previous recorded plat street alignments.

THE FOLLOWING EXISTING STREET NAMES SHALL APPEAR ON THE PLAT:

E. HUBBARD RD

THE FOLLOWING PROPOSED STREET NAMES ARE RECOMMENDED FOR APPROVAL:

E. BANANA ST	S. CITRUS TREE WAY	S. DOLE PL
E. FUJI DR	E. GINGER GOLD ST	E. GOLDEN APPLE DR
E. HONEYCRISP ST	E. MASON CREEK ST	E. NECTARINE DR
E. PINK LADY DR	E. PUMPKIN CT	E. RED APPLE DR
S. WILD BERRY AVE	S. WILD PLUM AVE	

THE FOLLOWING PROPOSED STREET NAMES ARE RECOMMENDED FOR DENIAL:

MASON CREEK RD
E. MANDARIN CT – sounds like Mandolin
N. CITRON WAY – sounds similar to Citrine

THE FOLLOWING CHANGES OR CORRECTIONS NEED TO BE MADE:

Please change all “North” pre-directions to “South” due to plat location existing in the Meridian addressing grid.
Please change Mason Creek Rd to E. Mason Creek St
Please choose a new street name to replace E. Mandarin Ct. – no alignment
Please change N. Citrus Tree Ave. to S. Citrus Tree Way
Please label the unlabeled (S/Way) street segment west of S. Citrus Tree Way and connecting E. Fuji Dr and E. Golden Apple Dr.
Please label the unlabeled (S/Ave) street segment west of E. Ginger Gold and intersecting with E. Honeycrisp St.
Please choose a new street name (S/Way) to replace N. Citron Way – no alignment
Please label the unlabeled (S/Ave) street segment east of S. Citrus Tree Way and connecting E. Honeycrisp St and E. Ginger Gold St
Please label the unlabeled (S/Way) street segment east of S. Citrus Tree Way and connecting E. Fuji Dr and E. Red Apple St.

NOTE: IF THERE ARE CORRECTIONS AND CHANGES RECOMMENDED, PLEASE MAKE THESE CHANGES ON THE SUBDIVISION PLAT AND RESUBMIT TO THE COMMITTEE. A FINAL REVIEW WITH NO CHANGES REQUIRED AND THE MATCHING PLAT MUST BE PRESENTED TO THE ADA COUNTY SURVEYOR AT TIME OF RECORDING.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 14-05-AN 14-04-DA 14-06-DR
Conditional Use #
Preliminary / Final / Short Plat 14-03-S

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SEP 17 2014

KUNA CITY CLERK

- 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: [Signature]
Date: 9/11/14



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

August 21, 2014

Troy Behunin
Senior Planner
City of Kuna
P.O. Box 13,
Kuna, Idaho 83634

VIA EMAIL

RE: 14-05-AN, 14-04-DA, 14-03-S AND 14-06-DR PATAGONIA SUBDIVISION

The Idaho Transportation Department (ITD) has reviewed the annexation, development agreement, subdivision and design review applications for the proposed Patagonia Subdivision at the Northeast corner of Meridian and Hubbard Roads. ITD has the following review comments:

- The application suggests the need for a traffic signal at the Meridian/Hubbard Intersection. The application mentioned a traffic study was prepared but was not included in the documents. Additional analyses are needed to verify the need of a new traffic signal.
- The application mentions future approaches will be added to Meridian Road (SH-69). No approaches were requested with this application and none are approved. Any approaches will need to be submitted thru the permit process meeting ITD's Access management Policy (IDAPA 39.03.42).

If you have any questions, you may contact me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

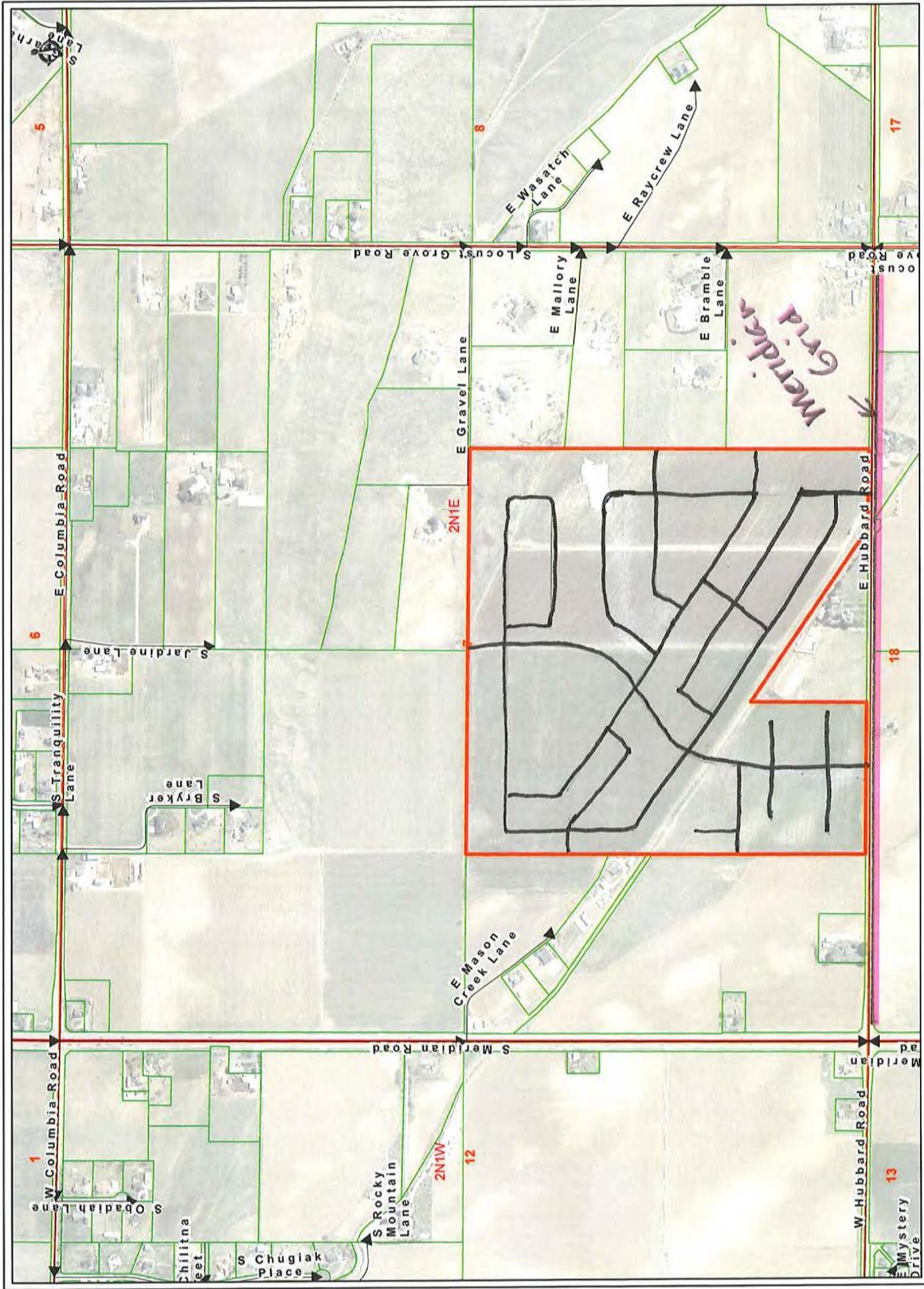
James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

PRELIMINARY
9/11/2014 page 2 of 2

ADA COUNTY STREET NAME EVALUATION

SUBDIVISION NAME: PATAGONIA SUB – OVER ALL

ADA COUNTY ASSESSOR	Representative _____	DATE _____
KUNA	Representative _____	DATE _____
FIRE	Representative _____	DATE _____
ADA COUNTY HIGHWAY DIS.	Representative _____	DATE _____
ADA COUNTY SHERIFF	Representative _____	DATE _____



This map is made from data copyrighted by Ada County Assessor's Office. All rights reserved. No warranty is made by the Assessor's Office as to the accuracy or timeliness of this map. Maps bearing this disclaimer may be photocopied freely. However, the user must obtain the necessary permission of Ada County.

ADA COUNTY ASSESSOR
 Land Records Division
 Courthouse
 100 E. Front Street, Ste. 107
 Boise, ID 83702



1 inch = 800 feet

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

RECEIVED

JUL 29 2014

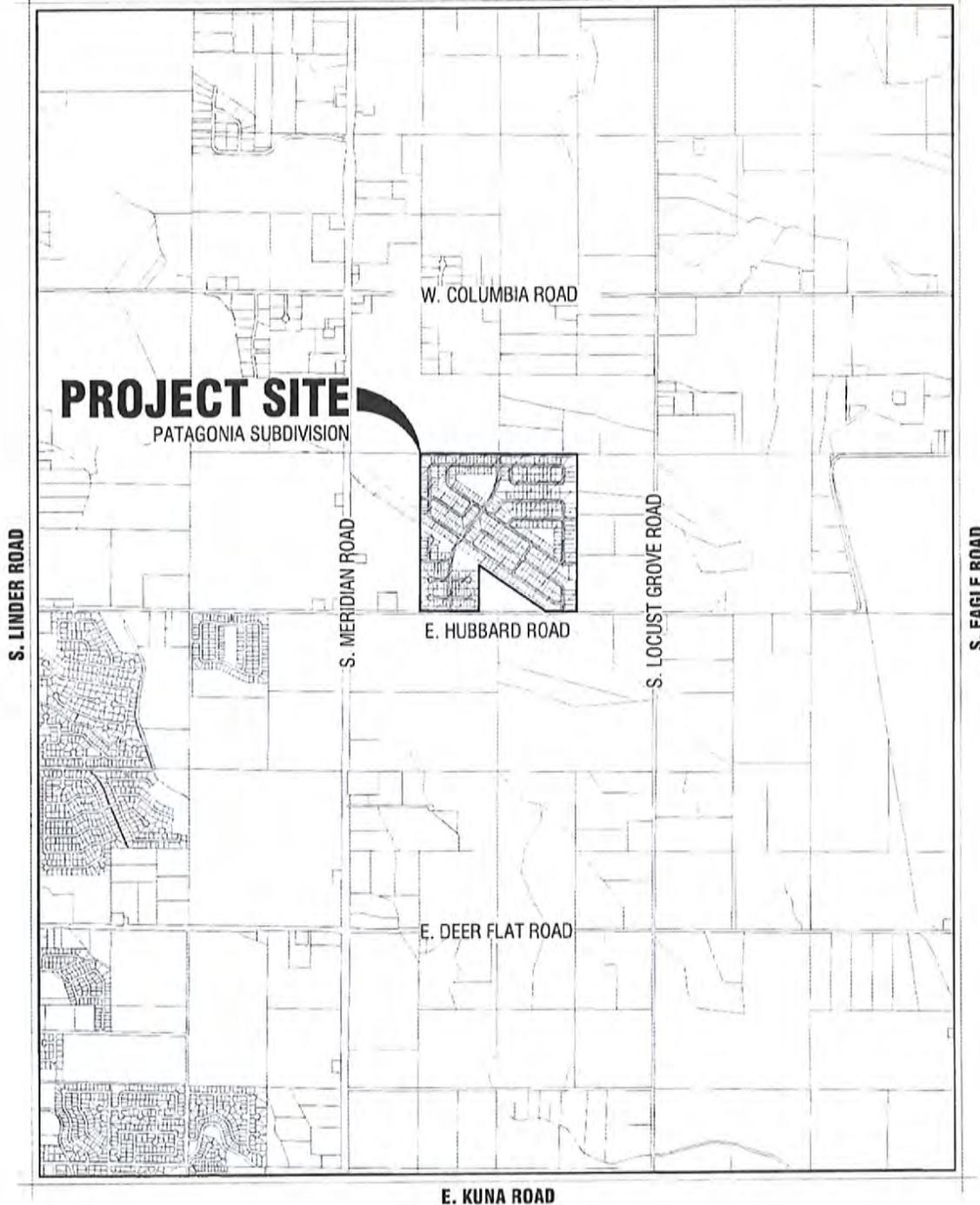
CITY OF KUNA

KUNA, IDAHO

LOCATED IN THE S 1/2 OF SECTION 7.

T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

E. LAKE HAZEL ROAD



PROJECT SITE
PATAGONIA SUBDIVISION

PROJECT #	13-0910
DWG FILE	13-0910-PP
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	12/24/2013
SCALE	1" = 2500'
SHEET	1 OF 1

PATAGONIA SUBDIVISION

KUNA, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

P.O. BOX 170811

Boise, ID 83717

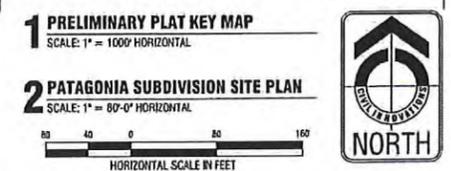
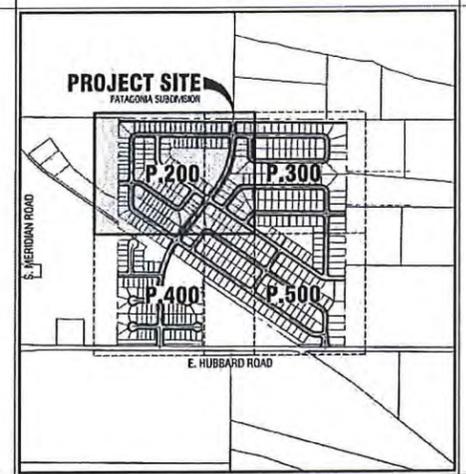
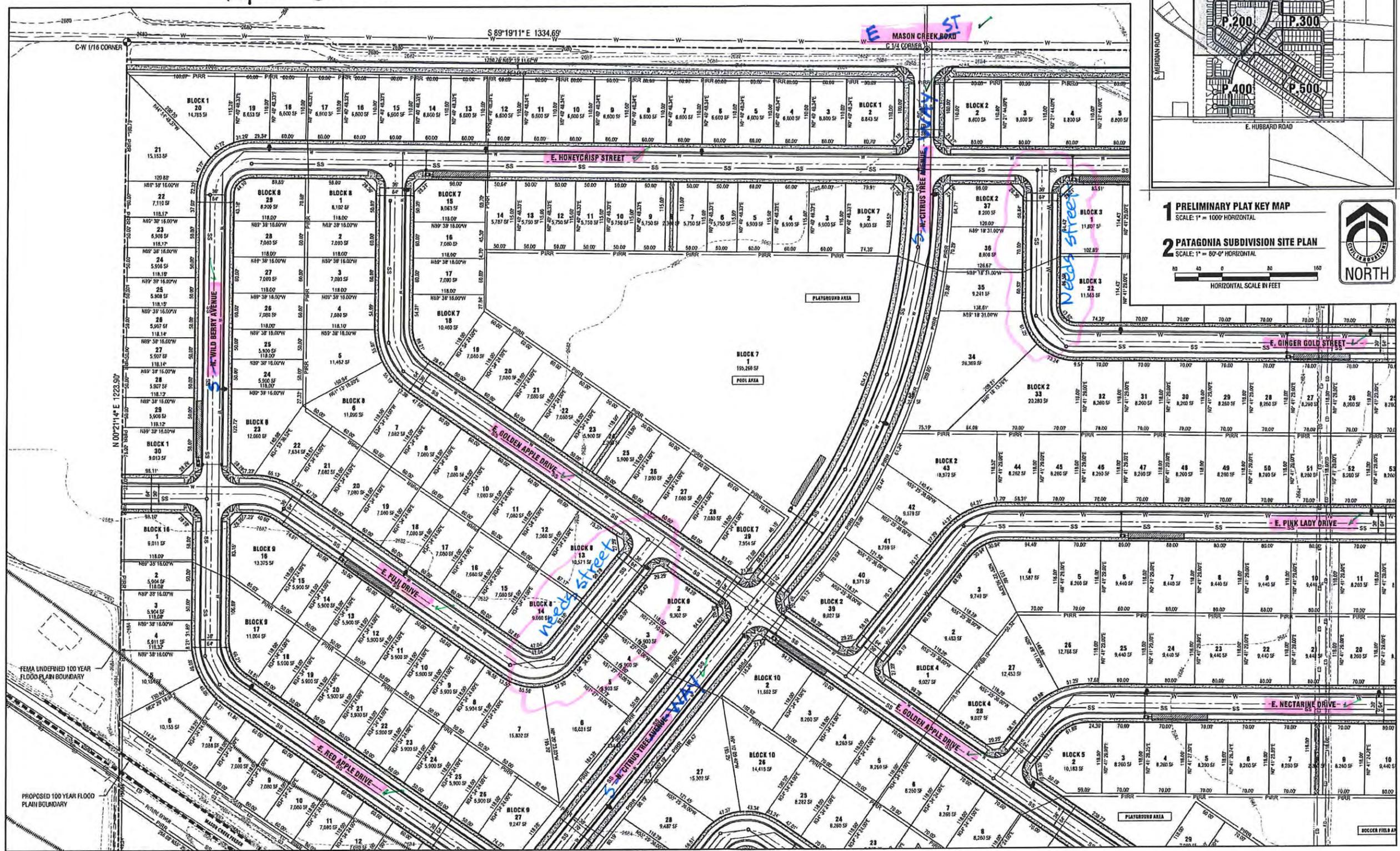
PHONE: (208) 914-0770

www.civil-innovations.com

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

N/W Corner

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



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 Boise, ID 83717
 Phone: (208) 914-0770
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DRAWINGS MUST BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION
 KUNA, IDAHO
 PRELIMINARY PLAT

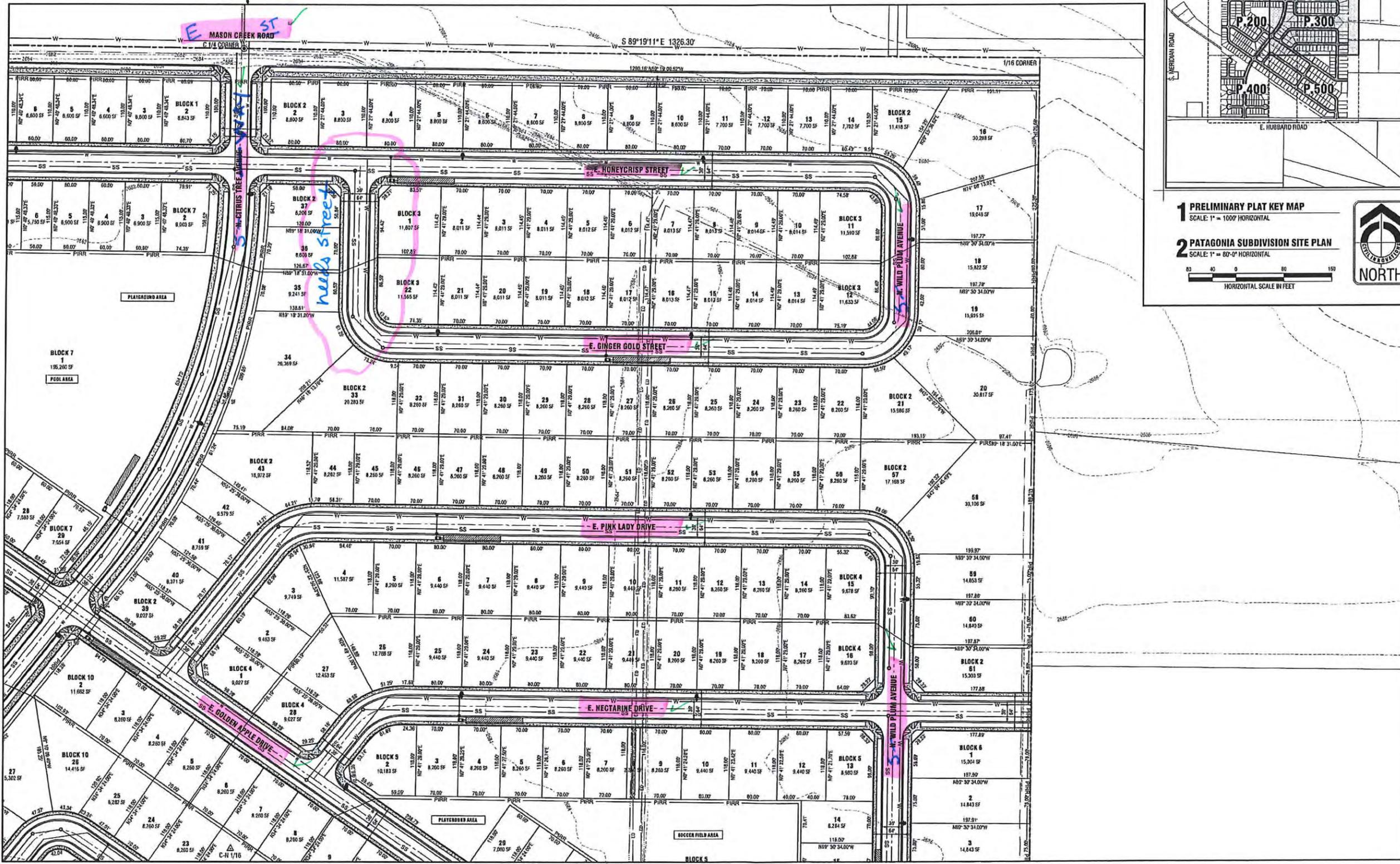
PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.200
 SHEET 2 OF 5

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

N/E corner

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



PROJECT SITE
 PATAGONIA SUBDIVISION

1 PRELIMINARY PLAT KEY MAP
 SCALE: 1" = 1000' HORIZONTAL

2 PATAGONIA SUBDIVISION SITE PLAN
 SCALE: 1" = 80'-0" HORIZONTAL

HORIZONTAL SCALE IN FEET

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NO.	REVISIONS	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION
 KUNA, IDAHO
 PRELIMINARY PLAT

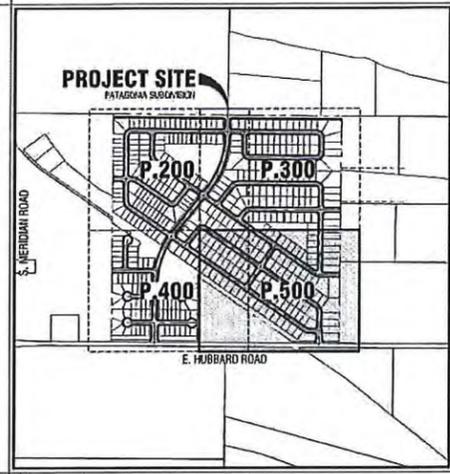
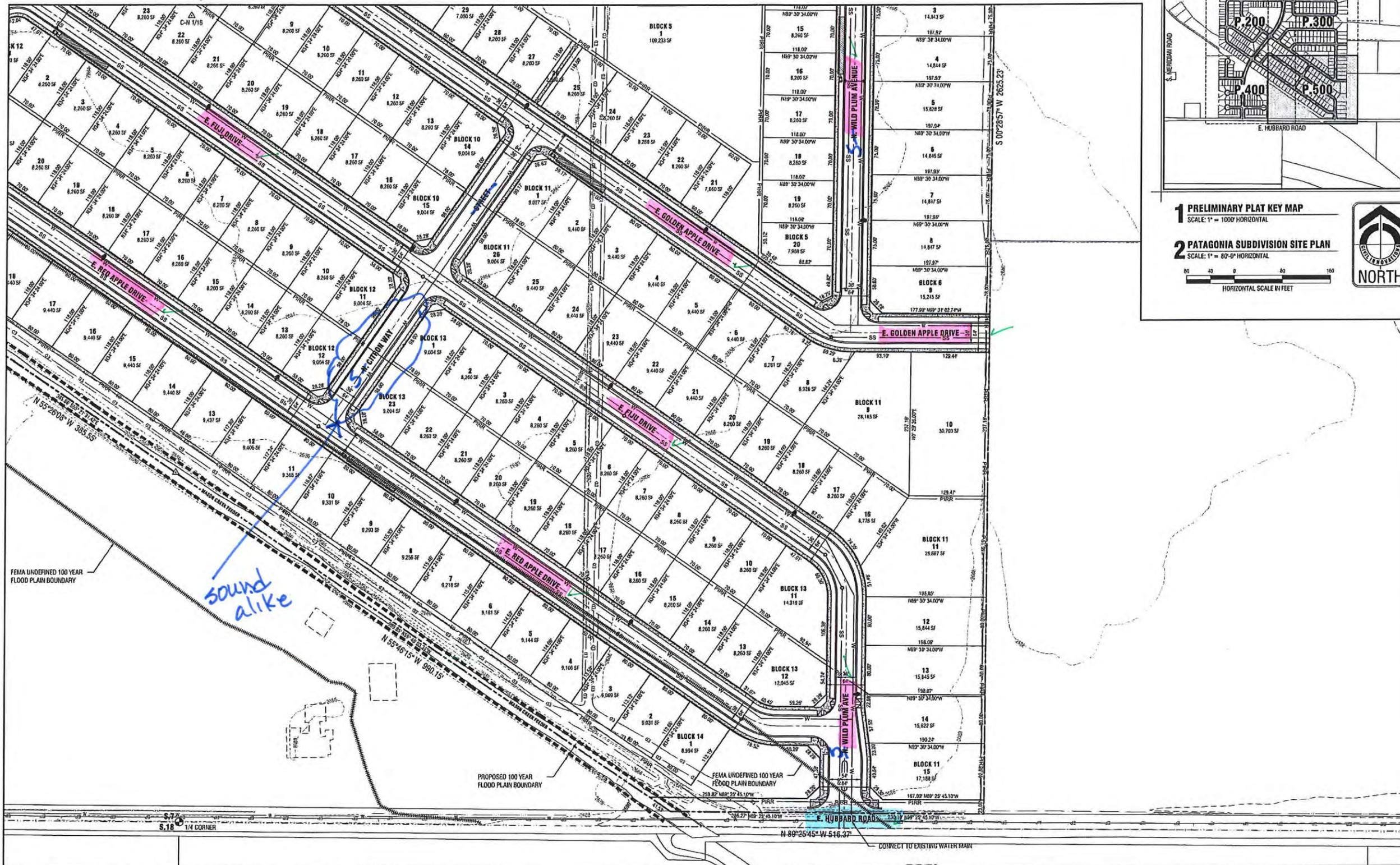
PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.300
 SHEET 3 OF 5

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

S/E Corner

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



1 PRELIMINARY PLAT KEY MAP
 SCALE: 1" = 1000' HORIZONTAL

2 PATAGONIA SUBDIVISION SITE PLAN
 SCALE: 1" = 80'-0" HORIZONTAL

HORIZONTAL SCALE IN FEET



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REVISIONS

NO.	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION
 KUNA, IDAHO
 PRELIMINARY PLAT

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.500
 SHEET 5 OF 5

Ben Thomas

From: Jerry Hastings <jhastings@adaweb.net>
Sent: Wednesday, February 19, 2014 9:25 AM
To: Ben Thomas
Subject: Patagonia Subdivision Name Reservation

RECEIVED

JUL 29 2014

CITY OF KUNA

February 19, 2014

Ben Thomas, PE
Civil Innovations, PLLC

RE: Subdivision Name Reservation: "**Patagonia Subdivision**"

Dear Ben,

At your request, I will reserve the name "**Patagonia 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 next ten (10) years unless the project is terminated by the client or 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
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Ben Thomas [mailto:ben@civil-innovations.com]
Sent: Wednesday, February 19, 2014 9:14 AM
To: Jerry Hastings
Subject: RE: Subdivision Name Request

Sorry, I should have included that in the request. The parcel number is S1407347110.

Thanks,

Ben Thomas, PE
Civil Innovations, PLLC
P.O. Box 170811
Boise, ID 83717
ben@civil-innovations.com
Office: (208) 884-8181
Cell: (208) 914-0770

From: Jerry Hastings [mailto:jhastings@adaweb.net]
Sent: Wednesday, February 19, 2014 9:12 AM

JUL 29 2014

CITY OF KUNA



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

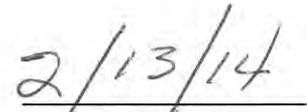
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

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

**EXECUTIVE
SUMMARY**

Introduction

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Patagonia Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

Proposed Development

The project is residential development including approximately 470 single family dwelling units. This project was originally submitted and approved in 2007, as a much larger subdivision. None of the originally approved development has been constructed. A preliminary site plan of the reduced plan is shown in **Figure 2**.

The site is expected to access the transportation system via Hubbard Road

Study Area

The area of influence is anticipated to be Ada County, Idaho, including the vicinity of Kuna. The primary impacts will be along Hubbard Road and Locust Grove Road. The study area will include the intersections of SH69 and Hubbard Road, Hubbard Road and Locust Grove Road, Columbia Road and Locust Grove Road, Lake Hazel Road and Locust Grove Road, and Amity Road and Locust Grove Road.

Findings

The intersections and roadways will operate at acceptable levels of service in the build out year with the addition of site generated traffic, with the exception of the intersection of Hubbard Road and SH 69. This intersection will require the installation of a traffic signal, which is currently included in the ACHD 5 year Capital Improvement Plan. The results of the capacity analysis is summarized in the following tables:

Table 3A - LOS Summary AM Peak Hour Conditions	2014			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Locust Grove and Amity	10.5		B	11.6		B	12.3		B
Locust Grove and Lake Hazel	8.7		A	9.1		A	9.7		A
Locust Grove and Columbia	11.5	0.09	B	11.9	0.10	B	14.0	0.28	B
Locust Grove and Hubbard	9.4	0.05	A	9.5	0.1	A	11.0	0.07	B
SH69 and Hubbard Road with signal	23.5	0.52	C	37.6	0.7	E	136.9 23.6	1.16	F C
Citrus Tree and Hubbard							11.2	0.29	B
Wild Plum and Hubbard							11.0	0.2	B

Table 3B - LOS Summary PM Peak Hour Conditions	2011			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Locust Grove and Amity	11.0		B	12.4		B	13.5		B
Locust Grove and Lake Hazel	8.4		A	8.6		A	9.6		A
Locust Grove and Columbia	11.0	0.07	B	11.9	0.12	B	13.7	0.24	B
Locust Grove and Hubbard	9.4	0.06	A	9.5	0.1	A	11.0	0.67	B
SH69 and Hubbard Road with signal	39.2	0.41	E	46.4	0.6	E	227.0 14.6	1.14	F B
Citrus Tree and Hubbard							11.6	0.20	B
Wild Plum and Hubbard							10.1	0.21	B

Conclusions

Below are the findings of this report:

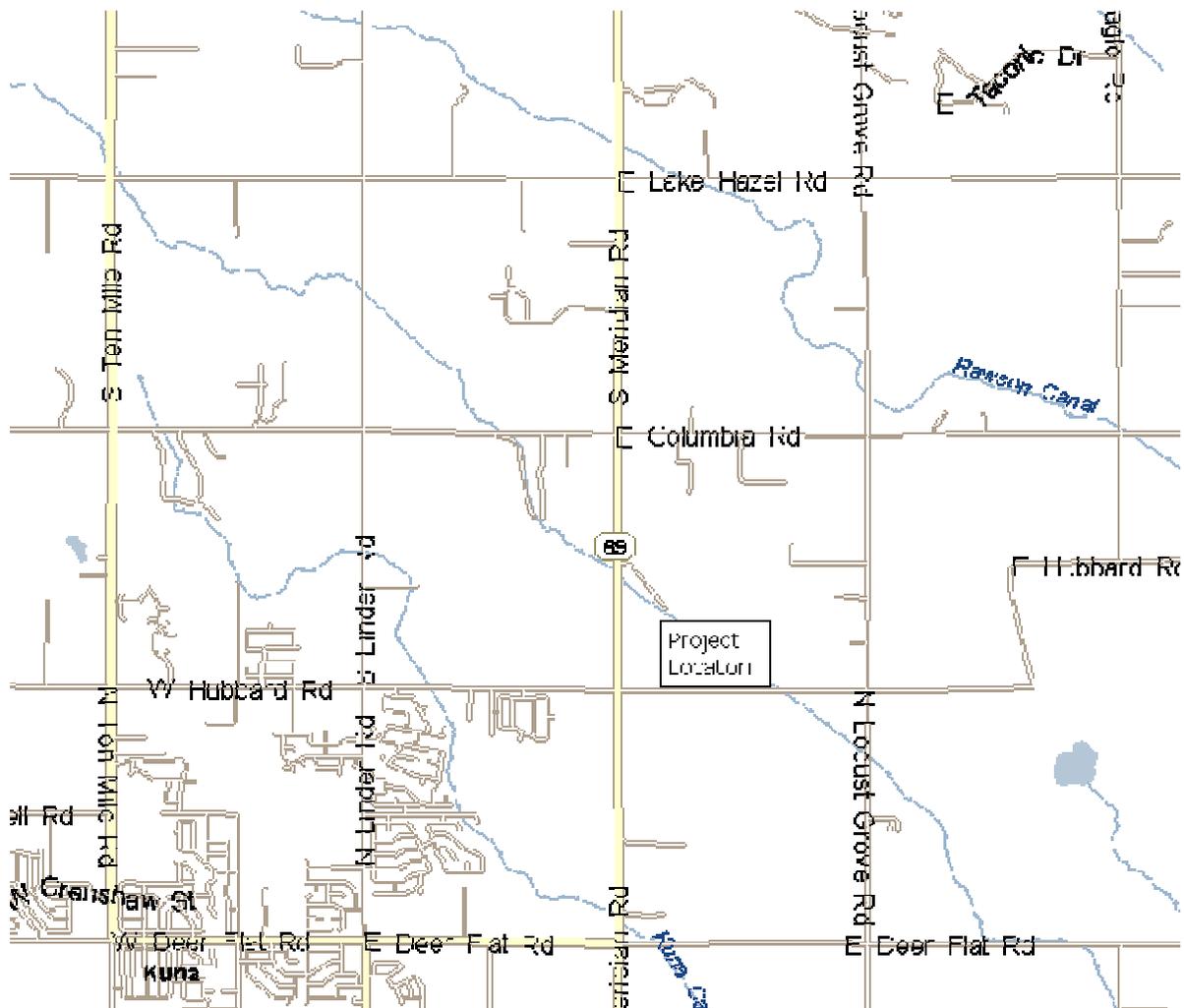
- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 4474 trips per day of which 352 trips will occur during the AM peak hour and 470 trips will occur during the PM peak hour.
- The site will access the transportation system by two collector road approaches on to Hubbard Road.
- The intersection of SH69 and Hubbard Road will operate at poor levels of service under background and will operate at LOS F under total traffic conditions in build out year. The critical peak hour is in the PM peak hour. The construction of a signal at this intersection is included in the ACHD Five Year Capital Improvement Plan.
- The intersection of Hubbard Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Columbia Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Lake Hazel Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Amity Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- Hubbard Road, Amity Road and three segments of Locust Grove Road were reviewed for roadway segment capacity. All five segments are predicted to carry significantly less than the maximum one way volume to allow operation at LOS D,
- The proposed site plan provides good internal. All roadways with front on housing are anticipated to have less than 1000 vehicles per day. Future development may require additional connections to the transportation system to prevent overloading the proposed local roads.

INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Patagonia Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development.
- Intersection treatment of the site access points.

Figure 1 Project Location

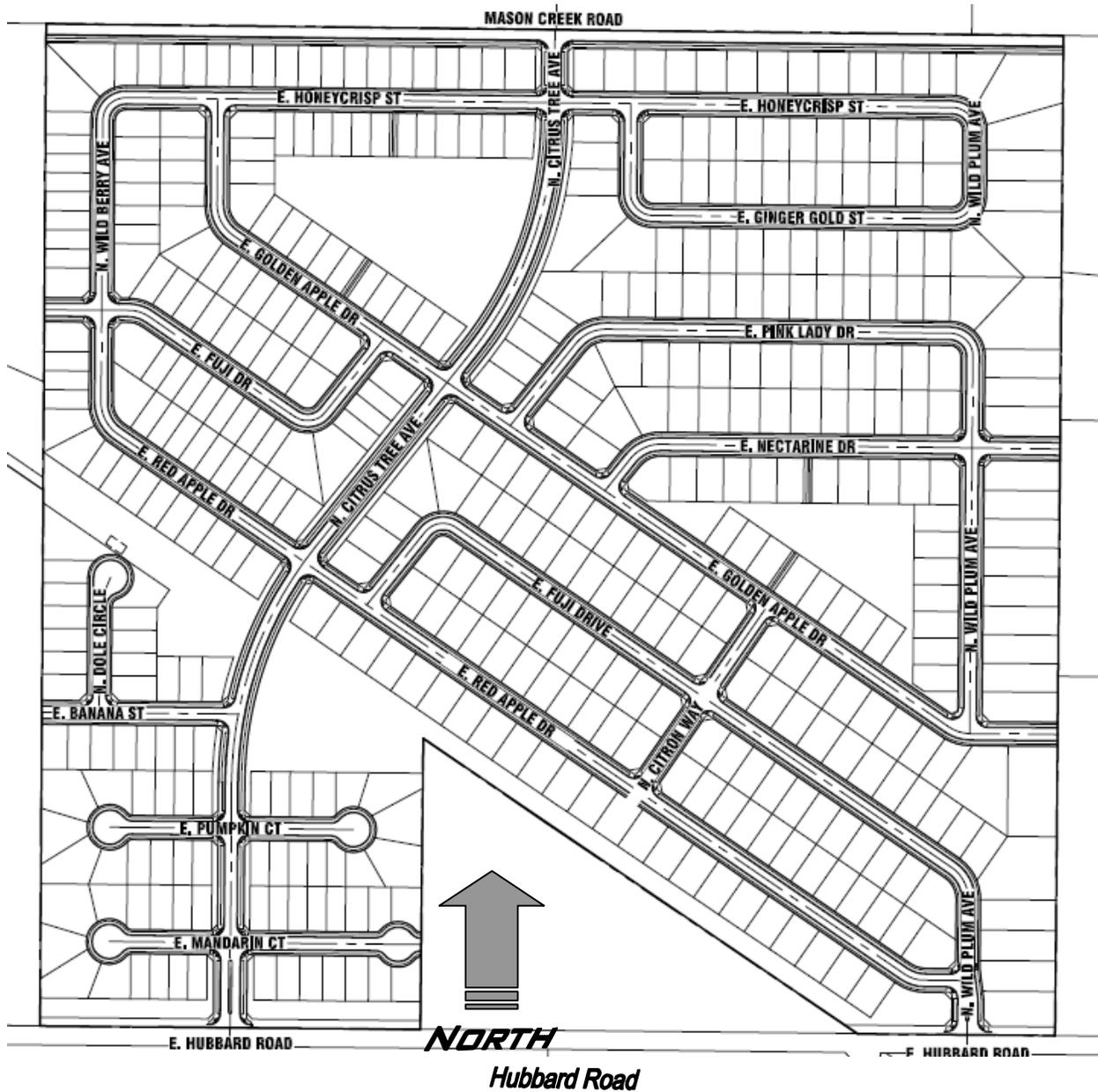


PROPOSED DEVELOPMENT

The project is residential development including approximately 470 single family dwelling units. This project was originally submitted and approved in 2007, as a much larger subdivision. None of the originally approved development has been constructed. A preliminary site plan of the reduced plan is shown in **Figure 2**.

The site is expected to access the transportation system via Hubbard Road.

Figure 2 Preliminary Site Plan



STUDY AREA CONDITIONS

Study Area

The area of influence is anticipated to be Ada County, Idaho, including the vicinity of Kuna. The primary impacts will be along Hubbard Road and Locust Grove Road. The study area will include the intersections of SH69 and Hubbard Road, Hubbard Road and Locust Grove Road, Columbia Road and Locust Grove Road, Lake Hazel Road and Locust Grove Road, and Amity Road and Locust Grove Road.

Land Use

The site is within the Kuna city area of impact and is currently vacant. Existing zoning and land uses are for single family dwellings.

STUDY PERIOD

Build Out Year

The Build out Year for this project is assumed to be 2020 to correspond with COMPASS data. The actual build out of the site will depend on market conditions and project implementation.

Horizon Year

2030 was selected as the horizon year, in accordance with the requirements of the Ada County Highway District.

EXISTING CONDITIONS

Traffic Volumes

AM and PM Traffic counts were obtained at the intersections in the study area the week of January 23, 2014. Existing AM Peak Hour traffic volumes are shown in **Figure 3A**. Existing PM Peak Hour traffic volumes are shown in **Figure 3B**.

Road System

Hubbard Road is classified as a minor arterial road by COMPASS. In the vicinity of this project, it has two through lanes with no curb gutter or sidewalk. Lanes are approximately 12 feet wide. There are multiple driveways on both sides of the highway. It has a posted speed of 45 MPH in front of the project.

Locust Grove Road is classified as a minor arterial road by COMPASS. In the vicinity of this project, it has two through lanes with no curb gutter or sidewalk. Lanes are approximately 12 feet wide. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH the vicinity of the project.

Amity Road is classified as a minor arterial road by COMPASS. In the vicinity of this project, it has two through lanes with no curb gutter or sidewalk. Lanes are approximately 12 feet wide. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in the vicinity the project.

SH69, or Meridian Road is classified as a major arterial road by COMPASS. In the vicinity of this project, it has two through lanes in each direction, a center left turn lane with no curb gutter or sidewalk. Lanes are approximately 12 feet wide. There are few driveways on both sides of the highway. It has a posted speed of 55 MPH in the vicinity of the project.

Figure 3A, Existing AM Peak Hour Conditions

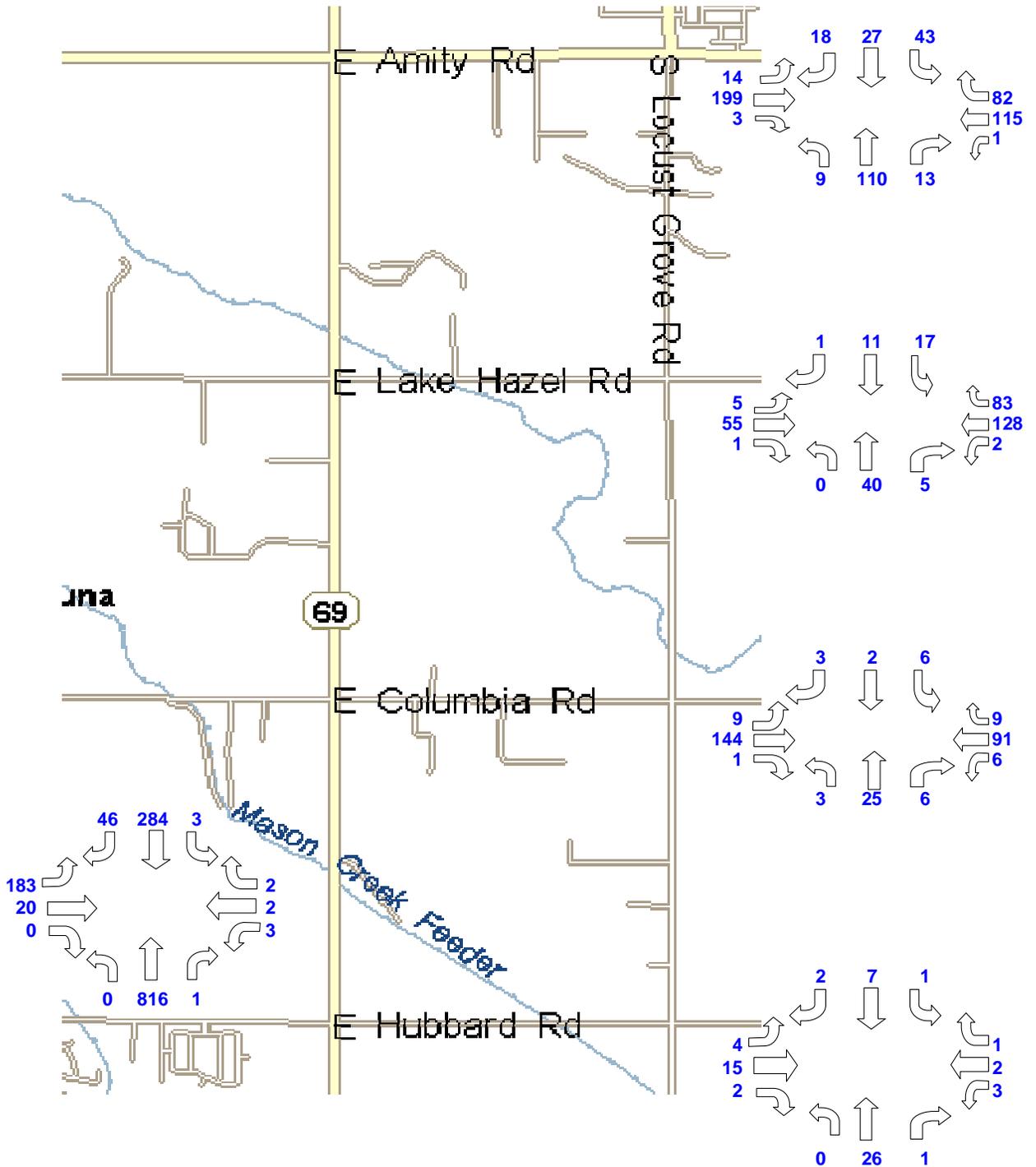
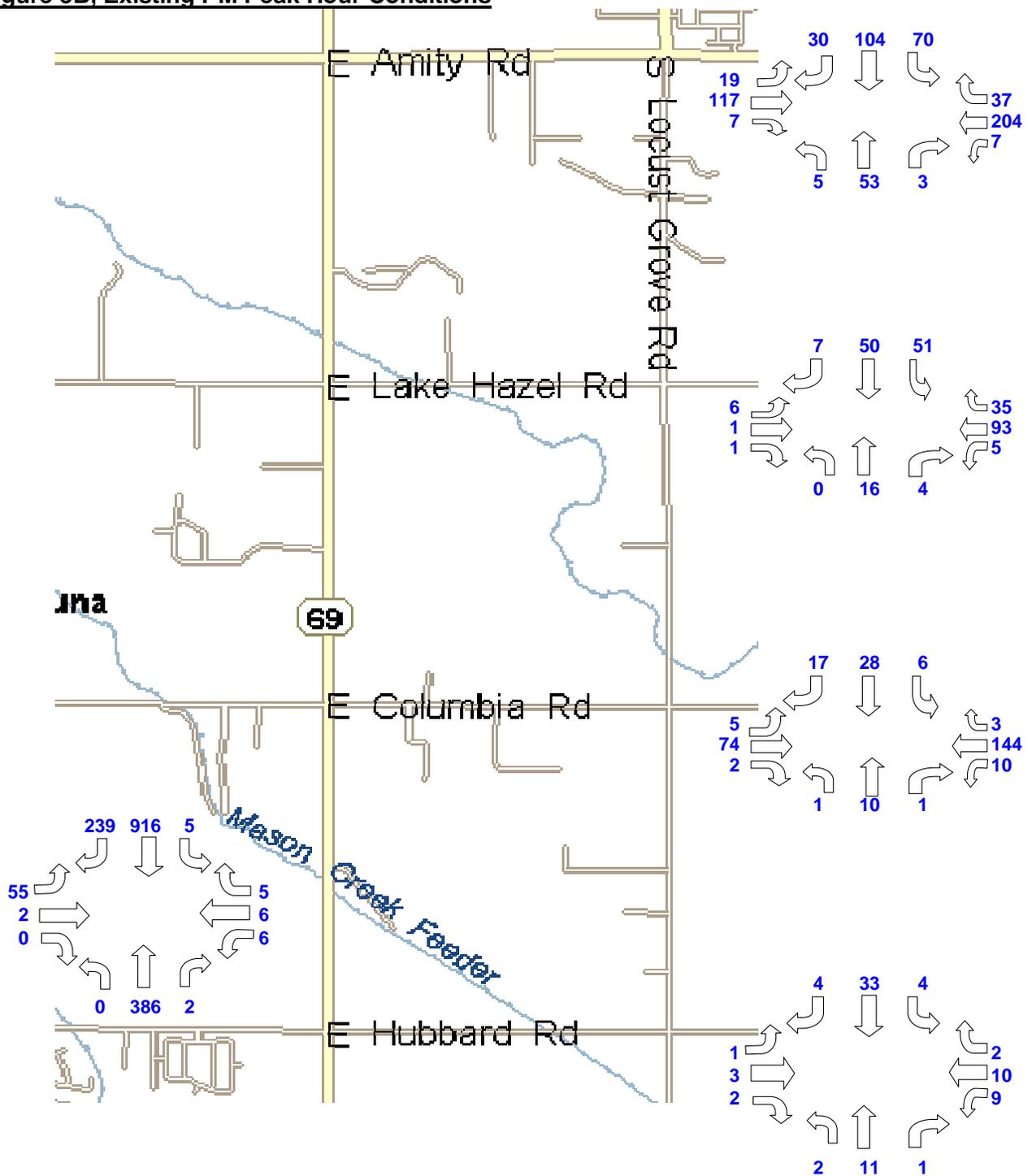


Figure 3B, Existing PM Peak Hour Conditions



System Improvements

The ACHD 5 year plan includes the signalization of SH69 and Hubbard Road. The project is in planning development. The 20 year Capital Improvement plan indicates that new lanes will not be added. It also indicates that ITD will be making improvements. It is assumed that these will not be capacity improvements.

Daily Traffic

Daily traffic counts were obtained by L2 Data Collection the week of January 23, 2014. Daily traffic and the peak directional flow for AM and PM peak hours are shown in Table 1. Copies of the count reports are included in the appendix.

Tables 1 – Daily Traffic Counts

Roadway Segment	Location	ADT Count	Peak AM Direction	Peak PM Direction	Date
Hubbard Road	E. of SH69	290	20	22	January 24, 2014
Locust Grove	N. of Hubbard	561	35	41	January 23, 2014
Locust Grove	N. of Columbia	823	45	67	January 23, 2014
Locust Grove	N. of Lake Hazel	1643	130	113	January 23, 2014
Amity	E. of Locust Grove	4313	289	274	January 23, 2014

PROJECTED TRAFFIC

Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. Growth rates in Ada County have been very low, or even negative for the past seven years. The average growth rate from the 2002 study compared to the 2013 counts was slightly higher than 1% along State Street. Based on this information, a growth factor of 2% per year is used. Background AM Peak Hour traffic for build out year is shown in **Figure 4A**. Background PM Peak Hour traffic for the build out year is shown in **Figure 4B**.

Horizon year traffic projections should be viewed with caution. Due to the effects of a compounding growth rate over time, even low growth rates can have significant impacts. Review of horizon year analysis should be limited to future right-of-way preservation, and additional planning issues.

Off Site Traffic

The Merlin Subdivision is a major mixed used development located two miles south on SH 69. This development is in the approval process. Traffic from this development is added to the SH 69 traffic and was obtained from the original traffic study. This traffic is included in the background traffic. The site traffic from the Merlin Subdivision information is included in the appendix of this report.

Figure 4A, Background 2020 AM Peak Hour Conditions

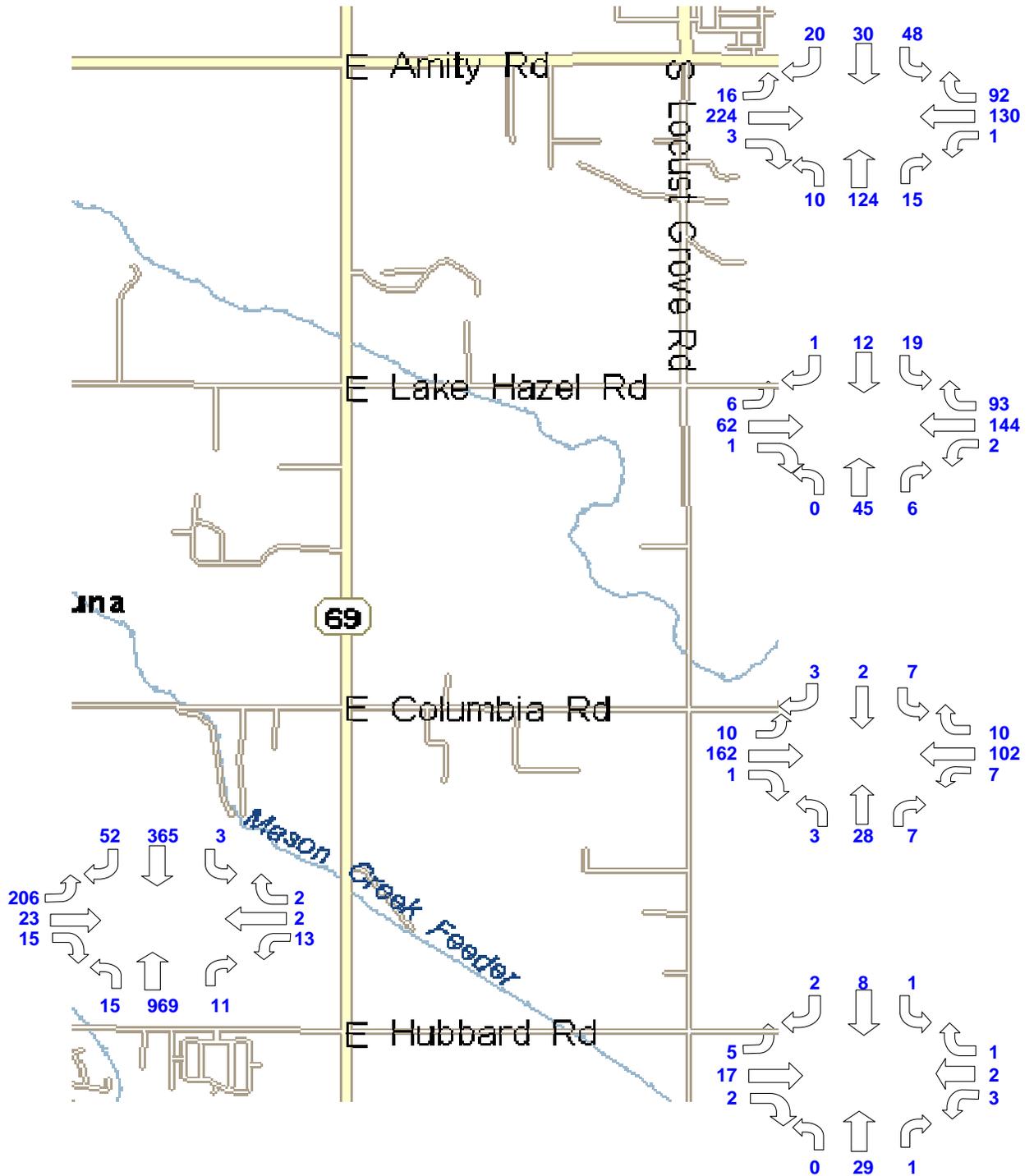
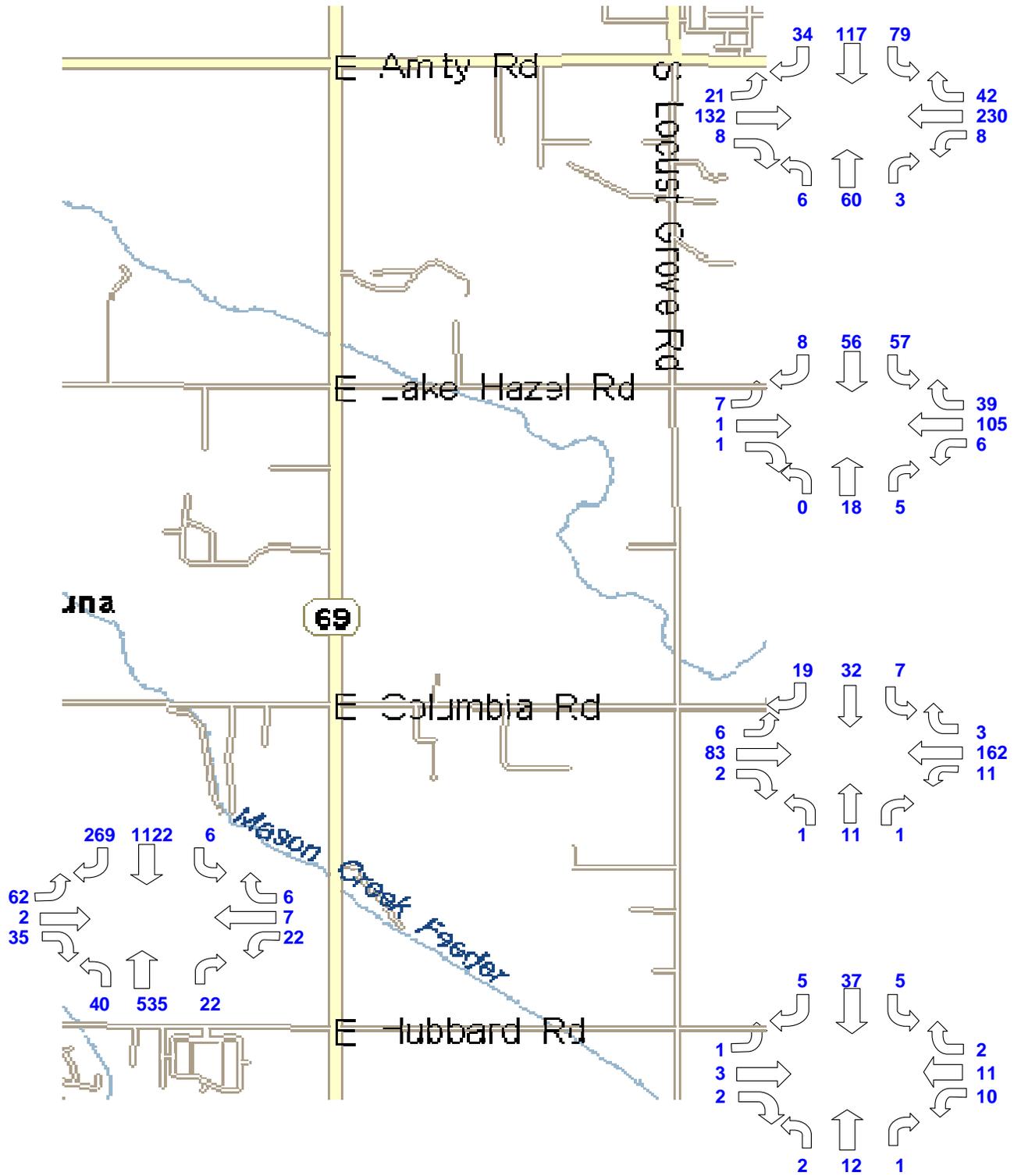


Figure 4B, Background 2020 PM Peak Hour Conditions



Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9th edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. The site trip generation is obtained by applying the trips generation rates obtained from the Manual for each category of land use within the development. **Table 2** shows the trip generation of the site.

Tables 2A - 2C Daily Trip Generation Calculation

Table 2A - Summary of Trip Generation

Average Weekday Driveway Volumes

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
210	Single Family Dwelling Units	470	DU	9.52	4474	4474
Total					4474	4474

Table 2B - Summary of Trip Generation

Average Weekday PM Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwelling Units	470	DU	0.63	296	296	0.37	174	174	470
Total					296	296		174	174	470

Table 2C - Summary of Trip Generation

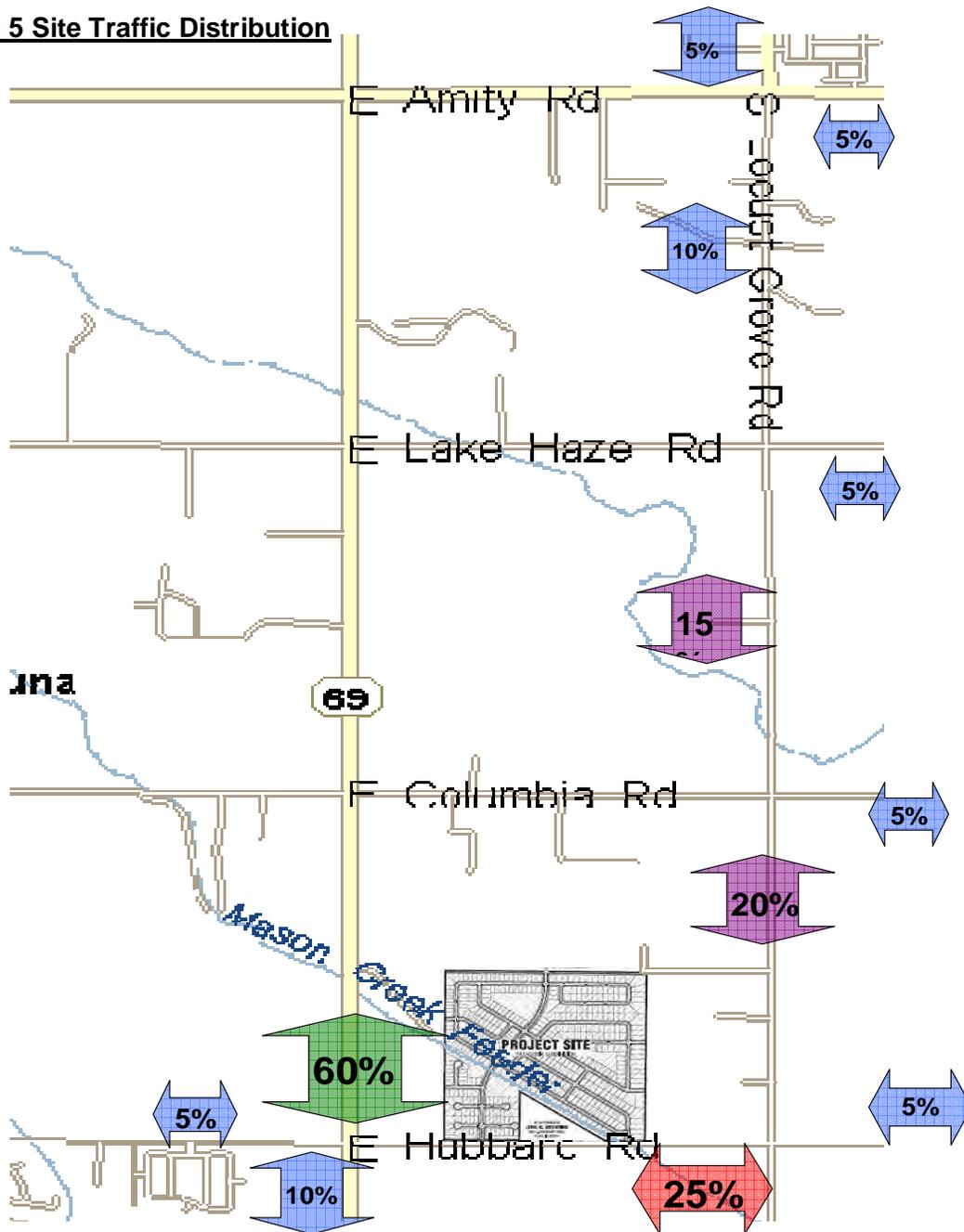
Average Weekday AM Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwelling Units	470	DU	0.19	88	88	0.56	264	264	352
Total					88	88		264	264	352

Trip Distribution

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Ada County and assigned to the transportation system. Based on current travel patterns, the modal split is negligible, so all trips are assigned to vehicles, and the vehicles are assigned to the roadway system. The distribution for this development is based on information obtained from COMPASS and current travel patterns. The site traffic distribution for the development is shown in **Figure 5**.

Figure 5 Site Traffic Distribution



Site Traffic

Site traffic is distributed at each intersection in accordance with this distribution and assignment. **Figure 6A** shows the distribution of site generated traffic for AM peak hour traffic condition. **Figure 6B** shows the distribution of site generated traffic for PM peak hour conditions.

Figure 6A Site Traffic, AM Peak Hour

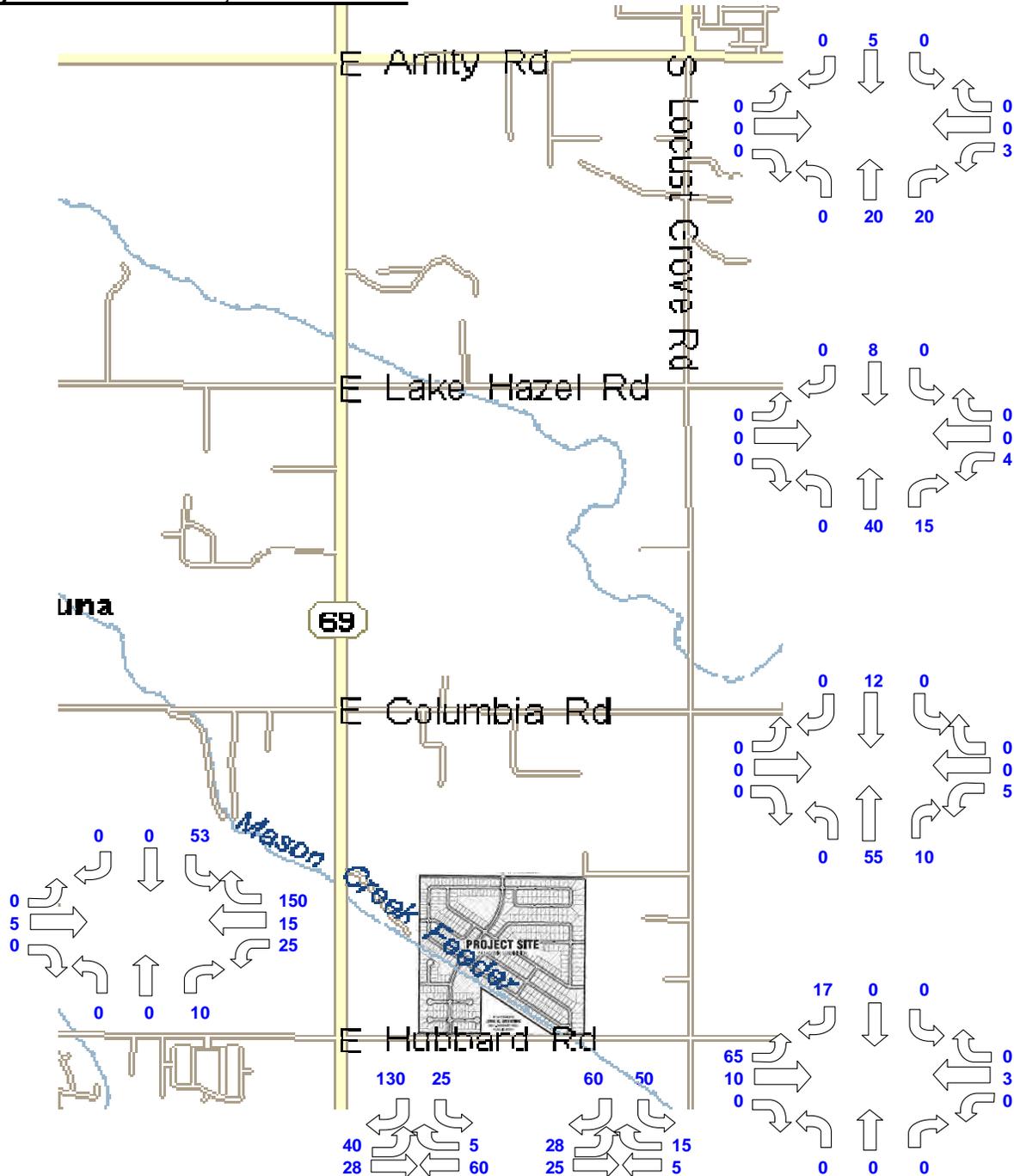
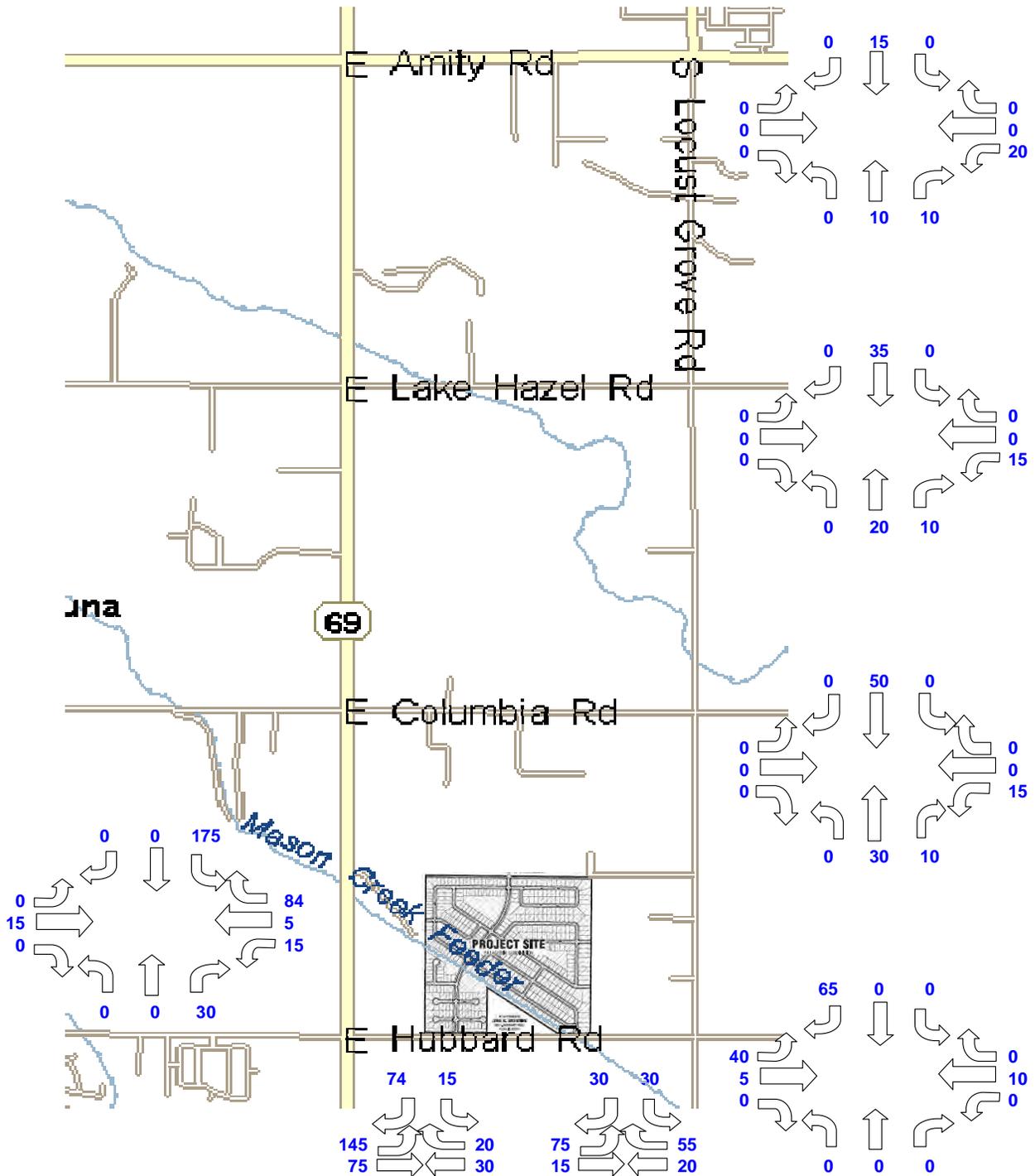


Figure 6B Site Traffic, PM Peak Hour



Total Traffic

The site traffic is then added to the background traffic as determined above. **Figure 7A** shows the total traffic at each intersection for AM peak hour conditions. **Figure 7B** shows the total traffic at each intersection for PM peak hour traffic conditions for the build out year of 2020.

Figure 7A, Total Traffic, 2020, AM Peak Hour

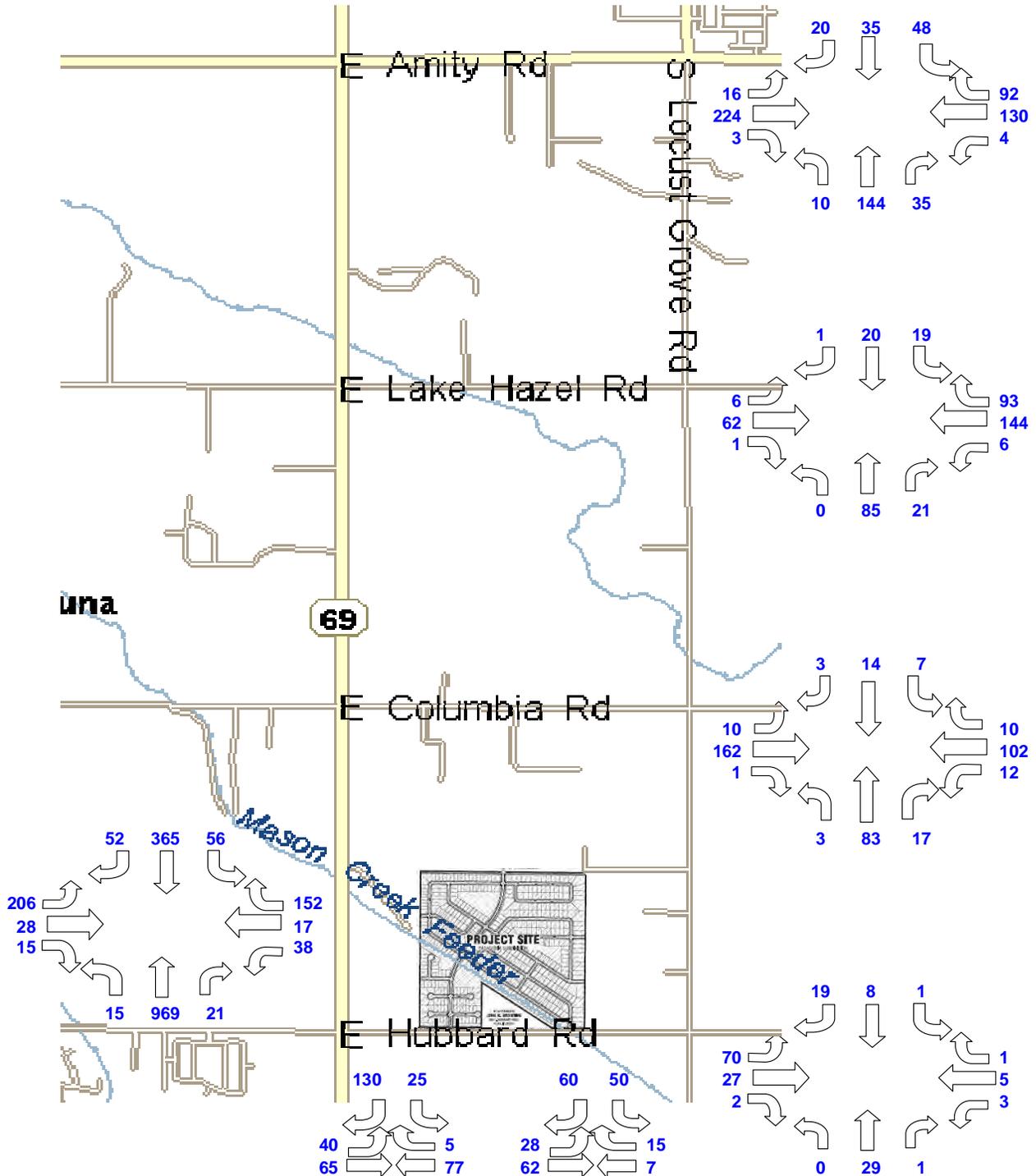
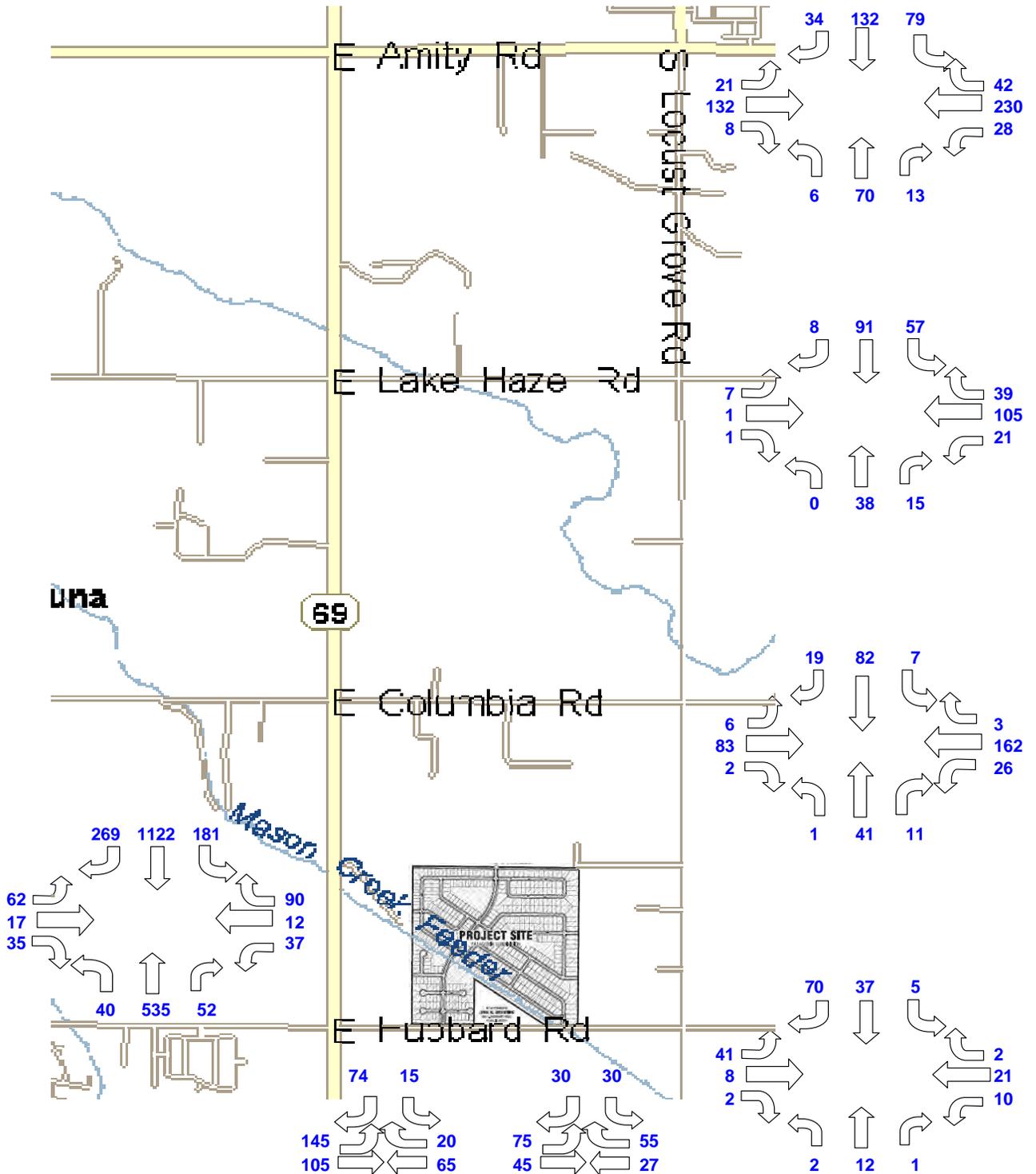


Figure 7B, Total Traffic, 2020, PM Peak Hour



**TRAFFIC
ANALYSIS**

Capacity Analysis and Level of Service

Capacity analysis was performed using the Highway Capacity Software (HCS2010), based on the 2010 edition of the Highway Capacity Manual. Level of service for both stop controlled intersections and roundabout controlled intersections are based on the average delay of vehicles traveling through the intersection. For stop-controlled intersections, the average delay incurred by the minor movements is used to determine the level of service. Copies of the calculations are included in the appendix of this report.

Both AM and PM peak hour volumes are analyzed in the report. **Table 3A** shows the AM peak hour intersection. **Table 3B** shows the PM peak intersection analysis.

Table 3A – AM Peak Hour Intersection Analysis Summary

Table 3A - LOS Summary AM Peak Hour Conditions	2014			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Locust Grove and Amity	10.5		B	11.6		B	12.3		B
Locust Grove and Lake Hazel	8.7		A	9.1		A	9.7		A
Locust Grove and Columbia	11.5	0.09	B	11.9	0.10	B	14.0	0.28	B
Locust Grove and Hubbard	9.4	0.05	A	9.5	0.1	A	11.0	0.07	B
SH69 and Hubbard Road	23.5	0.52	C	37.6	0.7	E	136.9	1.16	F
with signal							23.6		C
NB Approach							17.5	0.53	B
SB Approach							12.1	0.21	B
EB Approach							42.7	0.80	D
WB Approach							59.5	0.87	E
Citrus Tree and Hubbard							11.2	0.29	B
Wild Plum and Hubbard							11.0	0.2	B

Table 3B – PM Peak Hour Intersection Analysis Summary

Table 3B - LOS Summary PM Peak Hour Conditions	2011			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Locust Grove and Amity	11.0		B	12.4		B	13.5		B
Locust Grove and Lake Hazel	8.4		A	8.6		A	9.6		A
Locust Grove and Columbia	11.0	0.07	B	11.9	0.12	B	13.7	0.24	B
Locust Grove and Hubbard	9.4	0.06	A	9.5	0.1	A	11.0	0.67	B
SH69 and Hubbard Road with signal	39.2	0.41	E	46.4	0.6	E	227.0	1.14	F
NB Approach							14.6		B
SB Approach							8.6	0.27	A
EB Approach							11.5	0.62	B
WB Approach							49.0	0.41	D
Citrus Tree and Hubbard							55.9	0.78	E
Wild Plum and Hubbard							11.6	0.20	B
							10.1	0.21	B

Intersection Analysis

All of the intersections under study are anticipated to function at an acceptable LOS through total AM and total PM peak hour traffic conditions in the build out year of 2020 with the exception of Hubbard Road and SH69. This intersection will require the installation of the planned traffic signal to operate at acceptable levels of service.

Roadway Analysis

Roadway segments are analyzed under horizon year peak hour traffic in accordance with Table 2 of the ACHD Development Policy Manual. The results are shown in Table 4.

Table 4 – Roadway Segment Analysis

Roadway	Existing	Background	Off Site	Site	Total
Hubbard Road E. of SH69	22	30	10	220	260
Locust Grove N. of Hubbard	35	50	10	65	125
Locust Grove N. of Columbia	67	90	10	50	150
Locust Grove N. of Lake Hazel	113	160	10	35	205
Amity E of Locust Grove	289	400	10	20	430

All of the roadway segments in the study are two lane, minor arterial roadways. Table 2 from section 7106 of the ACHD Development Policy Manual lists a maximum one way volume of 550 vehicles per hour in one direction for two lane minor arterials. All roadway segments in the study are expected to operate at LOS D or better in 2030.

Site Access

The developer is proposing to use two access points on Hubbard Road. Both access points will operate at an acceptable level of service.

Turn Lanes

A right turn lane is not warranted for Hubbard Rd at the site entrance based on the ACHD turn lane requirements. This is primarily due to the low volume on Hubbard Road. Analysis is shown in **Figure 8**.

A left turn lane is not warranted for Hubbard Road at the entrance to the site based on ACHD turn lane requirements. Turn lanes area analyzed for both the east and west entrance and for AM and PM conditions. Analysis is shown in **Figure 9**.

Figure 8 – ACHD Right Turn Lane Analysis for Two Lane Road

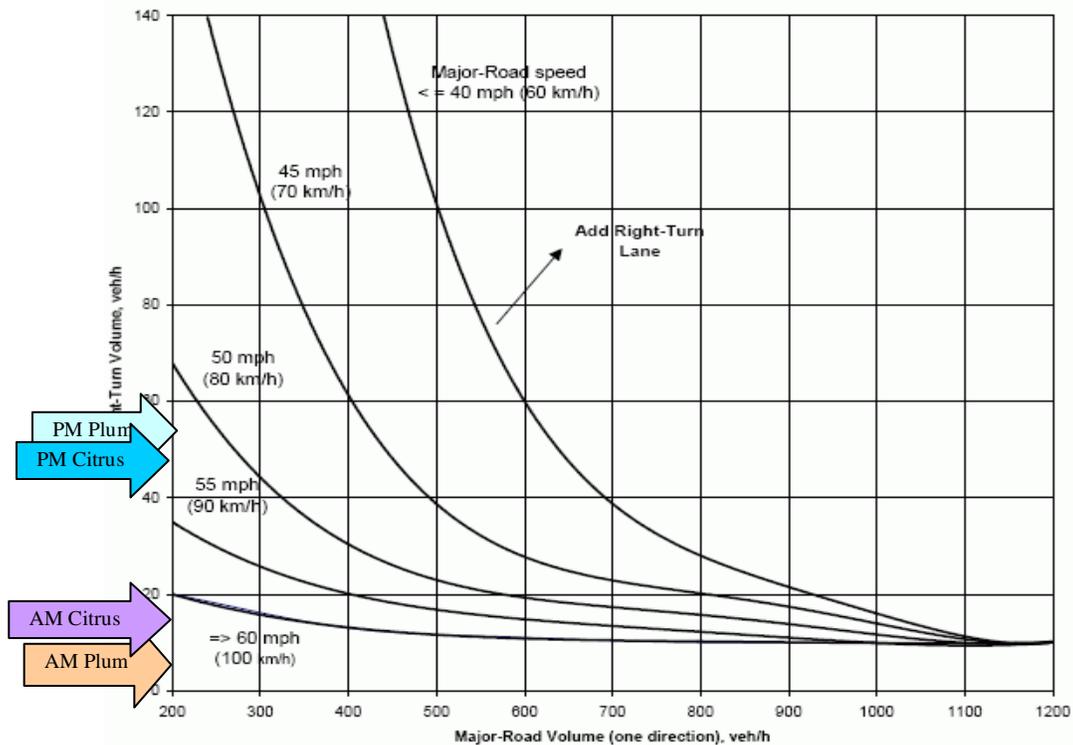
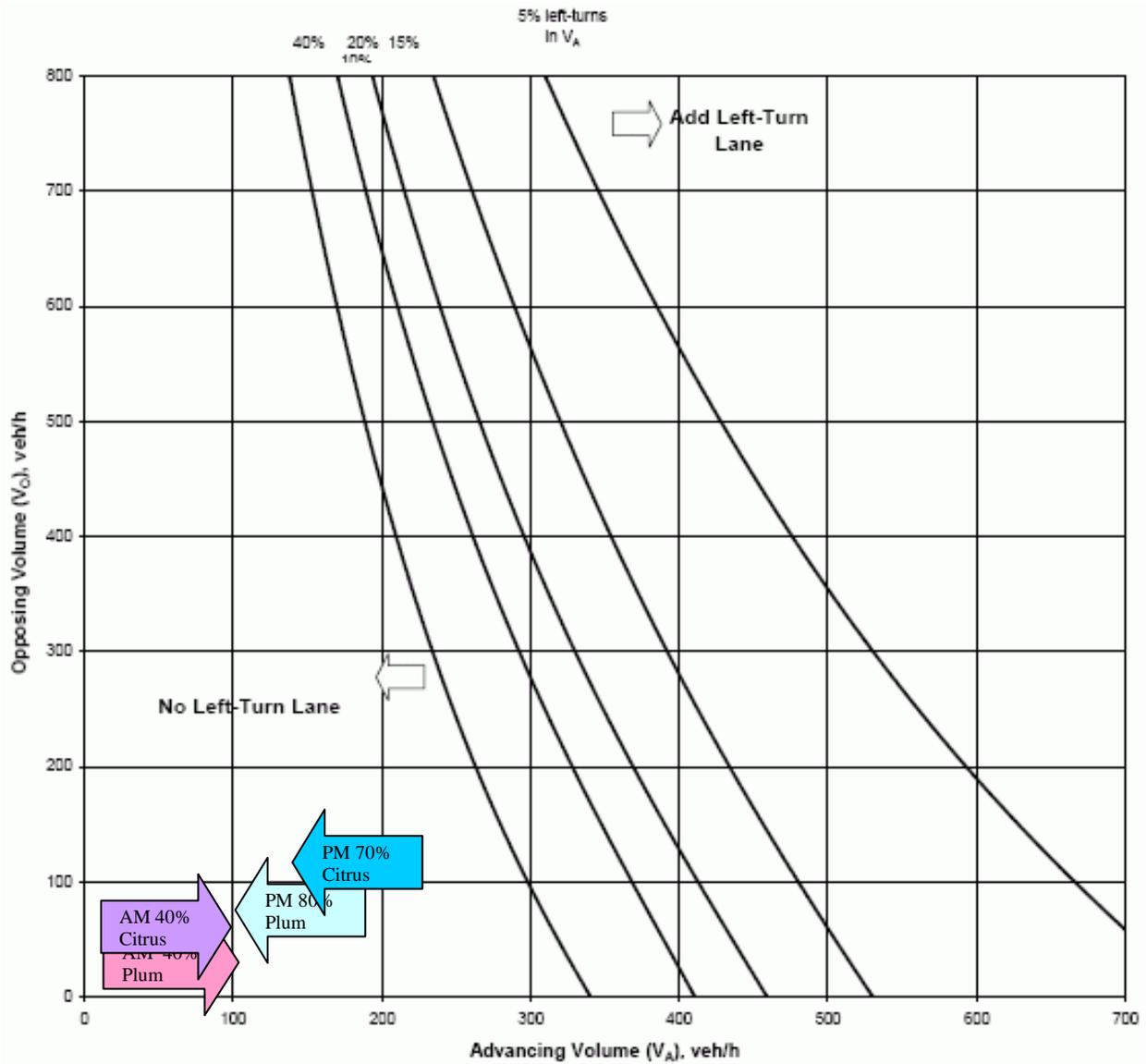


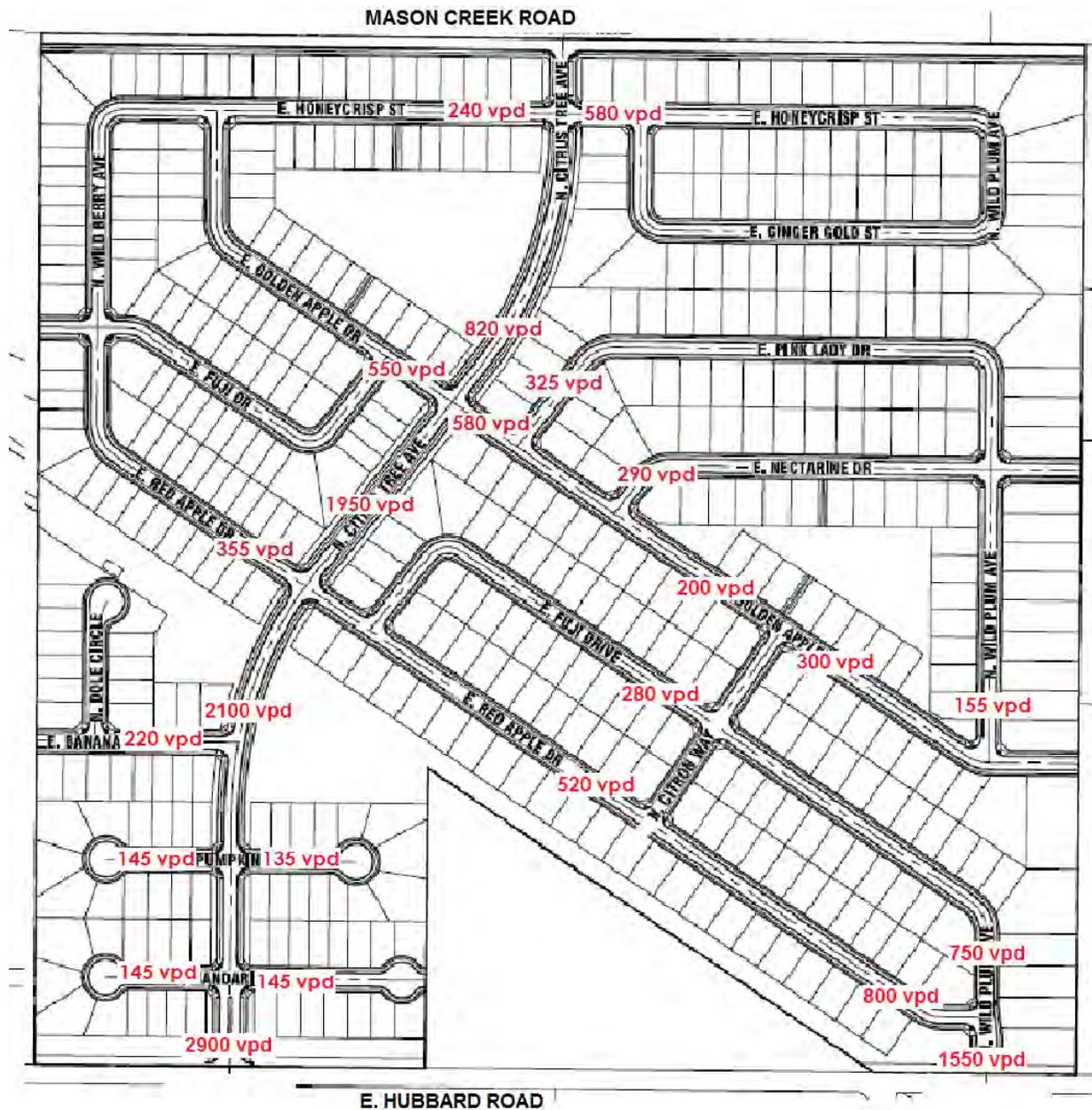
Figure 9 – ACHD Left Turn Lane Analysis Two Lane Road, 45 mph



Internal Circulation

Anticipated daily traffic volumes are shown in **Figure 10**. Traffic on all of the local roads should not exceed 1,000 vpd. The only road expected to exceed 1,000 vpd will not have front on housing and can function as a collector road. If future connections are made to SH69, this will provide alternate access to the transportation system and should reduce volumes on the collector roads.

Figure 10 – Internal Road Volumes



DISCUSSIONS

Roadway Improvements

Required Due to Existing Traffic Conditions

All stop controlled intersections and roadways function at an acceptable level of service under existing traffic conditions, except the intersection of SH 69 and Hubbard Road. This intersection is scheduled to have a signal installed under the Five Year Capital Improvement Plan. No improvements are required for any of the other intersections

Required Due to Background Traffic Conditions

All stop controlled intersections and roadways function at an acceptable level of service under Background traffic conditions, except the intersection of SH 69 and Hubbard Road. ***The critical approach is the eastbound approach with the left turn movement operating at LOS F.*** This intersection is scheduled to have a signal installed under the Five Year Capital Improvement Plan. No improvements are required for any of the other intersections.

Required Due to Total Traffic Conditions

Under total AM and total PM peak hour traffic conditions in the build out year of 2020, the intersection of SH69 and Hubbard Road will operate at LOS F as a stop controlled intersection. With the planned signal installed, the intersection will operate at an acceptable level of service without any additional capacity improvements. All of the other intersections under study will continue to operate at an acceptable level of service without capacity improvements.

The critical movement at the intersection of SH69 and Hubbard Road is the eastbound left turn movement. The Patagonia project will not add to this movement. Adding vehicles to the southbound left turn and the westbound through movement will cause further delay to the eastbound left turn movement. Virtually any additional traffic will increase the overall delay to the eastbound approach causing the approach to operate at LOS F.

Preservation of Right-of-Way

Horizon year traffic analysis should be reviewed for preservation of right-of-way.

All of the roadways included in the study will operate at an acceptable level of service under the predicted horizon year traffic with the current lane configurations. Both Hubbard Road and Locust Grove are section line roads and classified as minor arterial roadways. Right-of-way should be preserved for a center left turn lane on Hubbard Road.

On-site Traffic

The internal roadway system of will allow good site circulation and all local roads will operate below 1,000 vpd.

Stub roads are provided for future development. Additional access to the transportation system will be required if development occurs on these stub streets to prevent local roads from becoming overburdened. The northerly boundary of the project will construct ½ of Mason Creek Road. Mason Creek Road currently connects to SH 69. Completing this connection would provide access to the transportation system and relieve the left turning traffic at SH69 and Hubbard Road.

Mason Creek Road

The original study for this development included development to SH69 and extended Mason Creek Road to SH69, but did not connect to Mason Creek Road. However, ACHD policy will make it likely that Mason Creek Road will be completed between this development and will provide another connection to the transportation system. The primary users of this connection from the Patagonia subdivision will be those travelling to and from the north on SH69. How much of the Patagonia subdivision traffic will divert to Mason Creek will depend on the route of Mason Creek, the type of and the amount of development which will occur on other parcels. None of these are known at this time. For purposes of this study, we are assuming that 70% of the SH69 traffic would be diverted to Mason Creek if it were extended. Background traffic was obtained from COMPASS and based on current land uses for the TAZ. Traffic at the intersection is estimated to distribute as shown in **Figure 11**.

Figure 11A - 2020 AM TotalTraffic

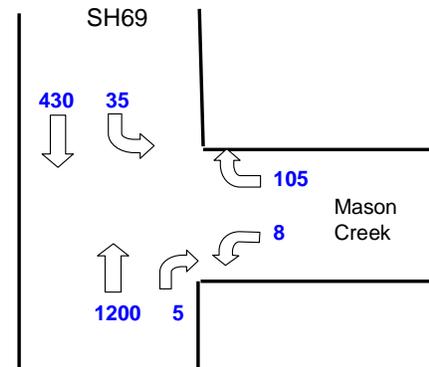
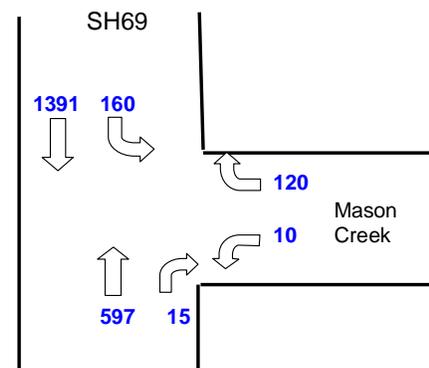


Figure 11B - 2020 PM TotalTraffic



It is assumed that the Mason Creek approach will have two lanes, and that SH69 will be 5 lanes as it exists today. Under these conditions, this intersection will operate at LOS B with an average delay of 12.2 seconds in the PM Peak hour. In the AM Peak hour, the intersection will operate at LOS C with an average delay of 15.0 seconds per vehicle.

Without knowledge of future development, the total impact at this intersection cannot be known. However, this connection would alleviate traffic at the intersection of SH69 and Hubbard Road.

CONCLUSIONS

This study identifies transportation impacts associated with the proposed Patagonia Subdivision in Kuna, Idaho. The development is a residential development. Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 4474 trips per day of which 352 trips will occur during the AM peak hour and 470 trips will occur during the PM peak hour.
- The site will access the transportation system by two collector road approaches on to Hubbard Road.
- The intersection of SH69 and Hubbard Road will operate at poor levels of service under background and will operate at LOS F under total traffic conditions in build out year. The critical peak hour is in the PM peak hour. The construction of a signal at this intersection is included in the ACHD Five Year Capital Improvement Plan.
- The intersection of Hubbard Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Columbia Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as a two way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Lake Hazel Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The intersection of Amity Road and Locust Grove Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- Hubbard Road, Amity Road and three segments of Locust Grove Road were reviewed for roadway segment capacity. All five segments are predicted to carry significantly less than the maximum one way volume to allow operation at LOS D,
- The proposed site plan provides good internal. All roadways with front on housing are anticipated to have less than 1000 vehicles per day. Future development may require additional connections to the transportation system to prevent overloading the proposed local roads.

JUL 29 2014

CITY OF KUNA



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (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 6 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, Re-zone, and Preliminary Plat for Patagonia Subdivision

Date and time of neighborhood meeting: January 29, 2014 - 6:00 pm

Location of neighborhood meeting: Kuna City Library - Conference Room

SITE INFORMATION:

Location: Quarter: S 1/2 Section: 7 Township: 2N Range: 1E Total Acres: 150

Subdivision Name: Patagonia Subdivision

Site Address: E. Hubbard Road

Lot: _____ Block: _____

Tax Parcel Number(s): S1407347110

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

CURRENT PROPERTY OWNER:

Name: Arbor Ridge, LLC

Address: PO Box 344 City: Meridian State: ID Zip: 83680

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

Name: Ben Thomas Business (if applicable): Civil Innovations, PLLC

Address: PO Box 170811 City: Boise State: ID Zip: 83717

PROPOSED USE:

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

Annex 150 acre property in to the City of Kuna
Change zoning to R-6
Patagonia Subdivision Preliminary Plat

APPLICANT:

Name: The Westpark Company, Inc.
Address: PO Box 344
City: Meridian State: ID Zip: 83680
Telephone: 888-9946 Fax: 888-9947

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.

Ben Harris AGENT FOR WESTPARK CO.

Signature: (Applicant)

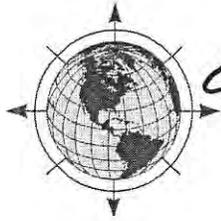
Date 2/01/2014

SIGN IN SHEET

PROJECT NAME: PATAGONIA SUB.

Date: 1/29/14

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1		<i>SEE ATTACHED</i>		
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CIVIL INNOVATIONS, PLLC
PROFESSIONAL ENGINEERING

PO Box 170811
Boise, ID 83717-0811
Phone: (208) 884-8181
www.civil-innovations.com

INVITATION

January 22, 2014

Dear Property Owner,

The City of Kuna requires applicants for land development projects to provide an opportunity for a meeting between the applicant and property owners within 300 feet of the development. This is an invitation to a neighborhood meeting concerning an application for annexation, rezone, and preliminary plat approval for Patagonia Subdivision.

The neighborhood meeting will be held:

When: Wednesday, January 29, 2014, at 6:00 p.m.
Where: Kuna Public Library – Conference Room
457 N. Locust St.
Kuna, ID 83634

The applicant, The Westpark Company, is proposing to construct 470 buildable lots and 18 common lots on approximately 150.35 acres located on the north side of Hubbard Road approximately 1/2 mile east of Meridian Road.

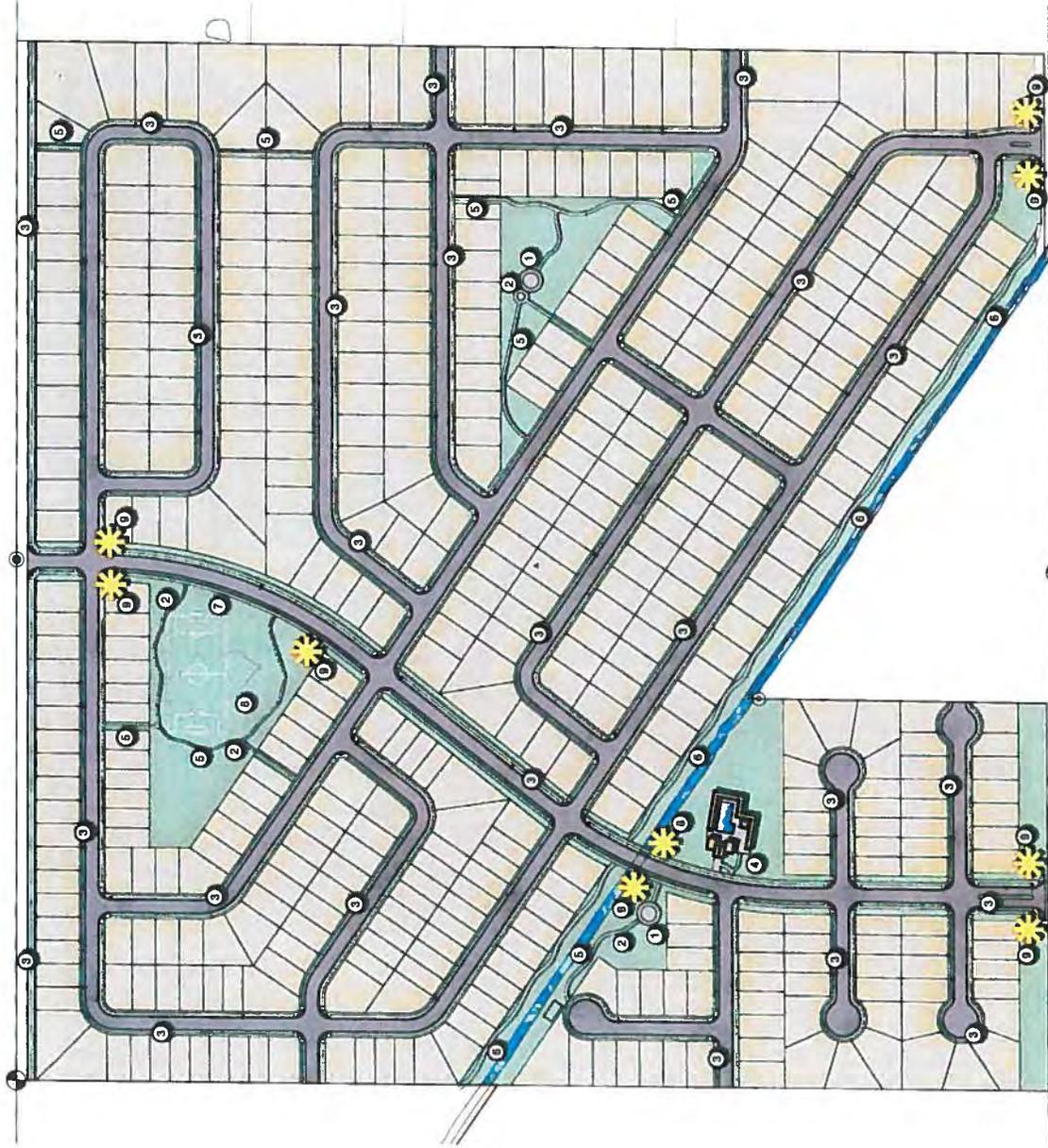
This is not a public hearing; public officials will not be present. If you have questions regarding this proposal, please contact me at 884-8181.

Sincerely,

Ben Thomas, PE

CALLOUT LEGEND

- 1 TOT LOT / PLAY GROUND AREA
- 2 FITNESS SYSTEM STATION
- 3 TYPICAL PARKWAY LANDSCAPE AREA
- 4 POOL AREA
- 5 COMMON LOT PATHWAY SYSTEM
- 6 CANAL GREENBELT PATHWAY
- 7 SOCCER FIELD
- 8 SOFTBALL FIELD
- 9 ENTRANCE / LANDSCAPE THEME AREA



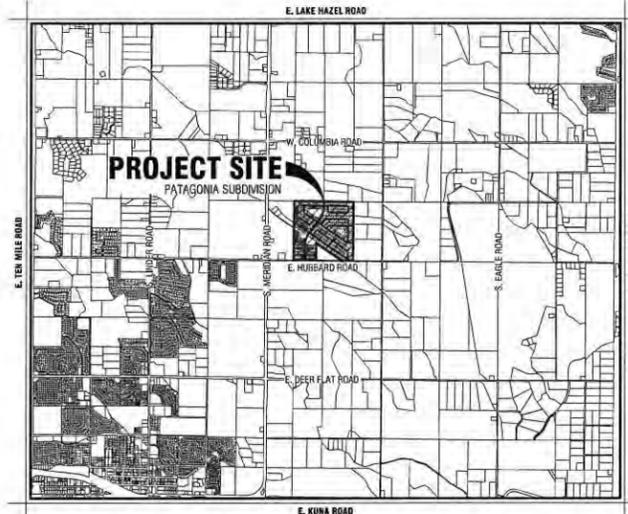
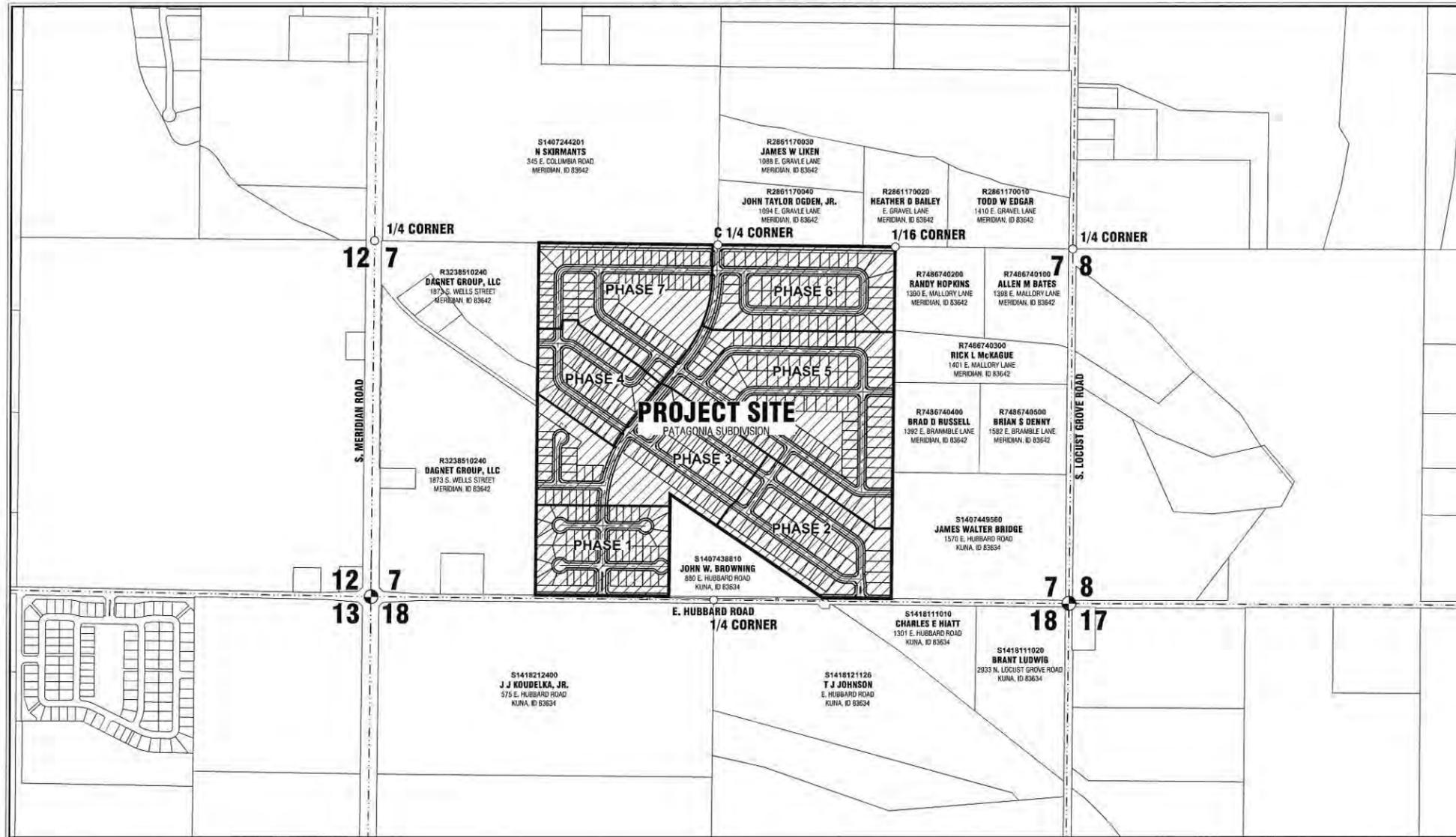
HUBBARD ROAD

↑
PATAGONIA SUBDIVISION
KUNA, IDAHO
 SCALE: 1" = 140'-0"



PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



1 VICINITY MAP

SCALE: 1" = 5000' HORIZONTAL

2 PATAGONIA SUBDIVISION SHEET INDEX

1 OF 5	P.100	TITLE SHEET
2 OF 5	P.200	PRELIMINARY PLAT
3 OF 5	P.300	PRELIMINARY PLAT
4 OF 5	P.400	PRELIMINARY PLAT
5 OF 5	P.500	PRELIMINARY PLAT

3 PATAGONIA SUBDIVISION PRELIMINARY PLAT DATA

TOTAL ACRES	150.35 AC	ZONING	EXISTING: RR PROPOSED: R-8
PUBLIC RIGHT-OF-WAY	36.46	MINIMUM LOT SIZE (SF)	5,408
RESIDENTIAL AREA	95.93	AVERAGE LOT SIZE	8,885
COMMON AREA	17.96	RESIDENTIAL GROSS DENSITY (Du/Ac)	3.25
COMMON AREA PERCENTAGE	11.95%		
TOTAL LOTS	488		
SINGLE FAMILY LOTS	470		
COMMON LOTS	18		

PRELIMINARY PLAT NOTES

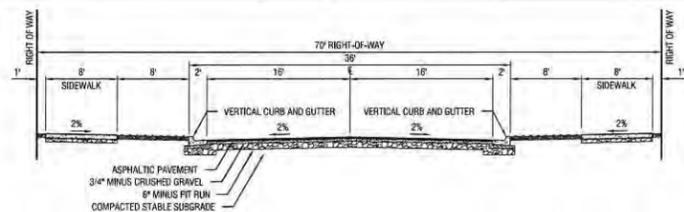
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES; OR AS SHOWN AND DIMENSIONED, OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINES.
- ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICATION ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOT 1, BLOCK 1; LOT 1 AND LOT 88, BLOCK 2; LOT 1, LOT 8, AND LOT 26, BLOCK 5; LOT 1, LOT 8, AND LOT 24, BLOCK 7; LOT 1, BLOCK 9; LOT 1, BLOCK 10; LOT 24 AND LOT 39, BLOCK 14; LOT 1, BLOCK 15; LOT 16, BLOCK 16, AND LOT 1, LOT 15, AND LOT 29, BLOCK 17 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
- THE DEVELOPMENT AND/OR OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE, OR DITCH CROSSING A LOT LINE IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION AND/OR DRAINAGE DISTRICT.
- IRRIGATION WATER SHALL BE PROVIDED BY NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3905(b). ALL LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION RIGHTS, AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA VIA NEW YORK IRRIGATION DISTRICT. THE CITY OF KUNA SHALL OWN, OPERATE, AND MAINTAIN THE SYSTEM.
- DIRECT LOT ACCESS TO W. HUBBARD ROAD SHALL BE PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
- MINIMUM BUILDING SETBACK AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATION AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THE PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE: RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OR APPURTENANCE TO IT."
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.

PATAGONIA SUBDIVISION CONTACT INFORMATION

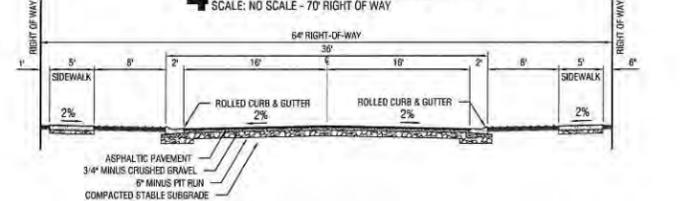
ENGINEER CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS PO BOX 170811 BOISE, IDAHO 83717 PHONE: (208) 914-0770	DEVELOPER THE WESTPARK COMPANY, INC CONTACT: TAYLOR MERRILL PO BOX 344 MERIDIAN, IDAHO 83642 PHONE: (208) 888-9946	OWNER ARBOR RIDGE, LLC CONTACT: TAYLOR MERRILL PO BOX 344 MERIDIAN, IDAHO 83642 PHONE: (208) 888-9946
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PATAGONIA SUBDIVISION PRELIMINARY PLAT LEGEND

STREET PLAN LEGEND		SEWER LEGEND		PRESSURE IRRIGATION LEGEND	
---	BOUNDARY LINE	SS	EXISTING SEWER LINE AND MANHOLE	PIR	PROPOSED PRESSURE IRRIGATION
---	RIGHT-OF-WAY LINE	PS	EXISTING PRESSURE SEWER LINE	PIR	EXISTING PRESSURE IRRIGATION
---	CENTERLINE	SS	EXISTING SEWER LINE AND SERVICE	---	---
---	PROPERTY LOT LINE	SS	PROPOSED SEWER LINE AND STATIONING	(G)	EXISTING GAS
---	EXISTING EASEMENT LINE	SS	PROPOSED SEWER LINE AND PROPOSED SERVICE	(X)	EXISTING TRANSFORMER
---	PROPOSED EASEMENT LINE	SS		(C)	EXISTING CABLE TV
---	EXISTING EDGE OF PAVEMENT	SS		(F)	EXISTING FIBER OPTIC
---	EXISTING CONCRETE VERTICAL CURB	SS		(R)	EXISTING PVC RISER
---	EXISTING CONCRETE ROLLED CURB	SS		(PC)	EXISTING IRRIGATION CONTROL
---	EXISTING 5' CONTOUR	SS		(W)	EXISTING WELL
---	EXISTING 1' CONTOUR	SS			
---	DRAINAGE SWALE	W	PROPOSED WATER LINE AND VALVE		
---	EXISTING STREET SIGN	W	EXISTING WATER LINE AND VALVE		
		W	PROPOSED DOUBLE WATER METER SERVICE LINE		
		W	PROPOSED SINGLE WATER METER SERVICE LINE		
		W	EXISTING DOUBLE WATER METER SERVICE LINE		
		W	EXISTING SINGLE WATER METER SERVICE LINE		
		W	PROPOSED FIRE HYDRANT		
		W	EXISTING FIRE HYDRANT		
		W	PROPOSED CONCRETE THRUST BLOCK		
		W	EXISTING CONCRETE THRUST BLOCK		
STREET AND STORM DRAIN LEGEND					
---	EXISTING SAND AND GREASE TRAP				
---	PROPOSED DROP INLET				
---	EXISTING DROP INLET				
---	EXISTING STORM DRAIN LINE AND MANHOLE				
---	PROPOSED SEWER LINE AND SERVICE				



4 TYPICAL COLLECTOR STREET SECTION
 SCALE: NO SCALE - 70' RIGHT OF WAY



5 TYPICAL LOCAL STREET SECTION
 SCALE: NO SCALE - 64' RIGHT OF WAY

CIVIL INNOVATIONS, PLLC
 P.O. Box 170811
 Boise, ID 83717
 Phone: (208) 914-0770
 www.civil-innovations.com



NO.	REVISIONS	DESCRIPTION	BY	DATE

PATAGONIA SUBDIVISION
 KUNA, IDAHO
 TITLE SHEET

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.100
 SHEET 1 OF 5

TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIFLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
 - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
 - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - NOT ALLOWING CONCRETE TRUCKS TO RISE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BED AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
 - NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
 - OPERATING EQUIPMENT IN SUCH A MANNER AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER	15X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR RESERVED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING.
 - RUN TIME CAPABILITY FOR EXTREMES IN PRECIPITATION RATES.
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE.
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF.
- POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACINGS.
- SPRINKLER HEADS TO BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE G.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY SOGRADES: LOOSEN SUBGRADE TO MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOG.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADES, SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEIOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM-FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOG IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 85 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 15 MPH.
- TURF SEED SHALL BE SOGN AT A RATE PER SEED SUPPLIER RECOMMENDATIONS.
- SEED SHALL BE HYDROSEEDED OR DRILL SEEDED AT THE CONTRACTORS OPTION. AREAS WITH A 4:1 OR GREATER SLOPE SHALL BE HYDROSEEDED.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- CONTRACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS, 4 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS, 18 INCHES MINIMUM.
- FINE GRADE TOPSOIL TO SMOOTH EVEN SURFACE WITH LOOSE, UNIFORM-FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOG AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

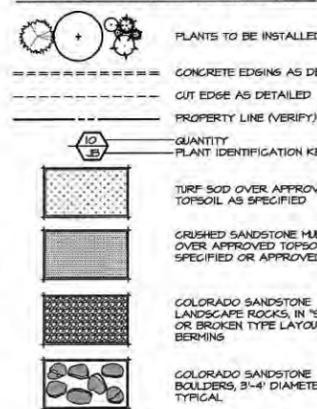
LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL 2" MINUS SANDSTONE MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOG AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEWAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- THERE ARE NO EXISTING TREES OR SHRUBS ON THE PROPERTY.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- CERTIFICATION SHALL BE PROVIDED TO THE CITY OF CALDWELL ENSURING THAT PLANTS INSTALLED SHALL BE FREE FROM DISEASE AND ARE NON TOXIC, POISONOUS OR OTHERWISE A NUISANCE.
- THE H.O.A. SHALL MAINTAIN ALL LANDSCAPING AND/OR WEED ABATEMENT OF ALL IRRIGATION, DRAINAGE AND UTILITY EASEMENTS AND/OR RIGHTS OF WAY.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
DECIDUOUS SHADE TREES						
-	AP	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL.	D4B	II
-	AG	Acer platanoides 'Green Sentry'	Green Sentry Maple	2" CAL.	D4B	II
-	GT	Gleditsia triacanthos 'Inermis' 'Shademaster'	Shademaster Honeylocust	2" CAL.	D4B	II
-	TC	Tilia cordata	Little Leaf Linden	2" CAL.	D4B	II
-	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	D4B	II
ORNAMENTAL FLOWERING TREES						
-	PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" CAL.	D4B	II
-	PN	Prunus cerasifera 'Newport'	Newport Plum	2" CAL.	D4B	II
-	PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" CAL.	D4B	II
CONIFER TREES						
-	CE	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6'-7" HGT.	D4B	II
-	CH	Chamaecyparis nootkatensis 'pendula'	Weeping Alaska Cedar	6'-7" HGT.	D4B	II
-	PI	Pinus alba	Norway Spruce	6'-7" HGT.	D4B	II
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES						
-	AL	Artemisia ludoviciana 'Silver King'	Silver King Artemisia		#1	
-	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass		#2	
-	CS	Cornus sericea 'Isanti'	Isanti Dogwood		#3	
-	EA	Eubonymus alatus 'Compactus'	Winged Burning Bush		#2	
-	HE	Helianthus scaberrimus	Big Cat Grass		#2	
-	JS	Juniperus squamata 'Blue Star'	Blue Star Juniper		#2	
-	PA	Penstemon digitalis 'Morton'	Russian Sage		#5	
-	RC	Rhus copallina var. latifolia	Black Eye Susan		#1	
-	RF	Rudbeckia fulgida 'Goldstrum'	Black Eye Susan		#1	
-	MA	Mahonia aquifolium 'Compacta'	Compact Oregon Grape		#2	
-	HR	Hemerocallis 'Red Rum'	Red Rum Daylily		#2	

LANDSCAPE LEGEND

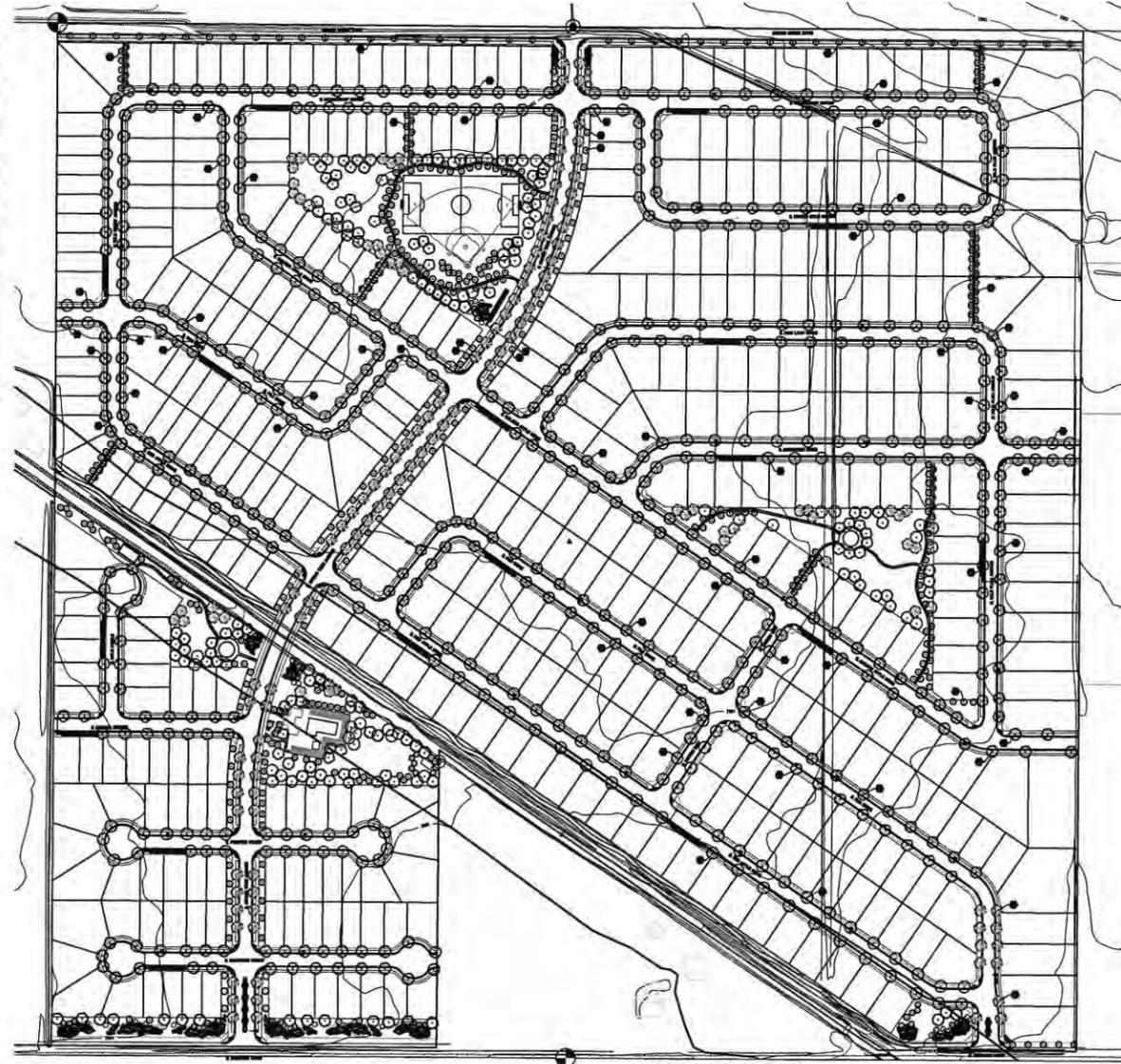


CALLOUT LEGEND

- 40'-0" VISION TRIANGLE
- COMMON LOT PATHWAY SYSTEM
- 10' WIDE GREENBELT PATHWAY & CANAL
- ENTRY MONUMENT STONEWORK - BY OWNER
- SHIMMING POOL FACILITY
- COMMON AREA OPEN SPACE
- 6'-0" FENCING
- PROPOSED IRRIGATION PUMP STATION
- PROPOSED SEWER LIFT STATION
- TOT LOT / PLAYGROUND AREA
- SOCCER FIELD / SOFTBALL FIELD
- MASON CREEK CANAL

LANDSCAPE REQUIREMENTS

HUBBARD ROAD	COMMON AREA	GREENBELT PATHWAY
BUFFER REQUIREMENTS: 20-30 FT WIDTH 2 DECID. SHADE TREE PER 100 LINEAR FEET. 3 EVERGREEN TREES PER 100 LINEAR FEET. 12 SHRUBS PER 100 LINEAR FEET. TOTAL LINEAR FEET = 1,371 (both sections) ALONG HUBBARD DECIDUOUS TREES REQUIRED = 27 DECIDUOUS TREES PROVIDED = 27 EVERGREEN TREES REQUIRED = 42 EVERGREEN TREES PROVIDED = 42 SHRUBS REQUIRED = 155 SHRUBS PROVIDED = 204	REQUIREMENTS: 1 TREE PER 1000 SQ. FEET COMMON AREA #1 (POOL AREA) TOTAL SQ. FT = 10,177 SQ. FT. REQUIRED TREES = 102 PROVIDED TREES = 102 COMMON AREA #2 (TOT LOT-WEST) TOTAL SQ. FT = 44,451 SQ. FT. REQUIRED TREES = 44 PROVIDED TREES = 44 COMMON AREA #3 (TOT LOT-EAST) TOTAL SQ. FT = 102,940 SQ. FT. REQUIRED TREES = 102 PROVIDED TREES = 102 COMMON AREA #4 (SOCCER/SOFTBALL) TOTAL SQ. FT = 141,560 SQ. FT. REQUIRED TREES = 142 PROVIDED TREES = 142 TOTAL COMMON AREA PER ENGINEERING	PATHWAY PROVIDED: - 10' WIDE PAVED PATHWAY ALONG NORTH SIDE OF MASON CREEK CANAL - FUTURE LIGHTING - LAWN ADJACENT PATH AND LOTS-LANDSCAPING TO BE DETERMINED BY OWNER - FUTURE FENCING ALONG LOT LINES LANDSCAPE GENERAL - TOTAL TREES PROVIDED = 1294 - NUMBER OF SPECIES OF TREES PROVIDED = 11



OVERALL LANDSCAPE PLAN
SCALE: 1" = 3200'-0"



PRELIMINARY NOT FOR CONSTRUCTION

- Landscape Architecture
- Engineer & Surveyor
- Civil Engineering
- Geotechnical Engineering
- Water Resources Engineering
- Land Planning



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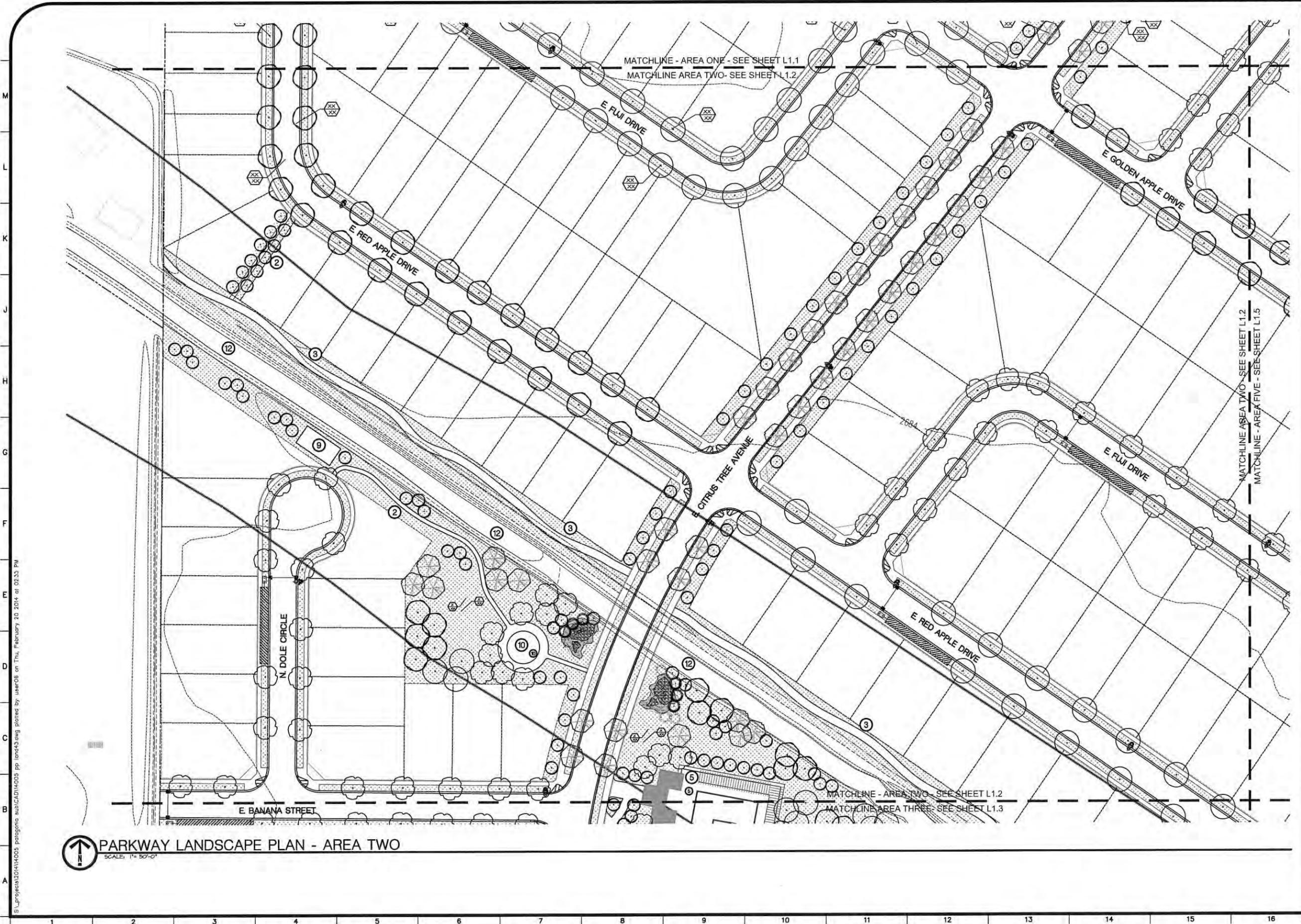


SCALE: 1" = 80'-0"

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 LANDSCAPE PLAN - AREA TWO**



SCALE: 1" = 50'-0"

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PARKWAY LANDSCAPE PLAN - AREA TWO
 SCALE: 1" = 50'-0"

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LANDSCAPE PLAN - AREA THREE



SCALE: 1"= 50'-0"

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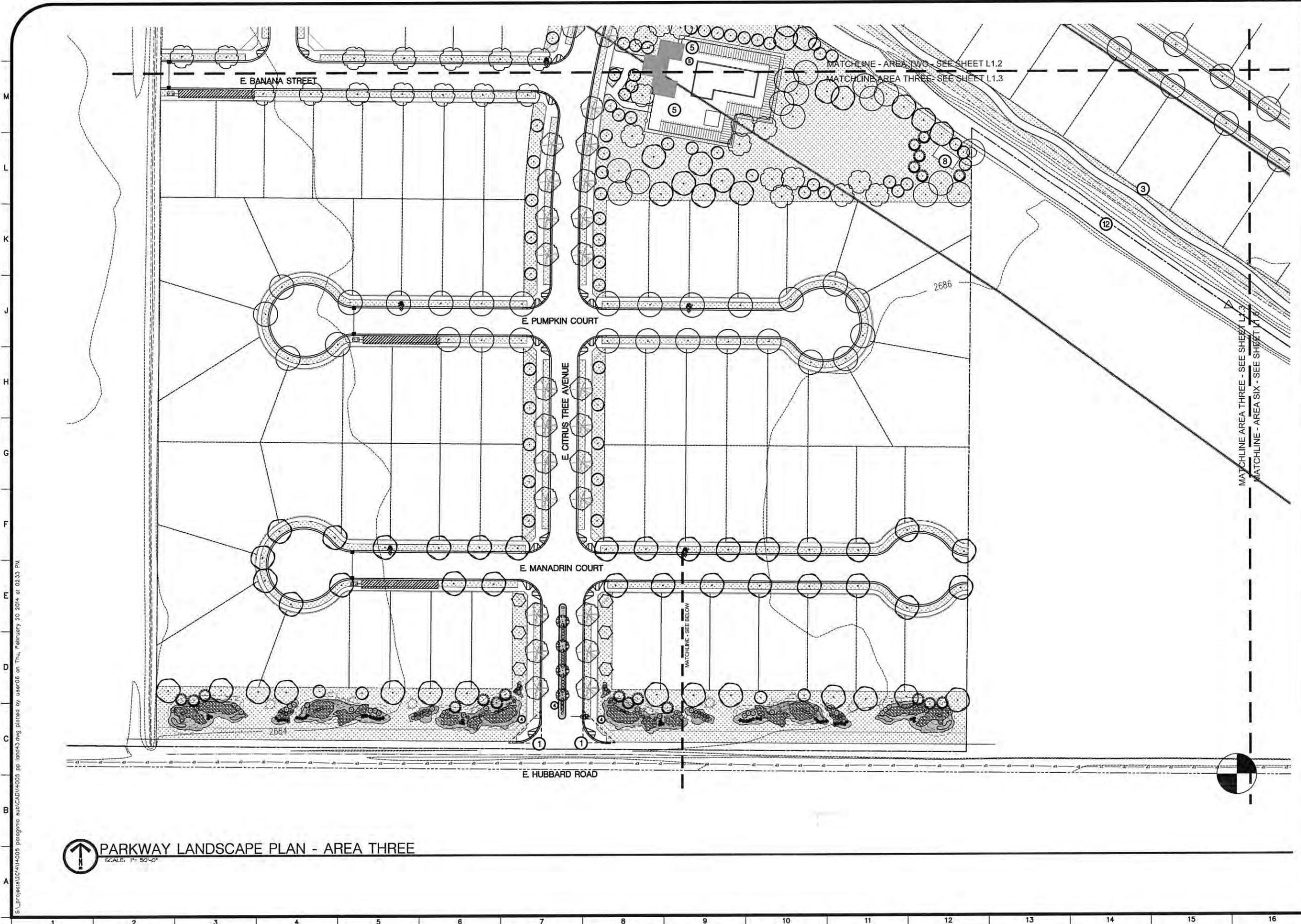
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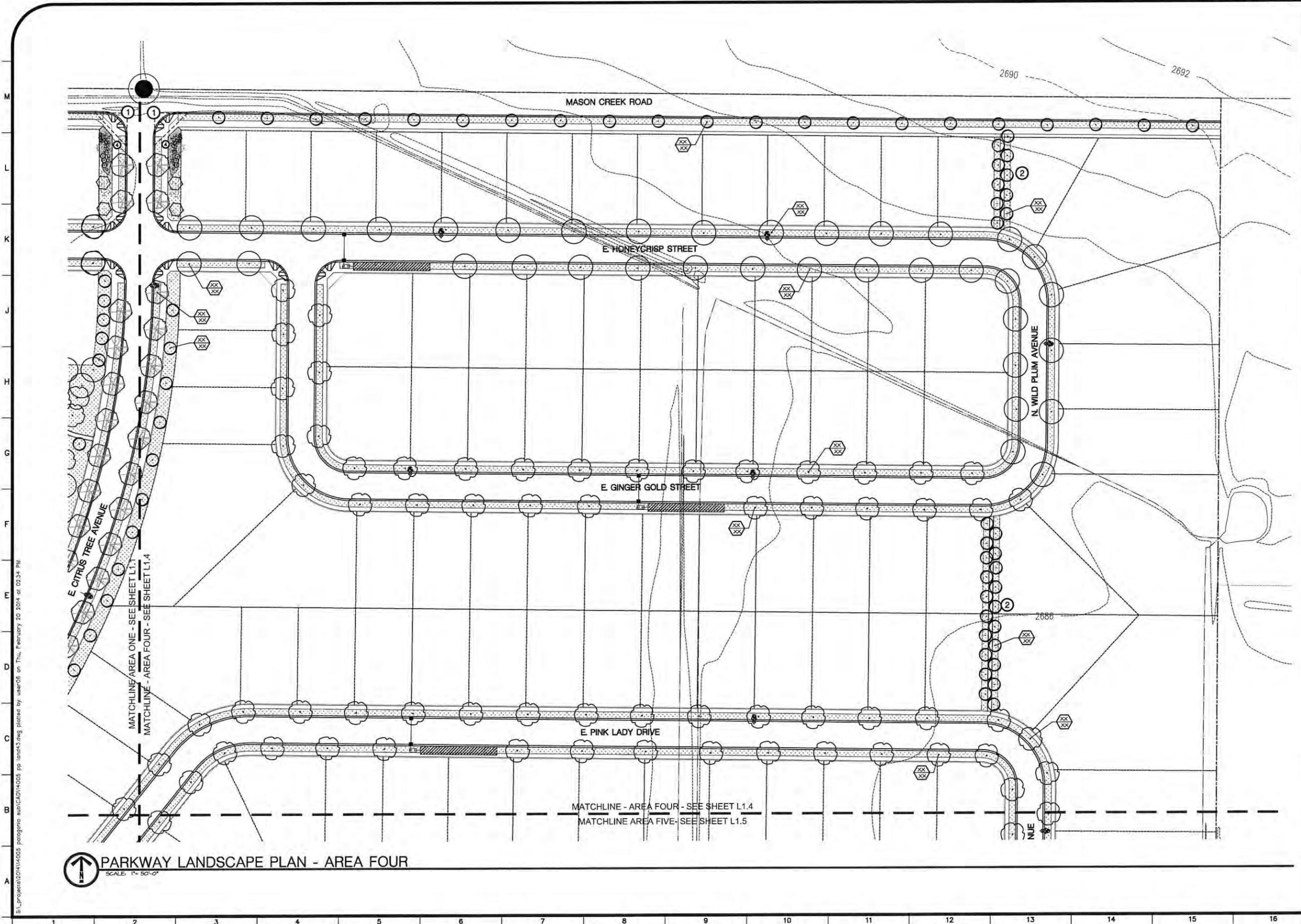
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PARKWAY LANDSCAPE PLAN - AREA THREE
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LANDSCAPE PLAN - AREA FOUR



SCALE: 1"= 50'-0"

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PARKWAY LANDSCAPE PLAN - AREA FOUR
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LANDSCAPE PLAN - AREA FIVE



SCALE: 1"= 80'-0"

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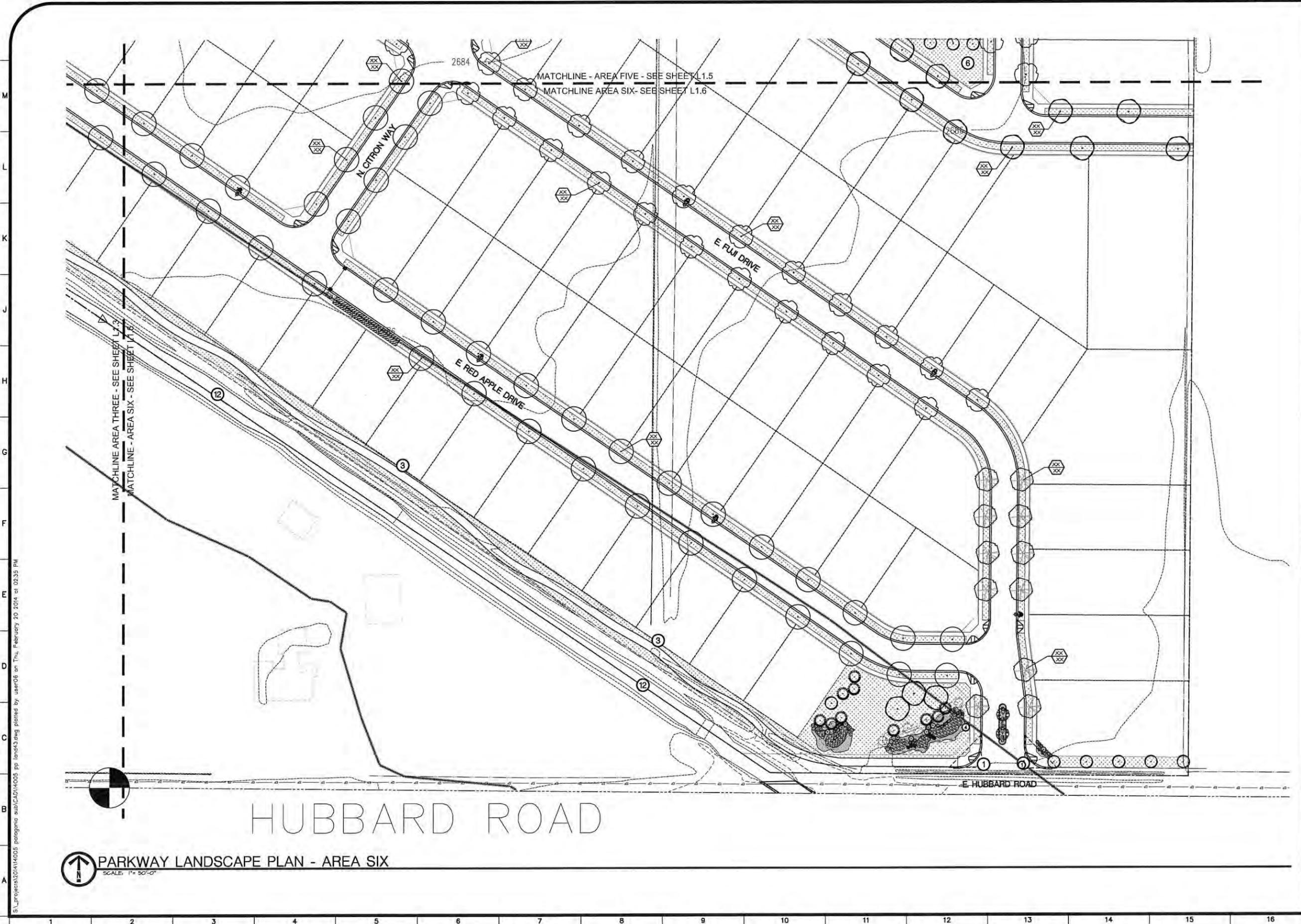


 **PARKWAY LANDSCAPE PLAN - AREA FIVE**
SCALE: 1"= 80'-0"

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 LANDSCAPE PLAN - AREA SIX**



SCALE: 1"= 80'-0"

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PARKWAY LANDSCAPE PLAN - AREA SIX
 SCALE: 1"= 50'-0"

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 ENLARGED LANDSCAPE PLAN - AREA B
SCALE: 1"= 80'-0"



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SCALE: 1"= 80'-0"

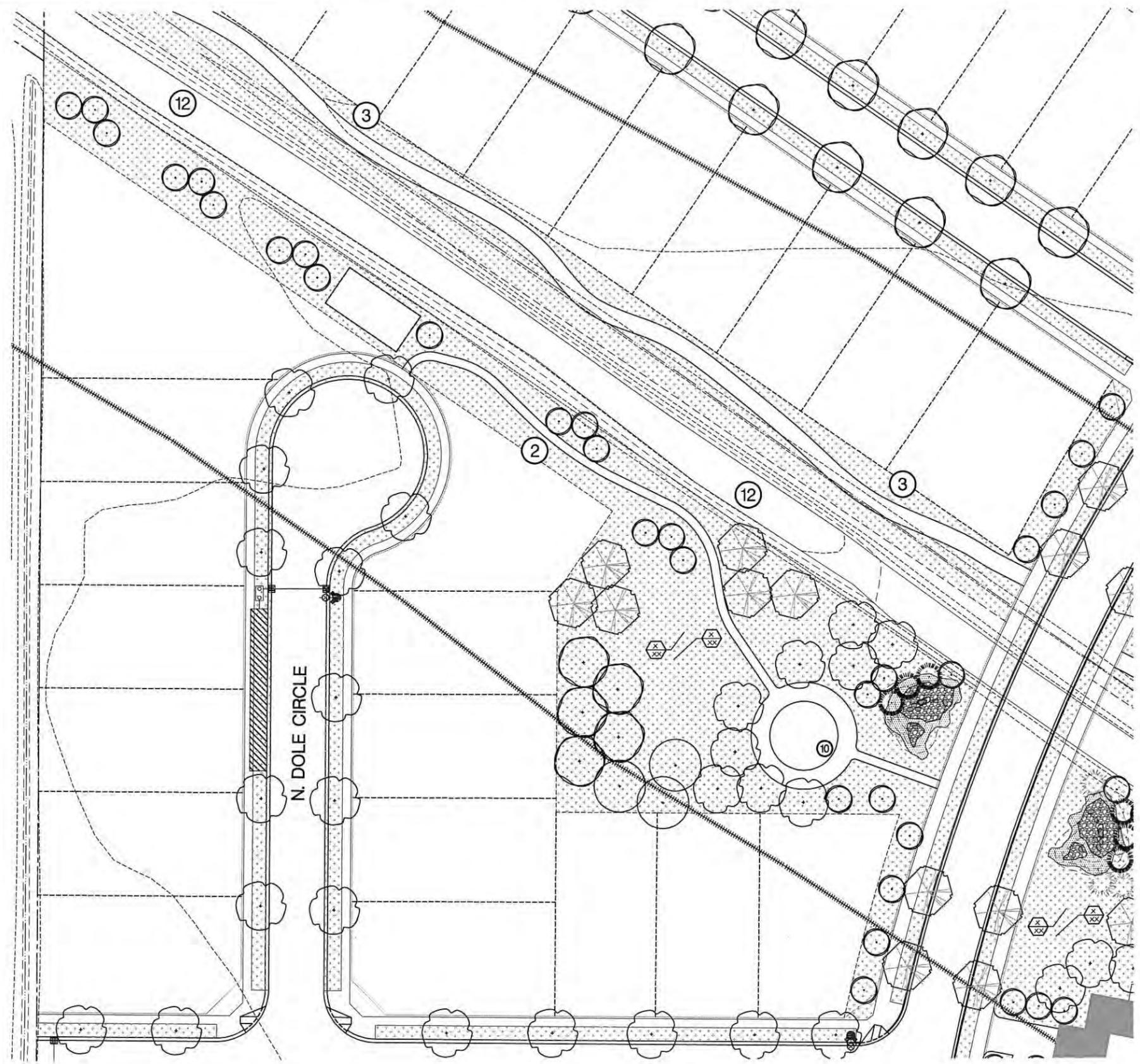
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 ENLARGED LANDSCAPE PLAN - AREA C
SCALE: 1" = 30'-0"



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 ENLARGED LANDSCAPE PLAN - AREA D
SCALE: 1" = 30'-0"



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SHEET NUMBER
L1.10

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

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 ENLARGED LANDSCAPE PLAN - AREA E
SCALE: 1"= 30'-0"



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PATAGONIA
 SUBDIVISION
 KUNA, IDAHO
 LANDSCAPE PLAN - AREA E



SCALE: 1"= 30'-0"

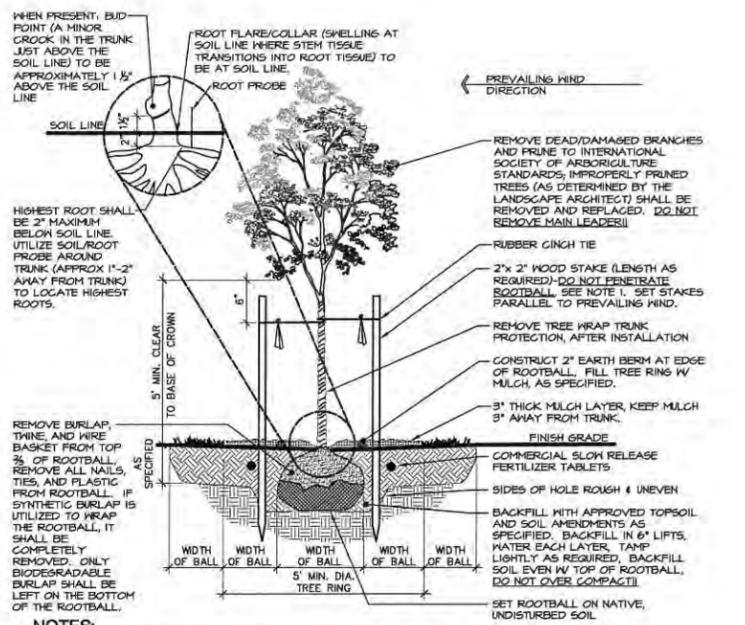
REVISIONS		
No.	Date	Description

PROJECT NO.:
14005
 DRAWN BY:
 CHECKED BY:
 DATE:
02/21/2014

SHEET NUMBER
L1.11

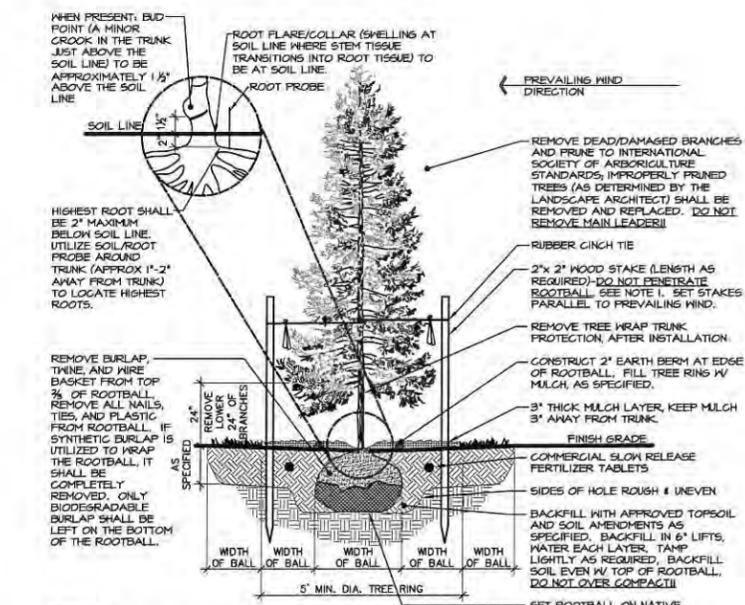
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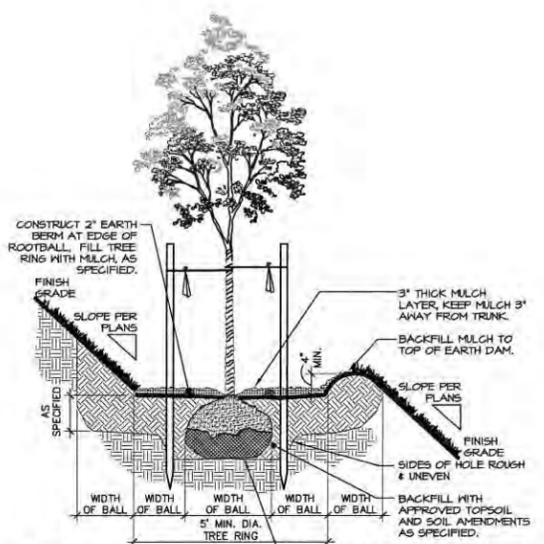
- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 5. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (ERRORTY 12"x 2" OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING
(TYPICAL FOR TREES 3" CALIPER OR LESS) NOT TO SCALE



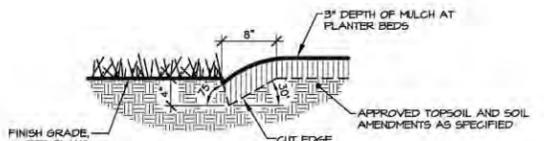
- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYPING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

3 CONIFEROUS TREE PLANTING
NOT TO SCALE

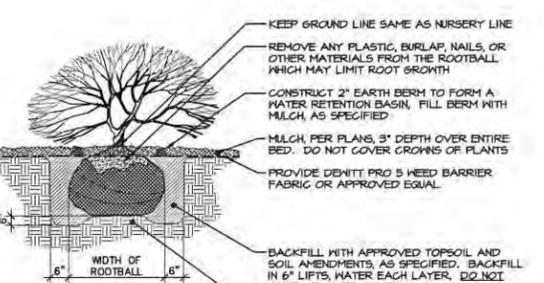


- NOTES:**
1. SEE DECIDUOUS AND/OR CONIFEROUS TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WATER TREE TWICE WITHIN THE FIRST 24 HOURS. ENSURE EARTH DAM DOES NOT LEAK OR ERODE AND REPAIR AS REQUIRED.

2 TREE PLANTING ON BERM
(TYPICAL FOR TREES 3" CALIPER OR LESS) NOT TO SCALE

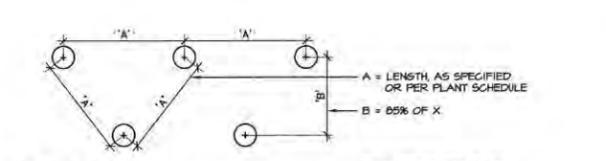


4 PLANTER BED CUT EDGE
(TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



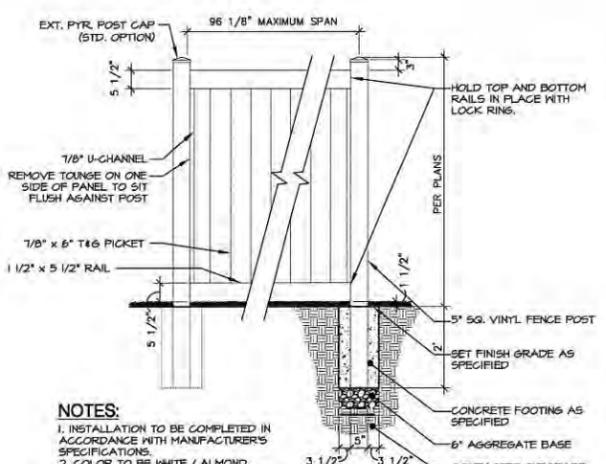
- NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

5 SHRUB PLANTING
NOT TO SCALE



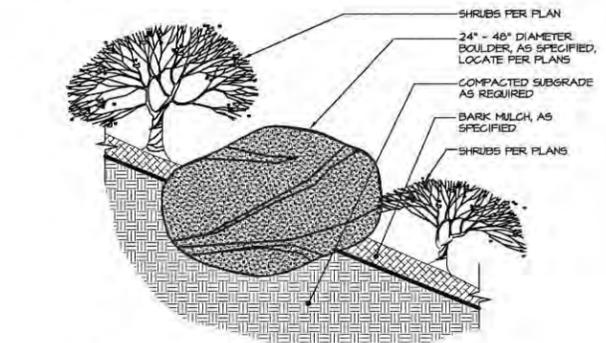
- NOTES:**
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

6 PERENNIAL & GROUNDCOVER PLANTING
NOT TO SCALE



- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. COLOR TO BE WHITE / ALMOND

7 VINYL FENCE PANEL
Scale: NTS



- NOTES:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
 3. CLEAN BOULDERS OF DIRT AND LOOSE DEBRIS.
 4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/2 OF BOULDER BELOW FINISH GRADE.
 5. DO NOT SCAR OR DAMAGE BOULDERS.
 6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY. (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL.)

8 BOULDER INSTALLATION ON SLOPE
NOT TO SCALE



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PATAGONIA SUBDIVISION KUNA, IDAHO LANDSCAPE DETAILS



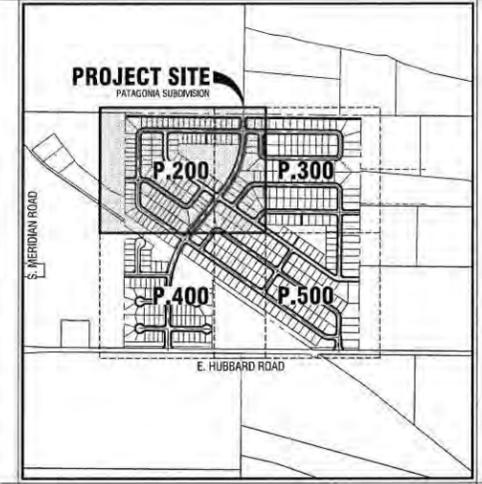
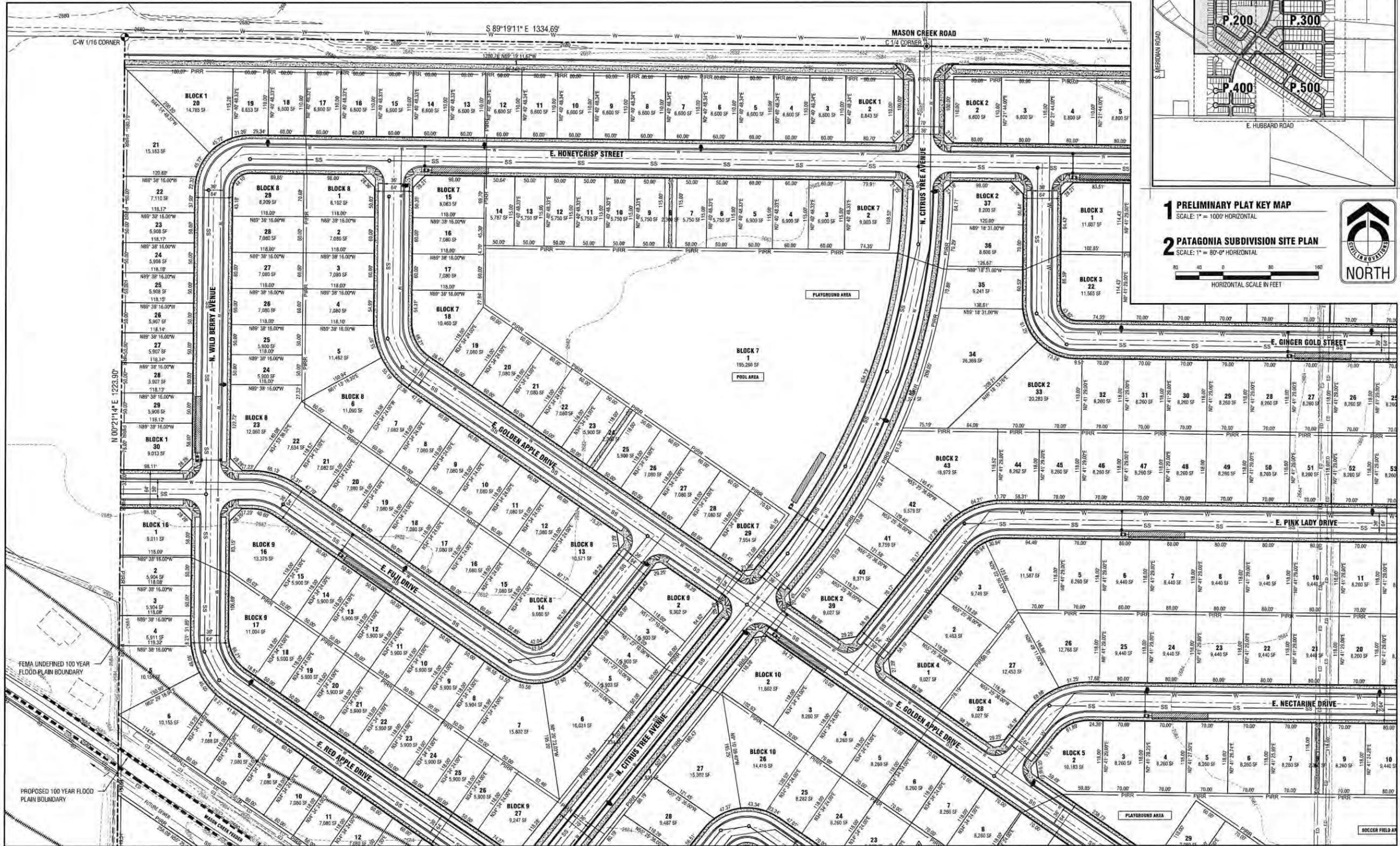
REVISIONS	
No.	Description

PROJECT NO.: 14005
DRAWN BY:
CHECKED BY:
DATE: 02/21/2014
SHEET NUMBER L1.13

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PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



1 PRELIMINARY PLAT KEY MAP
 SCALE: 1" = 1000' HORIZONTAL

2 PATAGONIA SUBDIVISION SITE PLAN
 SCALE: 1" = 80'-0" HORIZONTAL

HORIZONTAL SCALE IN FEET



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PATAGONIA SUBDIVISION
 KUNA, IDAHO

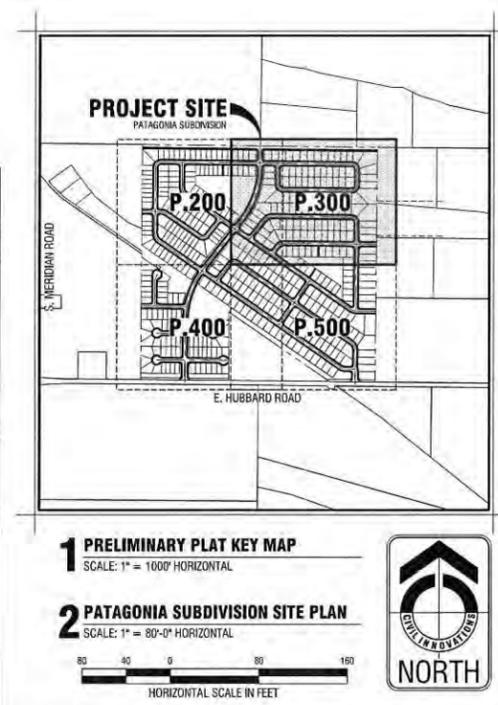
PRELIMINARY PLAT

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

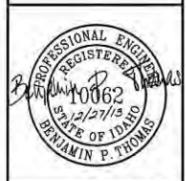
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 SHEET 2 OF 5

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
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REVISIONS

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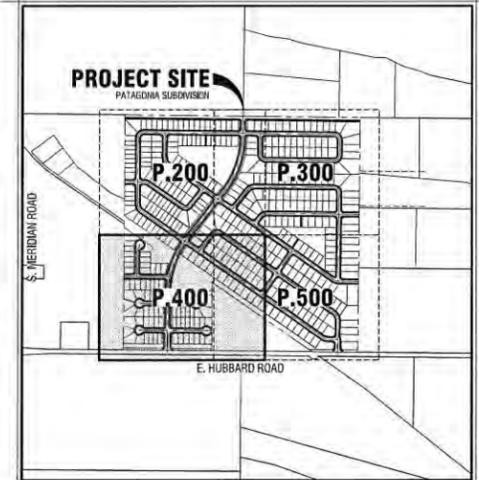
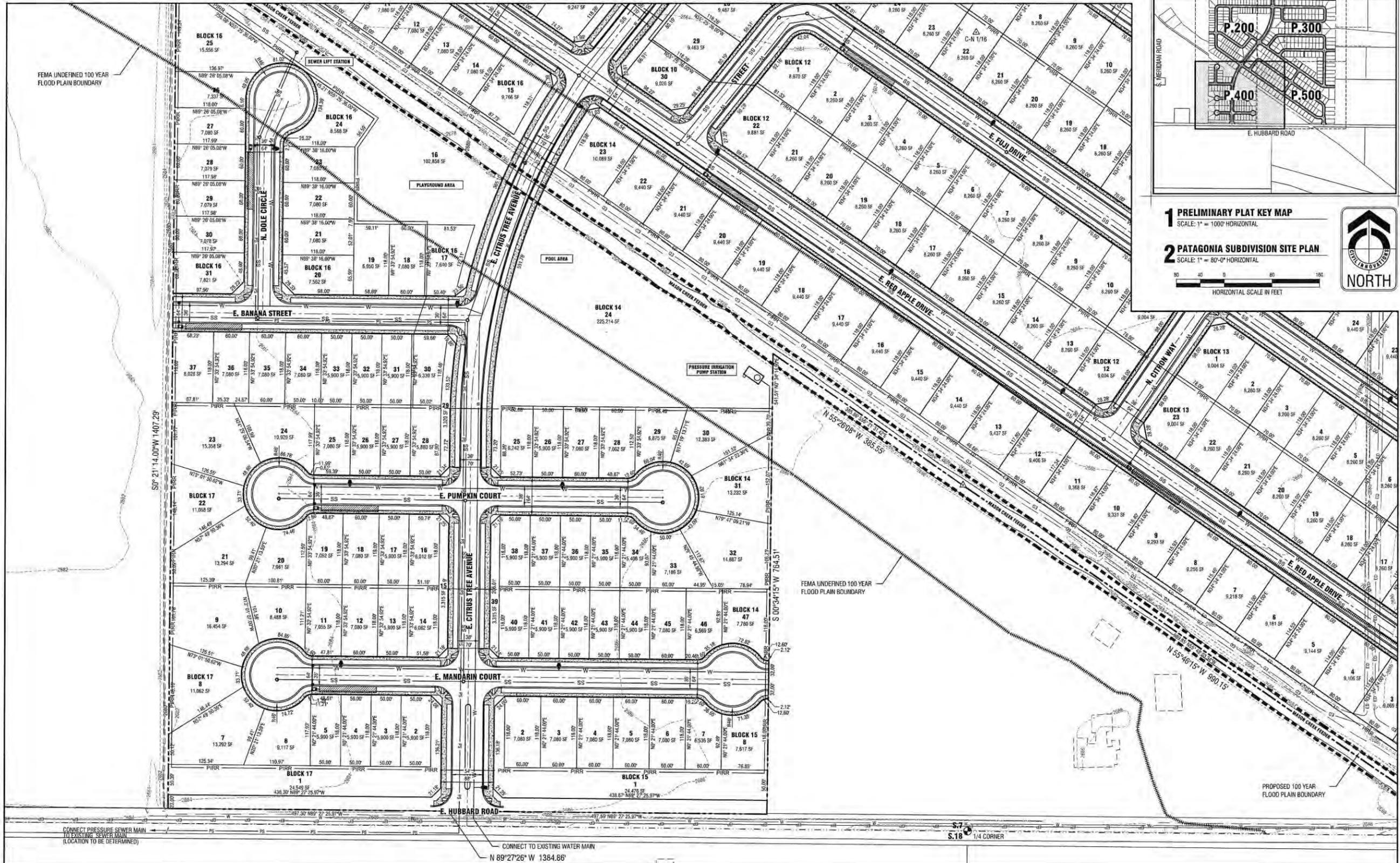
PATAGONIA SUBDIVISION
 KUNA, IDAHO
 PRELIMINARY PLAT

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.300
 SHEET 3 OF 5

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R. 1E., B. M., CITY OF KUNA, ADA COUNTY, IDAHO



1 PRELIMINARY PLAT KEY MAP
 SCALE: 1" = 1000' HORIZONTAL

2 PATAGONIA SUBDIVISION SITE PLAN
 SCALE: 1" = 80'-0" HORIZONTAL



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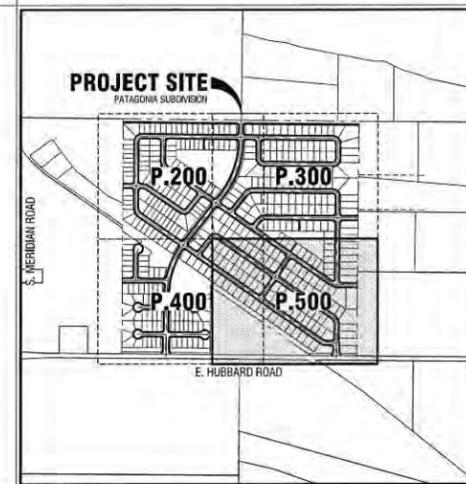
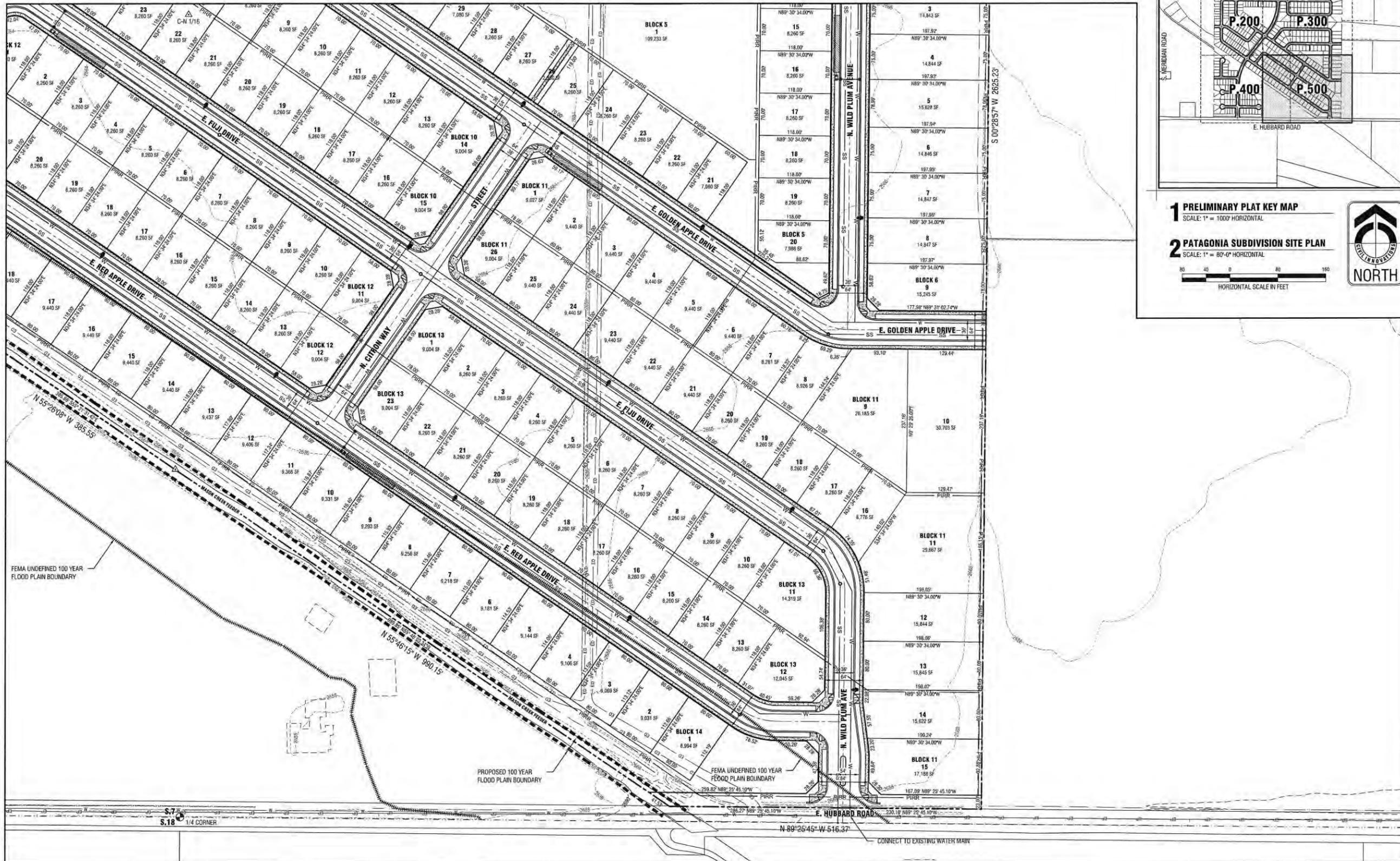
PATAGONIA SUBDIVISION
 KUNA, IDAHO
 PRELIMINARY PLAT

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

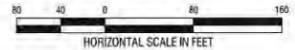
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 SHEET 4 OF 5

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
 LOCATED IN THE S 1/2 OF SECTION 7,
 T. 2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO



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PATAGONIA SUBDIVISION
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 PRELIMINARY PLAT

PROJECT #	PATAGONIA
DWG FILE	13-0910-PA
DESIGNED BY	BT
DRAWN BY	KDH
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ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.500
 SHEET 5 OF 5

October 21, 2014

Kuna Planning and Zoning Commission

Re: Patagonia Subdivision – 14-05-AN (Annex), 14-04-DA 9Dev Agree, 14-03-S (Sub), 14-06-DR (Design Review)

My name is Gena Russell and my husband, Brad Russell, and I own ten acres located at 1392 E. Bramble Lane and contiguous to the east boundary of the proposed Patagonia Subdivision. We have followed this parcel of land since the first plat (Criterion Orchards Subdivision) was proposed in 2007 and request consideration of the following:

1. Lack of School Site

- a. The project was originally proposed with an approximate 7-acre school site; however, when the developer was advised that the site was undersized, the lot was removed from the development plan. It appears that the subdivision still does not have a school site.
- b. I have left messages at the school district offices and been promised a call back. I have spoken with School Board Chair, Carl Ericson, on two occasions. As of today I have not received a response regarding the School District's plans for addressing future land needs related to student population growth resulting from the proposed subdivision.
- c. Based on standard calculations, each lot / unit will add an average of 1.2 students to the public education system for a total of 564 students.
- d. In years past, estimates of students housed per school site is 600 / elementary, 1,000 / middle school, 1,500 / high school and Kuna School District recommended acres was 12-15 for elementary, 45 for middle school and 55 for high school.
- e. If development is to pay for itself, developers must step up and allocate adequate land to support public services.

2. Traffic Flow

- a. The preliminary plat shows two ingress / egress points; all at Hubbard Road. It is my understanding that Hubbard Road will be widened and the ingress / egress points meet the minimum distance requirement.
- b. A traffic study has been completed and although the Idaho Transportation Department (ITD) is not required to sign-off of the plat, ITD has indicated that a controlled signal should be installed at Hubbard and Meridian Roads.
- c. Without a controlled signal at Hubbard and Meridian Roads, it is likely that fatal collisions at the intersection will increase and/or traffic will flow to Locust Grove, which is not being widened.

Thank you,



Gena Russell
208-871-4215