Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
AGENDA
Tuesday, October 13, 2020
6:00 PM

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks will be required.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

Live Streaming Instructions: *Members of the public may watch the June 9, 2020 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page linked below:* https://www.facebook.com/CityofKunaIdaho/

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: City Clerk
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: City Clerk
   PO Box 13
   Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - ✓ Your name
   - ✓ Address
   - ✓ Phone Number you will be calling from to give testimony

- ✓ Email Address
- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing

3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing.

Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing will be required. The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

Information provided at the public hearing will be available, upon request, five (5) days prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities.

1. *CALL TO ORDER AND ROLL CALL*

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Vacant

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

A. Planning and Zoning Commission Meeting Minutes

1. September 8, 2020

B. Findings of Fact & Conclusions of Law

1. Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square

3. *PUBLIC HEARING:*

A. Case No. 20-02-OA (Ordinance Amendment) Home Occupation – ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND**
- **REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND**

- **PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND**
- **REQUIRING A HOME OCCUPATION LICENSE; AND**
- **PROVIDING FOR HOME OCCUPATION STANDARDS; AND**
- **PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND**
- **PROVIDING FOR EXEMPTIONS; AND**
- **PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND**
- **PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND**
- **PROHIBITING LICENSE TRANSFER; AND**
- **PROVIDING FOR INSPECTIONS; AND**
- **PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND**
- **PROVIDING FOR A SEVERABILITY CLAUSE; AND**
- **PROVIDING FOR CONFLICTS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

B. **Case No.'s 20-07-S (Preliminary Plat) and 20-16-DR (Design Review) Memory Ranch No. 6 – 9 – ACTION ITEM**

Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

C. **Case No. 20-04-ZC (Rezone) Durrant – ACTION ITEM**

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

D. **Case No.'s 20-02-AN (Annexation), 20-04-S (Preliminary Plat) and 20-08-DR (Design Review) Rising Sun Commons – ACTION ITEM**

Applicant, JUB Engineers request annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. from 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

4. *BUSINESS ITEMS:*

5. *ADJOURNMENT:*

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
AGENDA
Tuesday, September 8, 2020
6:00 PM

Per the Order issued by Central District Health on July 14, 2020, Social distancing and face masks was required. Council Chambers audience occupancy was 15.

This meeting was also streamed Live on the City of Kuna Facebook page:
https://www.facebook.com/CityofKunaIdaho/

1. *CALL TO ORDER AND ROLL CALL*

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Commissioner John Laraway - Absent

CITY STAFF PRESENT:
Wendy Howell, Planning & Zoning Director
Jessica Reid, Planning & Zoning Staff

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

A. **Planning and Zoning Commission Meeting Minutes**

1. August 25, 2020

B. **Findings of Fact & Conclusions of Law**

1. Case No. 20-15-DR (Design Review) Patagonia Pool House
2. Case Nos. 20-08-SN (Sign) and 20-17-DR (Design Review) Kuna Dental Automated Monument Sign

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1
Motion carried: 4-0-1

3. *PUBLIC HEARING:*

4. *BUSINESS ITEMS:*

A. **Case No. 20-18-DR (Design Review) Medical Office at Redhawk Square - ACTION ITEM**

Jessica Reid: Good evening Commissioners; for the record, Jessica Reid, Planning & Zoning Staff, 751 W 4th Street, Kuna, Idaho, 83634. NeUdesign Architecture requests design review approval for an approximately 6,061 square foot medical office and adjacent parking lot at Redhawk Square, located on the southwest corner of W Deer Flat & N School Ave. Staff has determined the architectural elements of the project conform to Kuna City Code Tile 5, Chapter 4. The medical office will accommodate two businesses & provides 32 regular

parking spaces & 2 ADA accessible spaces. Accent lighting on the building & lighting in the parking lot is proposed to be shielded & conforms with dark sky practices. Landscape islands within the parking lot conform to Kuna City Code Title 5, Chapter 17. Staff notes that J&M Sanitation has requested a trash enclosure for each individual building within this complex. As such, staff has provided an additional condition requiring the applicant to work with J&M Sanitation to come to a solution. Staff also notes the applicant will be required to have all drainage & storm water retention plans reviewed and approved by the City Engineer prior to construction. Upon review, staff has determined the proposed building and parking lot generally appears to conform to applicable standards set forth in Kuna City Code Title 5. With that, staff would recommend if the approves Case No. 20-18-DR, that the applicant be subject to the conditions of approval as listed in section "F" of the staff report, as well as any other conditions as determined by the Planning & Zoning Commission. I will stand for any questions you may have, thank you. **C/Young:** Are there any questions for staff at this time? **C/Damron:** Did they come out with a new place for the secondary trash enclosure. **JR:** Currently there are two located within the complex already, J&M Sanitation requested that there be one for each building itself so, that is why we are having them work with J&M to see if that is absolutely required. **C/Damron:** Thank you. **C/Hennis:** I had one question and I am not sure who the best is to ask so, I'll ask you Jessica. In their landscape plan, at first I didn't see anything out along Deer Flat or School Avenue but yet, as I'm looking closer at the PDF, it looks like there is some ghosted in there; is there already existing landscape? **JR:** That is part of the original plat as it was submitted for the entire complex itself, and then they will be providing the landscaping within the islands and directly around their building. **C/Hennis:** Ok, I couldn't remember how we had left that one. **C/Gealy:** And when will that landscaping along Deer Flat and School Street be completed? **JR:** That I am not sure off of the top of my head, it is part of the inspections that we do directly on streetlights and the landscaping that is required when the complex is put in; I could get you those dates. **C/Gealy:** I guess I'm wondering who's responsible for that if it's not part of this application. **JR:** The developer who originally put forward the plat. **C/Hennis:** So, it would have to be in coordination with this construction. **JR:** Yes, most likely. **C/Hennis:** Ok. **C/Young:** Are there any other questions for staff at this time? **C/Hennis:** No, sir. **C/Damron:** No, sir. **C/Young:** Ok, then we'll go ahead and have the applicant please come forward and state your name and address for the record. **Amanda Bidwell:** Amanda Bidwell with NeUdesign Architecture, 725 E Second Street in Meridian, Idaho, 83642. Jessica, if you could pull up the slide show? Ok, I will walk you through the project. This is the overall plat that you were just talking about, north is actually to the left and we are the building in the top left corner; to the south is a commercial office, to our west is a dentist's office and the two larger buildings are proposed, future, assisted living facility. You can see the trash down here and one in the top corner, that's where they are currently, and we are proposing that is enough for the proposed uses so, we will work with J&M on a solution there; if not, we will find a better place for an additional one for our facility. Next slide. This is our site; it is extended out to include the dentist office so that I could show where our trash is located; you can see the wrap around and on the south is parking. There is also a west entry and a south entry for the two separate businesses and you can see the mechanical equipment is called out on the north side of our building, and we are proposing that to be shielded by landscaping. Next slide please, the landscape plan. There is fairly dense landscaping on that north side to help hide the mechanical units; there is also a floor plan which is a rough outline, Advanced Medicine is entering from the west and Rehab Authority would be entering from the south; they are more

evident in the elevations. As you can see, we have played up the two elevations where the entries are to make them really obvious and to help the building make a little more sense. We also dressed up the north elevation since it was right on Deer Flat and added an extra location for signage. The colors we chose were based on looking at the development as a whole; they would like to make the assisted living facility in brown tones, the dentists office is black and white so, we went with a warm grey to help tie that together. We also used the building mass to tie in a more traditional proposed assisted living facility and little bit more modern looking dentist office; we combined that to make a sort of layered roof that looked a little more traditional in it's roof lines, there are a lot of steps to the roof to give it some definition and detail. One thing to note is that our signs are proposed to be by the tenants so, they will come in for their own design review, we are not proposing any signs with this application. Overall, we like that it brings a mixed use to the area; there are a lot of houses around there so, this will offer some more diversity. It's a nice looking building on School and Deer Flat; with that, I will stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Hennis:** No, sir. **C/Damron:** No questions. **C/Gealy:** I have a simple question regarding timing. If this building is the first one completed, what will be your vehicle access? **AB:** They are putting the roads in with the plat. **C/Gealy:** Ok, thank you. **C/Young:** I have one question as well. The ground-mounted HVAC equipment that you indicated, you said that it is intended to be screened by landscaping; is there landscaping in front of those units or are the units in line with the landscaping on that north elevation? **AB:** There will be landscaping in front of the units. **C/Young:** Ok. Are there any other questions for the applicant at this time? **C/Hennis:** No. **C/Damron:** No. **C/Young:** Ok, thank you very much. And that brings up our discussion, would anybody like to go first? **C/Hennis:** We'll let you go first. **C/Young:** I think the elevations are inline with what we look for in a development like this; the rooflines are broken up; the materials are goo. I don't really see any issue with this as long as we can come in line with J&M. I'm good with the way it's been presented, it's a good-looking building and fits in well with the residential uses adjacent to it. **C/Hennis:** I agree, I think it's a well laid out building; I like the different entrances to it, the change in color and material at those entrances. I like how it's dropped on the site there, I think it will be a good place to have that. **C/Gealy:** I hadn't thought about it until you mentioned it, I think it was in the letter, because the location is in a primarily residential area and we do want to have commercial there but, I like that the design is going to blend nicely in a residential area; it's not just houses and then oh wow, what's that! I think that was really a good idea. I did have one question for staff, with respect to the landscaping and the maintenance of the landscaping, generally we see in the conditions of approval that the applicant is responsible for maintaining landscaping in good order. Again, there's the developer and then there's the applicant, what are the conditions with respect to landscaping maintenance? **JR:** For the landscaping for the complex itself, that is part of the final plat and that will be maintained, as far as my understanding, by the developer with the irrigation and all of that. Then, if I could defer to Wendy on that part when it comes to the building itself? **C/Gealy:** And the landscaping that we're seeing in this particular application, do we need to include a condition with respect to the maintenance of that landscaping in the future? **Wendy Howell:** Yes. **C/Gealy:** Yes, we should. Thank you. **JR:** Thank you Wendy. **C/Young:** Are there any other questions or concerns? **C/Hennis:** No. **C/Damron:** No. **C/Young:** Ok, I'll stand for a motion.

Commissioner Cathy Gealy moved to approve 20-18-DR (Design Review) for the Medical Office at Redhawk Square with the conditions as outlined in the staff report and the additional condition requiring maintenance of that landscaping associated with the application. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1
Motion carried: 4-0-1

5. *ADJOURNMENT:*

C/Young: Seeing nothing else on the agenda, staff, is there anything to report? **Wendy Howell:** No, there is not.

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy, and Commissioner Stephen Damron.
Voting No: None
Absent: 1
Motion carried: 4-0-1

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **BRECKON LAND DESIGN** For Design Review for the *Patagonia Pool House*.	)	**Case Nos. 20-18-DR (Design Review)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and approval or denial on September 8, 2020. It was heard September 22, 2020 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Design Review Application			X
2	Letter of Intent			X
3	Vicinity Map			X
4	Aerial Map			X
5	Warranty Deed			X
6	Affidavit of Legal Interest			X

7	Roof Plan			X
8	Exterior Elevations			X
9	Colored Elevations			X
10	Landscape Plan			X
11	Site Plan			X
12	Staff Report			X
13	Agency Transmittal			X
14	City Engineer Comments			X
15	J&M Sanitation Comments			X
16	Application Submittal Fee Payment Receipt			X

1.2 Public Meeting

1.2.1 Planning and Zoning Commission heard this on September 8, 2020. The FCO's have been requested to go to the Commission October 13, 2020.

1.3 Testimony

1.3.1 Those who testified at the Commissions September 8, 2020 meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planning and Zoning Staff

1.3.1.2 Appearing for the Applicant:
Amanda Bidwell, NeUdesign Architecture

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Design Review

3.1.1 The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5.

3.2.2 Review by staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.

3.2.2 The medical office is surrounded by a proposed parking lot and landscape buffers. The proposed medical office will be 23-feet tall and offers varying rooflines, textures, materials and colors. The medical office will have two entrances for two different businesses, one on the south side and one on the west side. The entrances provide recessed doorways, overhangs, and column-like sections of stone façade. Building façade colors are earth toned, offering varying textures. The area will be well lit with wall mounted LED lighting and light poles within the associated parking lot.

3.2.3 The parking lot is a public parking lot that serves the patrons of the businesses. The parking lot will be accessed via public street connections from W Deer Flat Road and N School Avenue, as well as cross-connection between surrounding parking lots. The applicant has proposed 30 standard off-street stalls and 2 ADA accessible stalls which provides pedestrians safe access to and from medical offices. Applicant shall follow stall and aisle design standards listed in KCC.

3.2.4 The applicant has proposed a landscape buffer including trees, shrubs, grasses, and perennial flowers. The proposed landscaping is in conformance with KCC, and minimizes impact on adjacent areas.

3.2.5 The applicant proposes two seepage trenches in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated September 8, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 This application is a request for approval of Design Review for a medical office and associated parking lot.

3.3.1.2 The medical office and is planned for the northeast corner of APN: S1323212411 (until final plat is recorded).

3.3.1.3 The parking lot includes 32 regular parking spaces and 2 ADA accessible spaces and appears to conform to Kuna parking standards as listed in Kuna City Code (KCC) 5-9-3.

3.3.1.4 The medical office building generally appears to conform to the Kuna architectural guidelines and KCC 5-4: Design Overlay District.

3.3.1.5 Construction of a trash enclosure to solely serve the building has been requested by Chad Gordon of J&M Sanitation.

3.3.1.6 Applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer.

3.3.1.7 Applicant has been notified the project is subject to Design Review inspection and associated fees for the building, parking lot, landscaping and lighting.

3.3.2 Staff Recommendations: As a result of the review, the Planning and Zoning Staff, Jessica Reid, recommended approval of the applications with the following conditions:

3.3.2.1 The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.

3.3.2.2 The applicant shall obtain written approval of the construction plans from applicable agencies. The approval may be either on agency letterhead referring to the approved use or, may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit.

3.3.2.2.1 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the Civil Plan.

3.3.2.2.2 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.

3.3.2.2.3 The KMIS shall approve any modifications to the existing irrigation system.

3.3.2.2.4 Approval from Ada County Highway District/Impact Fees, if any, shall be paid prior to building permit approval.

3.3.2.3 The City Engineer shall review and approve all Civil Plans and sewer hook-ups.

3.3.2.4 The applicant shall work with J&M Sanitation to provide an appropriate trash solution.

3.3.2.5 The applicant shall obtain separate electrical and plumbing permits prior to construction.

3.3.2.6 This development is subject to building Design Review inspections prior to receiving a certificate of occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.

3.3.2.7 The land Owner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.

3.3.2.8 Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

3.3.2.9 The applicant's proposed preliminary plat (dated May 2019) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.

3.3.2.10 Applicant shall comply with all local, state and federal laws.

IV
CONCLUSIONS OF LAW

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code § 1-14-3.

4.3 Kuna City Code § 5-4-2 provides that:

> This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas,

subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

V
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DOES HEREBY CONFIRM:

5.1 That the Design Review application (Case No. 20-18-DR) was approved September 8, 2020.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 13th day of October, 2020.

_____
Lee Young, Chairman

City of Kuna
Planning and Zoning Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

To: Kuna City Council

File Numbers: 20-02-OA (Zoning Ordinance Amendment)
Title 5: Zoning Regulations
- KCC 5-6-1-2 (Definitions)
- KCC 5-5-4.K (Home Occupations)

Presenter: Wendy I Howell, PCED

Hearing Date: September 8, 2020

A. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states text amendments and ordinance changes are designated as public hearings, with the City Council as the final decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. **Notifications**

i. Agencies	August 18, 2020
ii. Kuna, Melba Newspaper	August 26, 2020
	September 2, 2020

B. Agency Responses

- *Idaho Department of Transportation* responded on August 18, 2020 stating they do not have an objection to the proposed ordinance amendment.

- *Kuna Rural Fire District* responded on August 20, 2020 stating it looks good. Chief Roberts suggested possibly adding a statement the applicant also needs to comply with all requirements of the health department. Then indicated it may be implied through the licensing for child care.

C. Staff Comments:

Home occupations are those businesses designed to operate from home without an adverse effect on neighboring properties. Our community has been requesting proposed uses that are not currently allowed as a home occupation. To rectify this, staff is requesting a new home occupation section for the zoning ordinance.

Home occupations can provide numerous benefits for both home-based workers and the city by providing useful services and encouraging business growth. It is a good starting place for entrepreneurs to establish their customer base before needing to rent commercial space. Working from home also provides a way for a parent to save money on child care expenses,

commuting costs and reducing traffic congestion. Home occupations can also provide many people who might be unable to work outside the home an opportunity to earn a living.

This proposed code will open up more opportunities for Kuna citizens to operate a home business with requirements that will keep the neighborhoods feeling and looking like a neighborhood, not a business district.

This ordinance complies and aligns itself with the goals and objectives of the newly adopted Comprehensive Plan. City Attorney, Bill Gigray has reviewed and commented on the proposed ordinance and his recommendations have been incorporated.

D. Applicable Standards:

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

E. Proposed Decision by Planning and Zoning Commission:

The Planning and Zoning shall consider and discuss the evidence and testimony presented at the hearing prior to rendering of their recommendation.

Note: This proposed recommended motion is for approval, conditional approval or denial. However, if the Commission wishes to make any changes, please note on the record the specific areas you would like to revise.

- Based on the facts outlined in staff's report and public testimony (if any), the Planning and Zoning Commission recommends *(approval, conditional approval, denial)* of an ordinance of City of Kuna, Idaho, making certain findings, purposes and ordinance enactment history; and repealing Section 5, Article K, Chapter 4, Title 5 Kuna City Code; and amending and redesignating Section 4, Article K, Chapter 4 of Title 5 Kuna City Code; and providing an application; and providing a license nontransferable, nonportable; and providing for violations; and providing a severability clause; and providing for conflicts; and directing the city clerk; and providing an effective date.

Doug Hanson

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 18, 2020 5:15 PM
To: Doug Hanson
Subject: 20-02-OA (Ordinance Amendment); Home Occupation

Good evening,
ITD has no objections to the proposed zoning ordinance amendment.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, August 18, 2020 4:29 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <tritthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <mronk@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Krystal Hinkle <khinkle@kunafire.com>; Kuna Police <jmcdaniel@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <jim@kunaschools.org>; Kuna School District <dreinhart@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Phil Roberts <'proberts@kunafire.com'>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: [EXTERNAL] City of Kuna Request for Comment - Case No. 20-02-OA (Ordinance Amendment); Home Occupation

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

August 8, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration by the Planning and Zoning Commission for**:**

File Number & Case Name:	20-02-OA (Ordinance Amendment) Home Occupation

Project Description	• **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND** • **AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND** • **REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND** • **AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND** • **PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND** • **REQUIRING A HOME OCCUPATION LICENSE; AND** • **PROVIDING FOR HOME OCCUPATION STANDARDS; AND** • **PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND** • **PROVIDING FOR EXEMPTIONS; AND** • **PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND** • **PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND** • **PROHIBITING LICENSE TRANSFER; AND** • **PROVIDING FOR INSPECTIONS; AND** • **PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND** • **PROVIDING FOR A SEVERABILITY CLAUSE; AND** • **PROVIDING FOR CONFLICTS; AND** • **DIRECTING THE CITY CLERK; AND • PROVIDING AN EFFECTIVE DATE.**
Applicant/ Representative	City of Kuna PO Box 13 Kuna, ID 83634
Scheduled Hearing Date	Tuesday, **September 8, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Wendy I. Howell, Planning and Zoning Director whowell@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

Attached is the ordinance for your consideration and response. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm located at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

From: Phil Roberts <proberts@kunafire.com>
Sent: Thursday, August 20, 2020 3:41 PM
To: Doug Hanson <dhanson@kunaid.gov>
Subject: RE: City of Kuna Request for Comment - Case No. 20-02-OA (Ordinance Amendment); Home Occupation

I agree it looks good. I was wondering if there needs to be statement in there that they also need to comply with all requirements of the health department concerning home daycare. They may be implied through the licensing for child care.

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 101
208-922-1982 Fax
208-870-3057 Cell

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, August 18, 2020 4:29 PM
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: City of Kuna Request for Comment - Case No. 20-02-OA (Ordinance Amendment); Home Occupation

August 8, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration by the Planning and Zoning Commission for**:**

File Number & Case Name:	20-02-OA (Ordinance Amendment) Home Occupation
Project Description	• **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND** • **AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND** • **REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND** • **AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND**

	• **PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND** • **REQUIRING A HOME OCCUPATION LICENSE; AND** • **PROVIDING FOR HOME OCCUPATION STANDARDS; AND** • **PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND** • **PROVIDING FOR EXEMPTIONS; AND** • **PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND** • **PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND** • **PROHIBITING LICENSE TRANSFER; AND** • **PROVIDING FOR INSPECTIONS; AND** • **PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND** • **PROVIDING FOR A SEVERABILITY CLAUSE; AND** • **PROVIDING FOR CONFLICTS; AND** • **DIRECTING THE CITY CLERK; AND • PROVIDING AN EFFECTIVE DATE.**
Applicant/ Representative	City of Kuna PO Box 13 Kuna, ID 83634
Scheduled Hearing Date	Tuesday, **September 8, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Wendy I. Howell, Planning and Zoning Director whowell@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
Attached is the ordinance for your consideration and response. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm located at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.	

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

ORDINANCE _____

CITY OF KUNA, IDAHO
ZONING ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **AMENDING SUBSECTION 2, SECTION 1, CHAPTER 6 OF TITLE 5 KUNA CITY CODE AMENDING DEFINITION ASSOCIATED WITH HOME OCCUPATION; AND**
- **REPEALING SUBSECTION K, SECTION 4, CHAPTER 5, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTION 4, CHAPTER 5 OF TITLE 5 KUNA CITY CODE BY THE ADDITION THERETO OF A NEW SUBSECTION K; AND**
- **PROVIDING FOR THE REGULATION OF HOME OCCUPATIONS; AND**
- **REQUIRING A HOME OCCUPATION LICENSE; AND**
- **PROVIDING FOR HOME OCCUPATION STANDARDS; AND**
- **PROVIDING FOR PERMITTED HOME OCCUPATIONS; AND**
- **PROVIDING FOR EXEMPTIONS; AND**
- **PROVIDING FOR PROHIBITED HOME OCCUPATIONS; AND**
- **PROVIDING FOR THE PLANNING AND ZONING DIRECTOR TO REVIEW AND GRANT APPLICATIONS; AND**
- **PROHIBITING LICENSE TRANSFER; AND**
- **PROVIDING FOR INSPECTIONS; AND**
- **PROVIDING FOR REVOCATION OF LICENSES PROCESS; AND**
- **PROVIDING FOR A SEVERABILITY CLAUSE; AND**
- **PROVIDING FOR CONFLICTS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: *The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:*

1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and

1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on _____, as required by Sections 67-6511 and 67-6509, Idaho Code, and made a recommendation of approval by the Commission on October 8, 2019 where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on _____, and _____ on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A7 the City Council has approved it on _____ and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.4 It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: *Subsection 2, Section 1, Chapter 6 of Title 5 Kuna City Code is hereby amended to read as follows:*

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

HOME OCCUPATION: ~~An activity, profession, or craft carried on entirely within a residence by the occupants, which activity is clearly incidental to the use of said residence as a dwelling and does not change the residential character thereof, is conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term, so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence other than for a nameplate as permitted, and which does not infringe upon the rights of neighboring residents to enjoy a peaceful occupancy of their homes.~~ An occupation or a activity which is clearly incidental and secondary to use of the premises as a dwelling and is carried on wholly or in part within the dwelling or approved accessory building by the occupants who reside on the premises.

Section 3: *Subsection K, Section 4, Chapter 5 of Title 5 Kuna City Code is hereby repealed.*

Section 4: *Section 4, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended by the addition thereto of a new Subsection K to read as follows:*

K. *Home Occupation*: The City of Kuna recognizes the desire and need of some residence to use their residence for home occupation business activities in order to reduce trip generation and to provide another economic development tool, but the City also recognizes the need to protect the surrounding areas from adverse impacts generated by these business activities.

1. *Home Occupation License Required.* It shall be unlawful for any person to use their residence that is located within the City of Kuna for business activities without first obtaining a home occupation license issued by the city pursuant to Kuna City Code Section 3-4-1 in accordance with the criteria of this subsection.

2. *Authorized home occupations* in any dwelling unit are subject to the following permitted home occupation standards:

    a. The home occupation shall be clearly subordinate to the residential use and shall not alter the character of the dwelling.

    b. The occupant of the home shall be the owner/operator of the home occupation and reside within the dwelling.

    c. The use shall be conducted within the principal residential structure, garage and/or permitted accessory structure on-site. The only exception is in the case of a family daycare where children may play outside with safety considerations in according to Idaho Code 39-1109.

    d. No more than twenty-five percent (25%) of the total gross floor area of the dwelling with the exception of child care which shall use no more than forty-five percent (45%) of the total gross floor area of the dwelling.

    e. Equipment and tools used for the home occupation shall be typical of a normal household. The equipment and tools used shall not be audible from adjacent properties or public streets and shall be used only in a completely enclosed building.

    f. Electronically amplified sounds shall not be audible from adjacent properties or public streets.

    g. No equipment or process that is perceptible beyond the occupant's property boundary may be used that creates excessive dust, noise, vibration, glare, fumes, odors, or electrical interference.

    h. Public utilities for the residential use shall be adequate to safely accommodate equipment used for the home occupation.

    i. No outdoor display, goods, or outside storage of equipment and/or materials used in the home occupation.

    j. No delivery shall be made by any vehicle larger than a typical United States Post Office mail delivery vehicle or parcel delivery vehicles such as United Parcel Service van and shall not block traffic circulation. No more than an average of two deliveries per day.

    k. One (1) individual paid or unpaid is allowed to participate in the operations of the home occupation other than dwelling inhabitants and shall be required to park on-site.

l. Hours for client visits are between 8:00 am through 6:00 pm except for Home and Group child care which may operate from 7:00 am through 6:00 pm unless approved through the Special Use License process.

m. Instructional students shall not exceed more than six at any given time.

n. All parking shall be within the driveway and not on-street or in the right-of-way. If additional parking for the home occupation is needed, then that parking shall be provided upon the property whereupon the home occupation is operated. The parking area shall be paved and where possible shall not be located in front of the house relative to a street.

o. No signage is permitted.

p. All applicable codes shall be met to obtain a home occupation license.

3. *Permitted Home Occupations*.

a. Office for professional service of the current home occupant includes, but not limited to:

i. Architect, draftsperson, engineer
ii. Clergy
iii. Financial
iv. Graphic Design/Photography
v. Insurance agent (independent)
vi. Journalist (freelance)
vii. Lawyer
viii. Real Estate Agent/Broker (independent)
ix. Psychologists / Counselor
x. Surveyor
xi. Travel Agent (independent)
xii. Similar uses

b. Personal services by the current home occupant, includes, but not limited to:

i. Barbershop or Beauty Salon
ii. Manicure and/or Pedicure Shop
iii. Massage Therapy
iv. Pet Grooming

c. Instructional services by the current home occupant, includes, but is not limited to:

i. Arts and Crafts
ii. Dance or music
iii. Swim Lessons
iv. Tutoring
v. Similar uses

d. Home Child Care (6 or fewer children) and owner/operator of the child care shall reside within the dwelling.

e. Group Child Care (7-12 children) and owner/operator of the child care shall reside within the dwelling.

f. Studios that teach others includes, but is not limited to:

i. Art
ii. Dance
iii. Music
iv. Voice

g. Workroom for tailors, dressmakers, milliners, lapidary, woodworking and similar uses;

h. Repair services, including but not limited to computers, electronic devices, gunsmithing, lawnmowers, bicycles, small appliances, small engines, watch and clocks and similar uses;

i. Internet sales that is able to meet K.A.10 of this chapter.

It is recognized that this list may not totally be inclusive. The planning and zoning director shall make the determination for uses B1 through B9 of this chapter, whether an unlisted business is similar to a listed permitted use and issue or deny a Home Occupation License.

4. *Exempt Home Occupations.* The uses listed below are not subject to this section, provided that all persons engaged in such activities reside on the premises:

a. Artists, Authors, sculptors, and composers not selling their artistic product to the public on the premises

b. Lemonade stands

c. Avon and Pamper Chief sales

d. Craft work, such as jewelry-making and pottery, photography with no sales permitted on the premises

e. Similar uses as determined by the planning and zoning director

5. *Prohibited Home Occupations*. The following prohibited uses include, but are not limited to:

    a. Adult uses

    b. Auto body shop

    c. Bed and Breakfast

    d. Contractors storage yard

    e. Kennels, animal boarding, veterinarian clinics/hospitals

    f. Machine shop, welding shop

    g. Medical or dental offices

    h. Restaurants, clubs, drinking establishments

    i. Retail sales of goods

    j. Tattoo/body piercing

    k. Taxi services

    l. Undertaking, mortuary or funeral parlors

    m. Similar uses as determined by the planning and zoning director

6. *License Application Review:* The Planning and zoning director or the director's designee shall review applications for home occupation filed with the City Clerk for compliance with the provisions of this subsection and shall inform the City Clerk of their findings in review.

7. *License Nontransferable, Nonportable*: Except as specifically provided by this Code or by state law, no home occupation license shall in any manner be assigned or transferred to any person other than the holder thereof. A home occupation license is valid for the specific location requested only.

8. *Inspections:* A home occupation license holder shall be subject to scheduled or unscheduled site inspections by the planning and zoning director or the director's designee at any time upon reasonable cause for verification of compliance with the terms and conditions of the home occupation license and applicable federal, state, and city law.

9. *Revocation of Home Occupation License:* A home occupation license is subject to revocation in accordance with the following procedure:

    a. *Notice of Noncompliance*: The planning and zoning director or the director's designee shall provide written notice of noncompliance to the Home Occupation

License holder of a License Holder's noncompliance with the terms and conditions of the Home Occupation License and/or an applicable federal, state or city law and the amount of time within which the License Holder must provide evidence of their compliance or correction of the noncompliance.

b. *Notice to Show Cause.* In the event the license holder fails to timely correct and remedy the noncompliance or does not respond to a notice of noncompliance the planning and zoning director shall schedule before the Planning and Zoning Commission a hearing and provide written notice of the hearing to show cause to the license holder of intent to revoke their home occupation license.

    i. The written notice of the hearing to show cause shall be served by e-mail and U.S. Mail at least twenty-eight (28) days in advance of the hearing to the address herein designated for notice pursuant to the home occupation license.

    ii. At the hearing to show cause, the planning and zoning director or their designee shall present the evidence of the noncompliance and the notice provided to the license holder and the license holder's response if any.

    iii. At the hearing to show cause the license holder may then present evidence, if any they may have, as to why their Home Occupation License should not be revoked.

    iv. Following any presentation of evidence by the planning and zoning director or their designee and the license holder the planning and zoning commission shall determine and issue Findings of Fact, Conclusions of Law and an Order of Decision to revoke or not revoke based upon the preponderance of the evidence presented at the Show Cause hearing.

    v. An appeal to the City Council of the entry of the Findings of Fact, Conclusions of Law and an Order of Decision by the Planning and Zoning Commission must be filed within seven (7) days thereafter.

    vi. The process of the proceedings of appeal before the City Council shall be the same as before the Planning and Zoning Commission.

10. *Severability.* The various parts, sentences, paragraphs, sections and clauses of this subsection are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Chapter shall not be affected thereby.

11. *Conflicts.* In case of a conflict between regulations, the most restrictive shall apply except as otherwise indicate.

Section 5: Directing the City Clerk. The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 6: Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this ____ day of_____, 2020.

CITY OF KUNA

_____

Joe L. Stear, Mayor

ATTEST:

_____

Chris Engels, City Clerk

W:\Work\K\Kuna, City of 25721\Ordinances\Zoning Ordinances\Home Occupation Ordinance. 08-07-2020.docx

City of Kuna

Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 20-07-S (Preliminary Plat and 20-16-DR (Design Review) – **Memory Ranch No. 6-9.**

Site Location: 3895 W Lake Hazel Road, and Additional Parcels, Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: October 13, 2020

Owners: Heartland Townhomes Property Management LLC
Union Square LLC
9839 W Cable Car St., Suite 101
Boise, ID 83709

Applicant: Trilogy Development, Inc
9839 W Cable Car St., Suite 101
Boise, ID 83709
208.895.8858

Representative: Gem State Planning – Jane Suggs
9840 W Overland Road, Suite 120
Boise, ID 83709
208.895.8858
jane@gemstateplanning.com

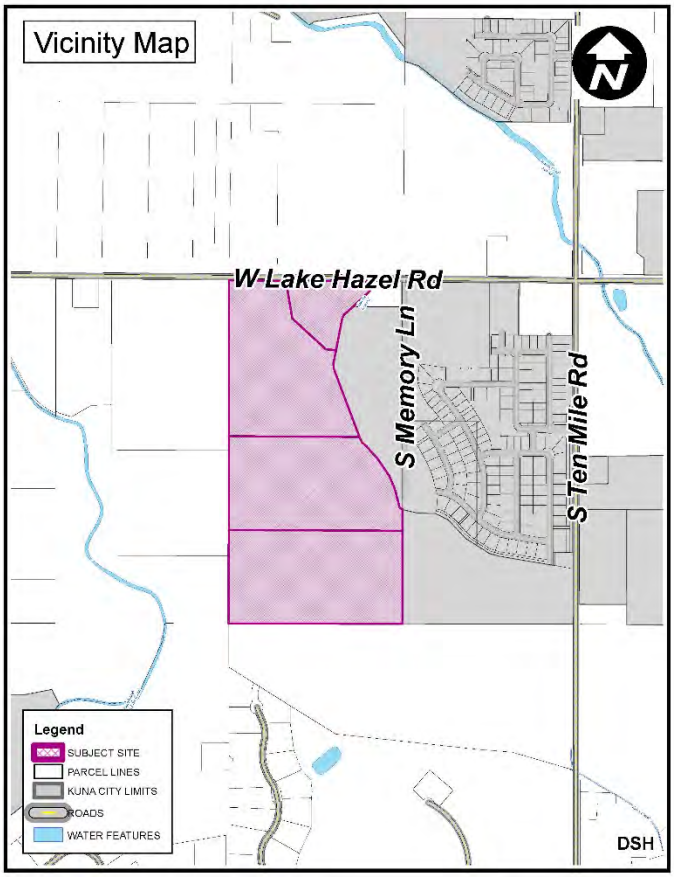


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Proposed Kuna City Code Analysis
I. Commission's Recommendation

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	June 2, 2020 (3 people attended)
ii.	Agency Comment Request	July 23, 2020
iii.	400' Property Owners Notice	September 23, 2020

iv. Kuna Melba Newspaper September 23, 2020
v. Site Posted October 2, 2020

B. Applicant's Request:

Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

C. Site History:

All included parcels are zoned Medium Density Residential (R-6) within Kuna City Limits. Historically these parcels have served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 67.5-acre site as Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along the proposed future roads, W Butterfly Street and S Shayla Avenue.

3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transitional – Ada County
South	RR	Rural Residential – Ada County
East	RR R-6 R-8	Rural Residential – Ada County Medium Density Residential – Kuna City Medium/High Density Residential – Kuna City
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size:	Current Zone:	APN:
Heartland Townhomes Property Management	5.14	R-6 (Medium Density Residential)	S1303120810
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303120900
Heartland Townhomes Property Management	20	R-6 (Medium Density Residential)	S1303121450
Union Square LLC	21.64	R-6 (Medium Density Residential)	S1303121500

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**
The proposed project sites contain two single-family homes and nine (9) outbuildings. Vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

7. **Transportation / Connectivity:**
The applicant proposes to construct sections of two new mid mile collector streets, South Shayla Avenue and West Butterfly Street. South Shayla Avenue will provide connection to the classified arterial Lake Hazel. Additionally, the project proposes to connect into an existing stub street located within Memory Ranch Subdivision (approved October 20, 2015) and provide a new stub street into an adjacent property. Internal pathways are being proposed to create pedestrian connectivity.

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

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Boise Project Board of Control ..... Exhibit B-2
    - Central District Health Department ..... Exhibit B-3
    - City Engineer..... Exhibit B-4
    - Ada County Highway District..... Exhibit B-5

E. Staff Analysis:

On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, The Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting on June 2, 2020. There was a total of four resident who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The applicant is proposing to subdivide the approximately 67.5-acres into 281 total lots (259 buildable lots and 22 common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.84 dwelling units per acre (DUA).

11.01 acres, or 16.3% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 6.4 acres, or 9.5% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is a 4.4-acre park to include a picnic shelter, play structure and half basketball court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 251 to 300 homes/dwelling units to devote 9.50% of the development area to useable open space. Staff views the open space to be in compliance with KCC.

With this proposed project, the applicant will improve Lake Hazel Road along the northern boundary of the subdivision. Lake Hazel is listed as am east west major arterial on the City of Kuna Street Circulation Map. Staff would recommend that Lake Hazel Road be improved as half of a 96-foot street section with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The proposed project will construct sections of two entirely new collector roads, Shayla Avenue and Butterfly Street. Shayla Avenue is proposed and a north south major collector and Butterfly Street is proposed as an east west major collector, conforming to the Street Circulation Map. Staff recommends that both roadways be constructed as half of a 36-foot street section plus 12 additional feet of pavement widening, with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The applicant will be required to install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as each proposed stub street stating that these

roads will continue in the future. Staff will defer the applicant to comments provided by Ada County Highway District for preferred language. ACHD recommends the applicant should be required to construct a temporary turnaround at the east terminus of Butterfly Street, as it is greater than 150-feet in length. The temporary turnaround should be paved and constructed with a minimum 45-degree turning radius, staff agrees with this recommendation.

The installation of streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this staff report. Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of case no. 20-07-S (Preliminary Plat) and approves case no. 20-16-DR (Design Review), the applicant be subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed annexation and preliminary plat requests for the site (*are/are not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 2: Kuna will be a healthy, safe community.

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
    - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
        - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:

- Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
- Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
- Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.

- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.
    - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
    - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
  - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.

        - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
    - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
        - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
        - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

H. Proposed Kuna City Code Analysis:

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

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

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

   Comment: *The 67.5-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

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

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

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

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

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

   Comment*: The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City), rural urban transition (Ada County) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site (are/are not) suitable *or* adequate for a commercial development.

   Comment: *Correspondence from ACHD confirms that the streets are suitable and adequate for this project. Per Kuna City Engineer comments (Exhibit B-4), it is expected that the development shall provide additional lift station and force main capacity if needed to serve the property.*

I. Commission's Recommendation:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the preliminary plat application to the City Council.

However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial)* of Case Nos*. 20-07-S* (Preliminary Plat), a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 67.5 acres into 281 total lots (259 buildable lots and 22 common lots); AND (*approves/conditionally approves/denies)* Case No. 20-16-DR (Design Review), subject to 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. The Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
8. Applicant/Developer shall install a sign at the terminus of Shayla Avenue and Butterfly Street, as well as every proposed stub street stating these roads will continue in the future. Applicant/Developer shall obtain proper language from Ada County Highway District.
9. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
10. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

11. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
12. 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.
13. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
14. The applicant shall install sod wherever the landscape plan (dated June 2, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
15. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
16. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
17. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
18. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
19. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
20. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 13th day of October, 2020.

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

Based upon the record contained in Case Nos. 20-07-S and 20-16-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby (approves/conditionally approves/denies) Case No. 20-16-DR and recommends (*approval/denial) of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-07-S, a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 67.5 acres into 281 total lots (259 buildable lots and 22 common lots).

If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. *Based on the evidence contained in Case Nos. 20-07-S and 20-16-DR, this proposal does generally comply with the City Code.*

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

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

   Staff Finding: *The applicant held a neighborhood meeting on June 2, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on September 23, 2020 and a legal notice was published in the Kuna Melba Newspaper on September 23, 2020. The applicant posted sign on the property on October 2, 2020.*

3. *Based on the evidence contained in Case Nos. 20-07-S and 20-16-DR, this proposal does generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The project is zoned R-6 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

   Staff Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

   Staff Finding: *Correspondence from ACHD confirms that the streets are suitable and adequate for this project. Per Kuna City Engineer comments (Exhibit B-4), it is expected that the development shall provide additional lift station and force main capacity if needed to serve the property.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

   Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

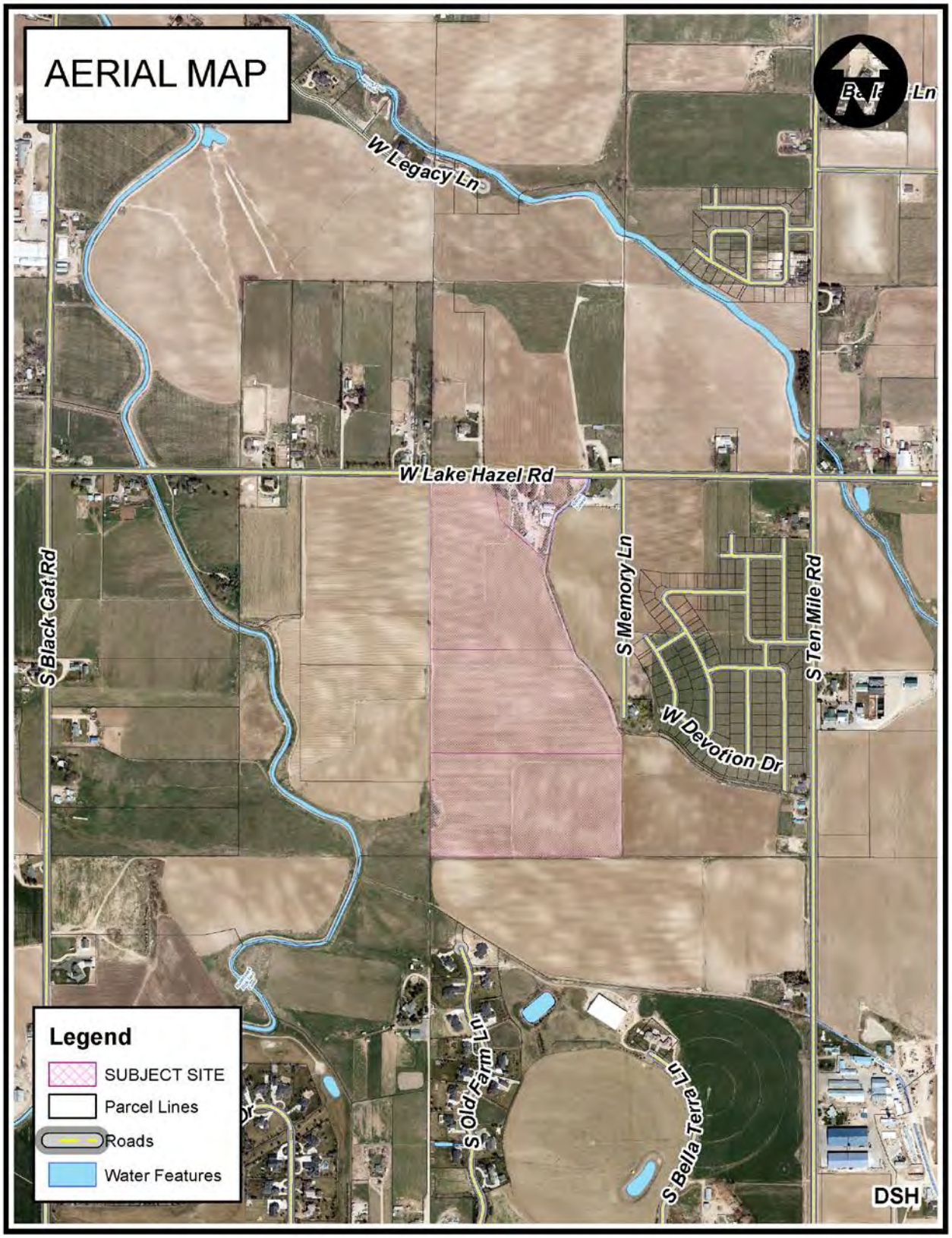
8. The proposed project *does* consider health and safety of the public and the surrounding area's environment***.***

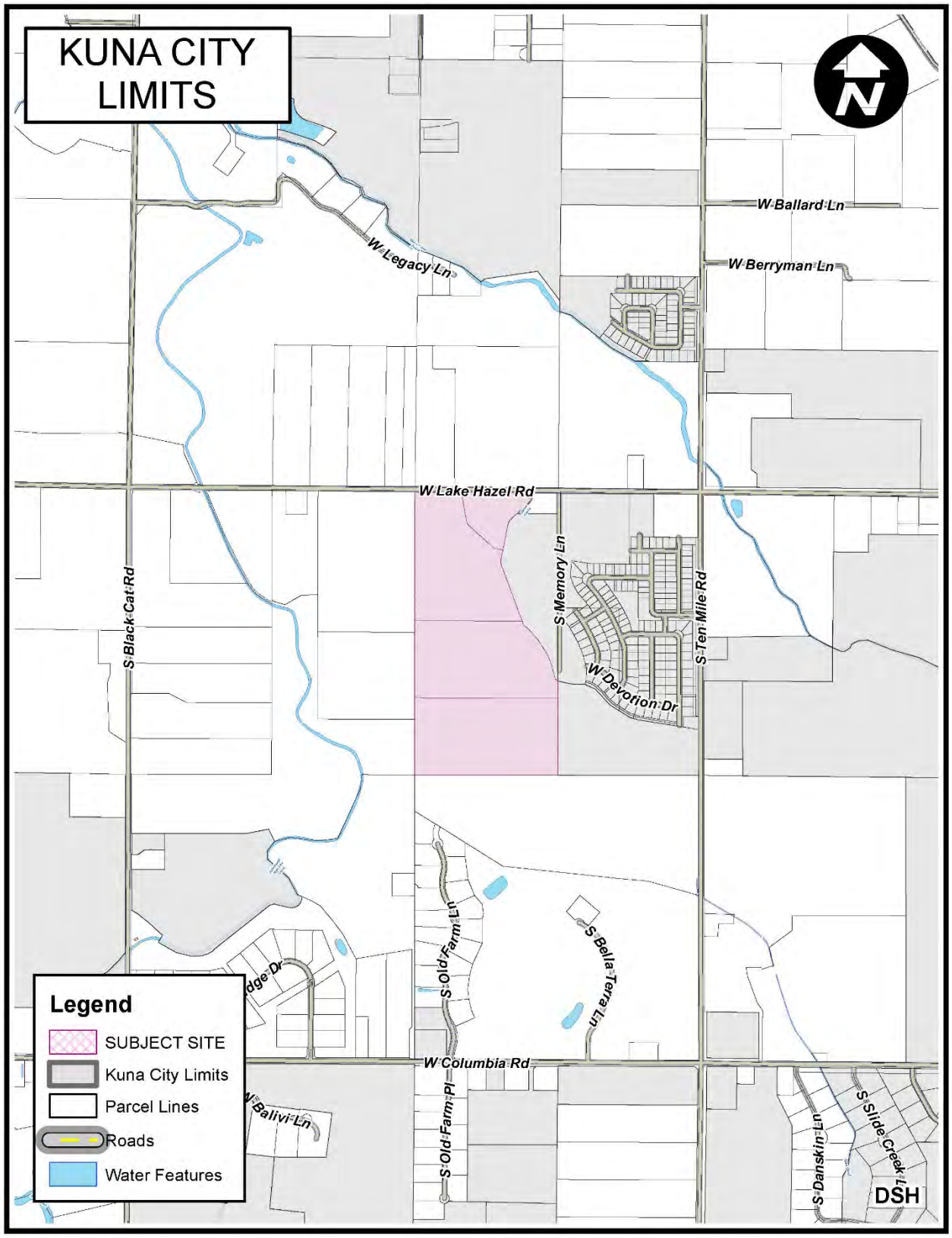
   Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

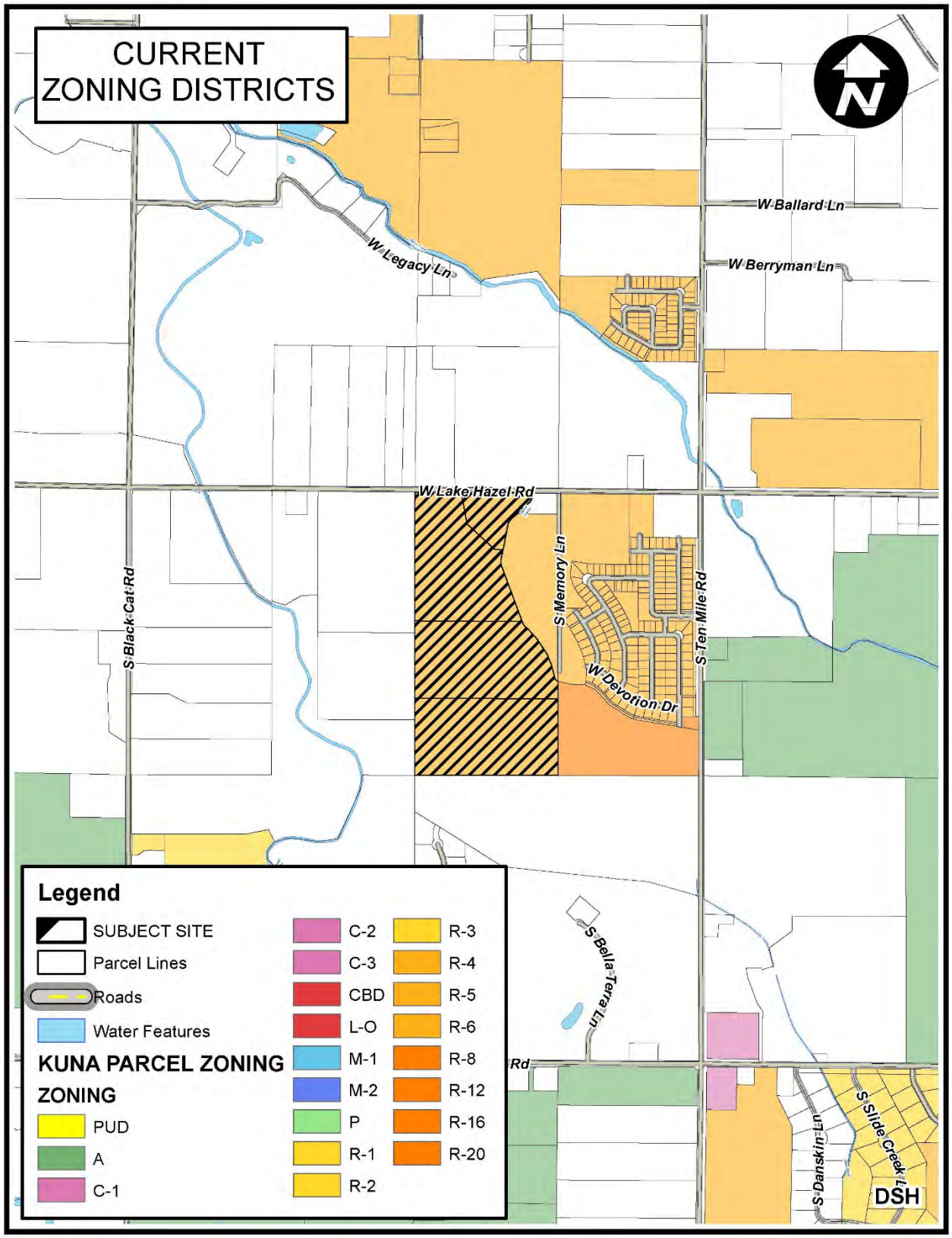
9. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

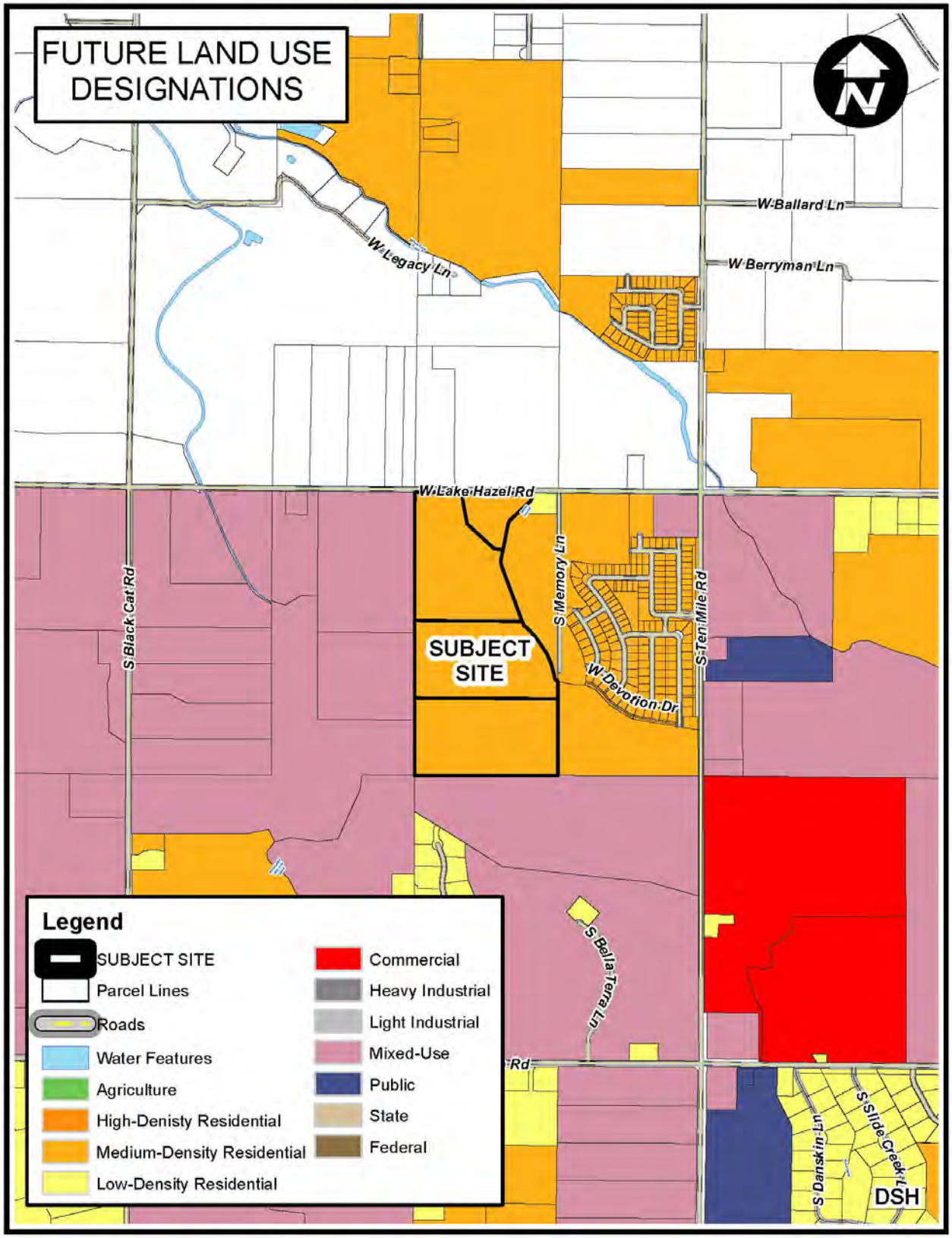
   Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

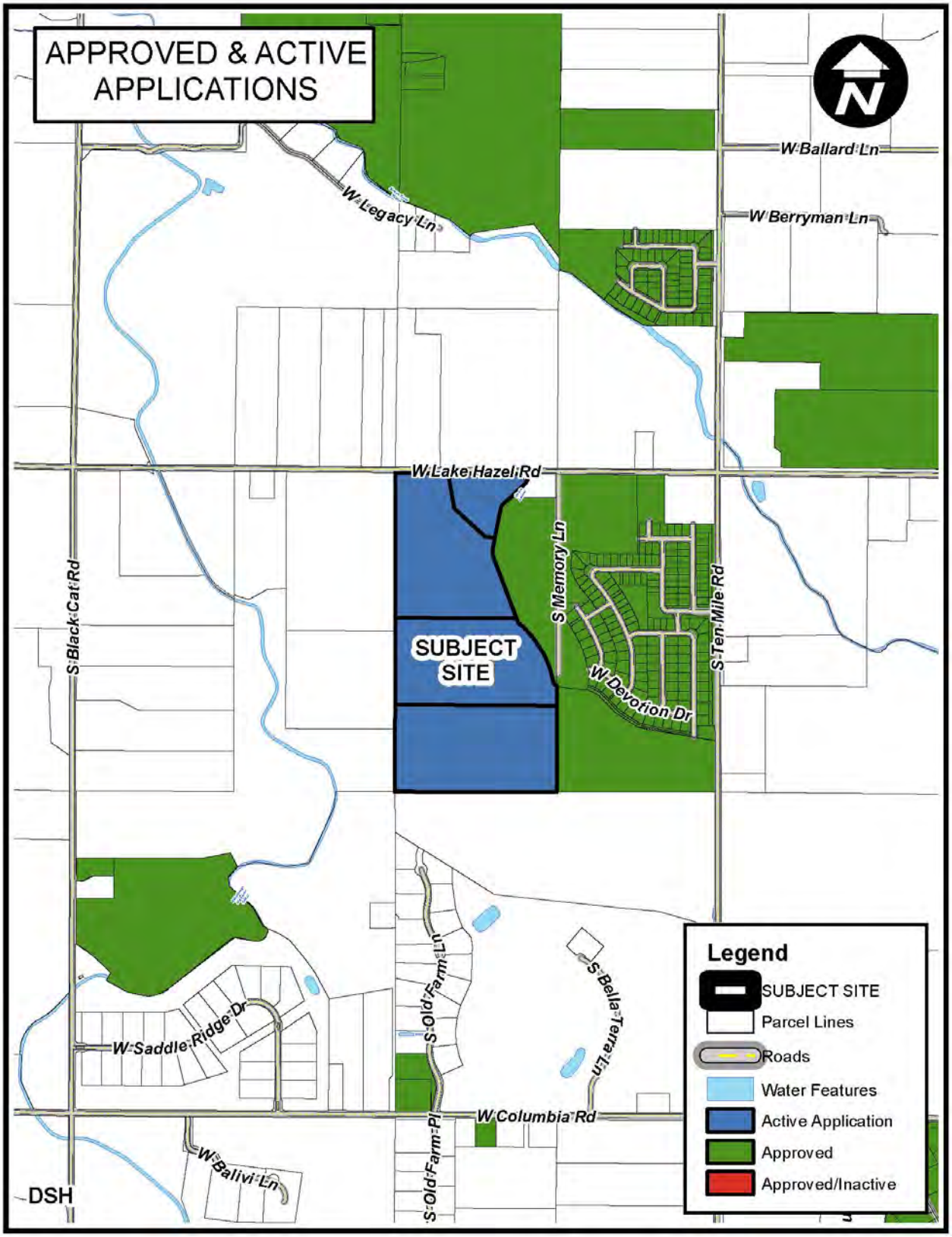
DATED this 13th day of October, 2020.

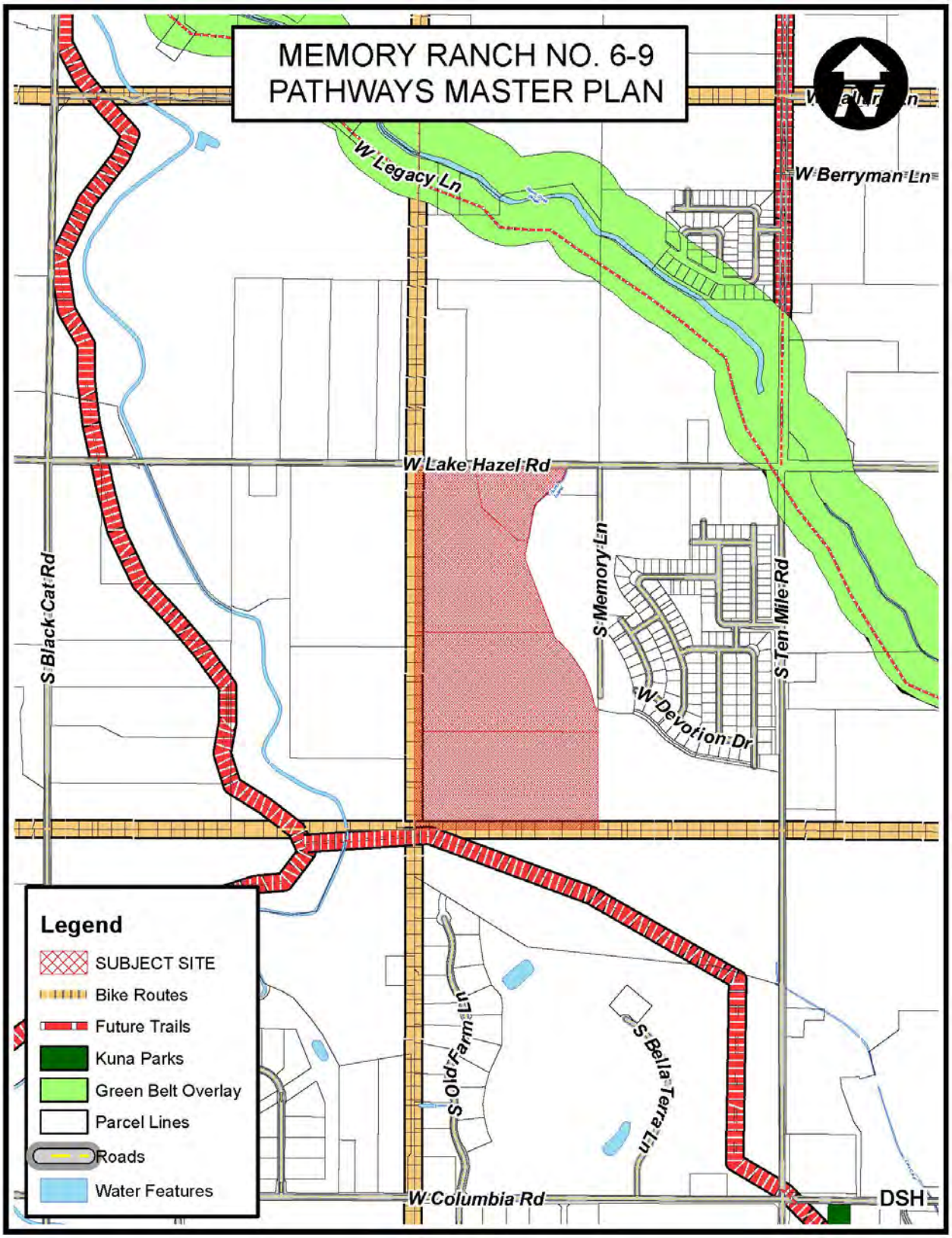

AERIAL MAP
W Legacy Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
S Old Farm Ln
S Bella Terra Ln
DSH
Legend
SUBJECT SITE
Parcel Lines
Roads
Water Features

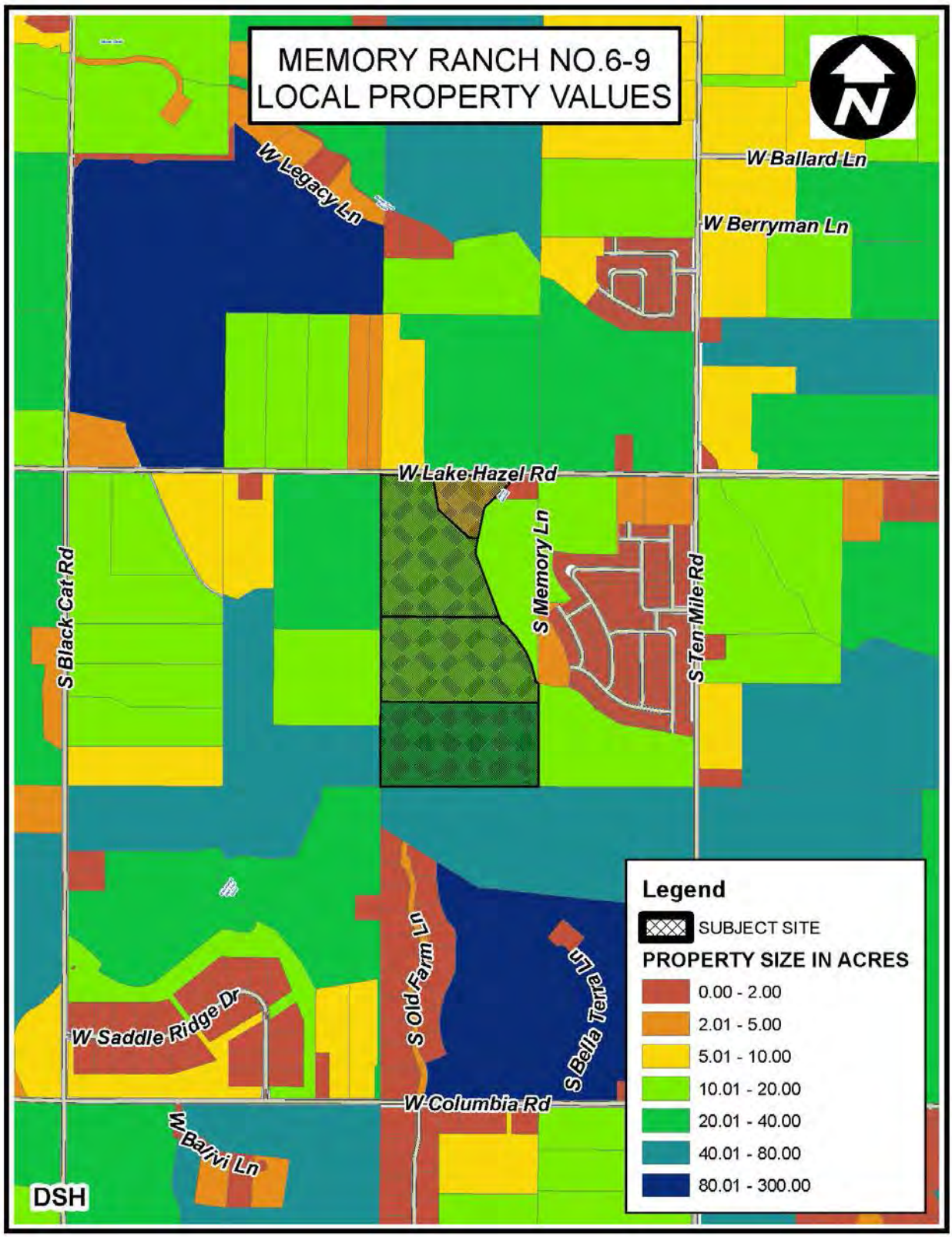

KUNA CITY LIMITS
W Ballard Ln
W Berryman Ln
W Legacy Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
S Old Farm Pl
S Danskin Ln
S Slide Creek Ln
DSH
Legend
SUBJECT SITE
Kuna City Limits
Parcel Lines
Roads
Water Features

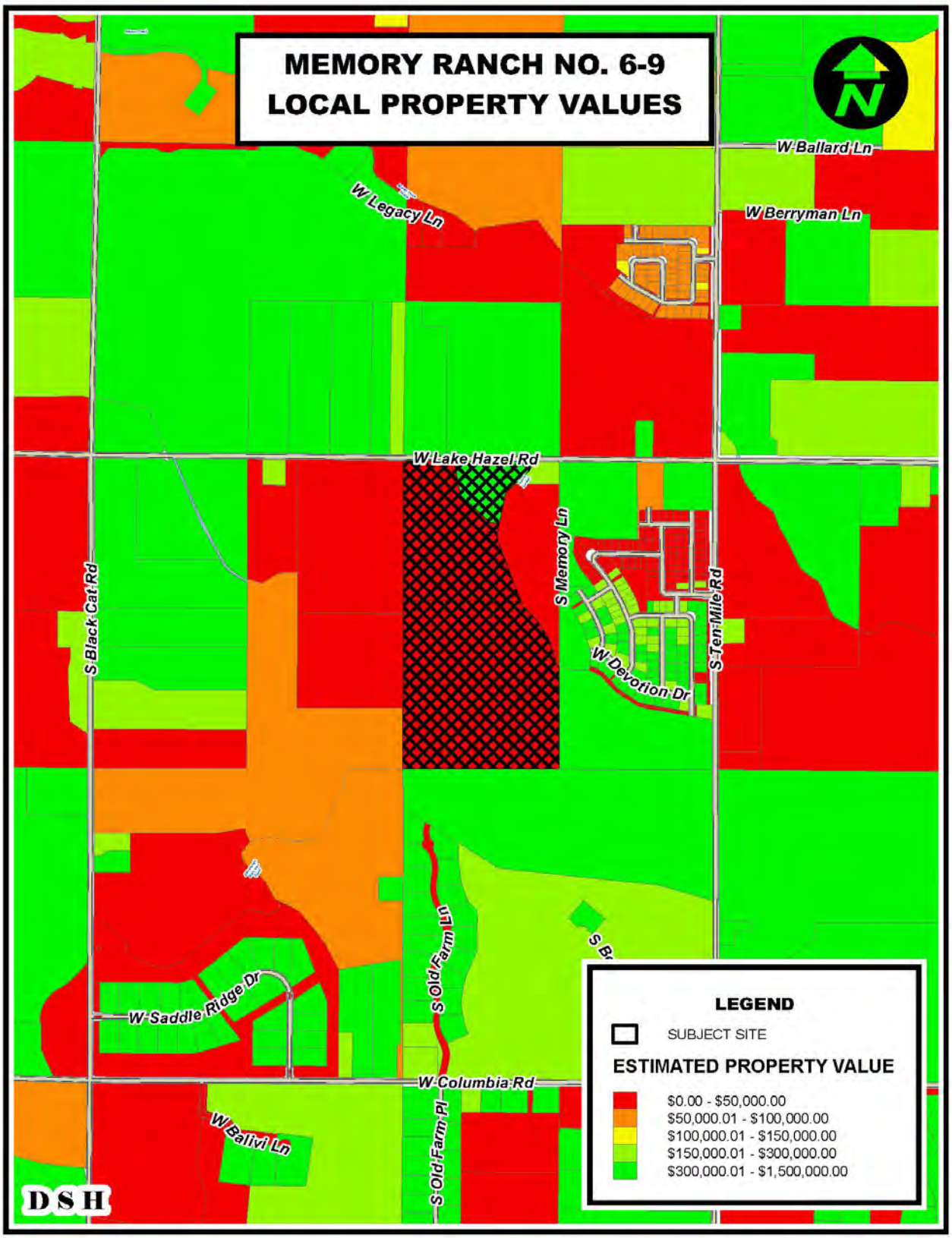

CURRENT
ZONING DISTRICTS
W Ballard Ln
W Berryman Ln
W Legacy Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
S Bella Terra Ln
Rd
S Danskin Ln
S Slide Creek Ln
DSH
Legend
SUBJECT SITE
Parcel Lines
Roads
Water Features
KUNA PARCEL ZONING
ZONING
PUD
A
C-1
C-2
C-3
CBD
L-O
M-1
M-2
P
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
R-20

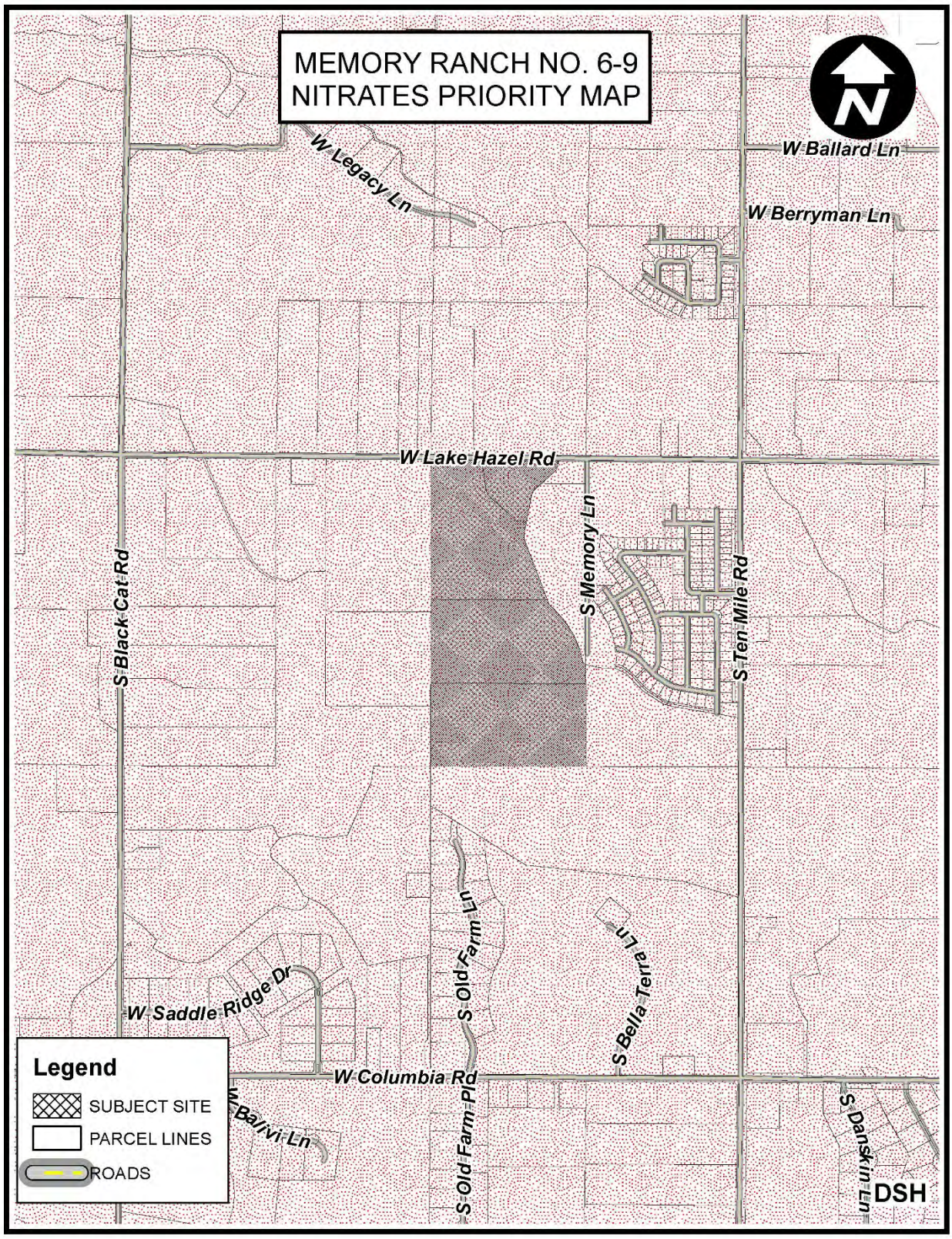

FUTURE LAND USE DESIGNATIONS
W Ballard Ln
W Berryman Ln
W Legacy Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
SUBJECT SITE
S Bella Terra Ln
S Danskin Ln
S Slide Creek Ln
DSH
Legend
SUBJECT SITE
Parcel Lines
Roads
Water Features
Agriculture
High-Denisty Residential
Medium-Density Residential
Low-Density Residential
Commercial
Heavy Industrial
Light Industrial
Mixed-Use
Public
State
Federal

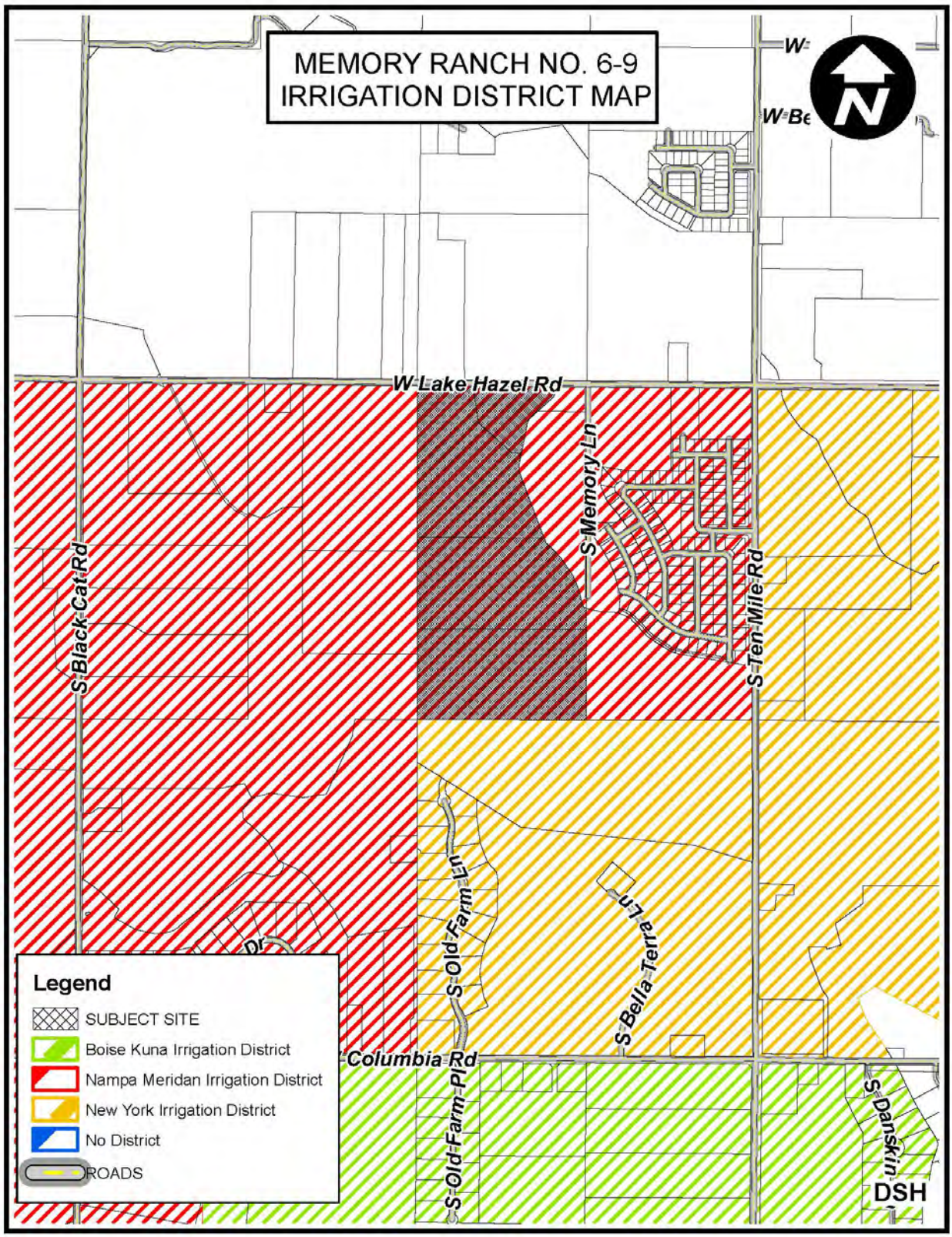

APPROVED & ACTIVE APPLICATIONS
N
W Ballard Ln
W Legacy Ln
W Berryman Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
SUBJECT SITE
W Devotion Dr
W Saddle Ridge Dr
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
S Old Farm Pl
W Balivi Ln
DSH
Legend
SUBJECT SITE
Parcel Lines
Roads
Water Features
Active Application
Approved
Approved/Inactive


MEMORY RANCH NO. 6-9
PATHWAYS MASTER PLAN
W Legacy Ln
W Berryman Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
DSH
Legend
SUBJECT SITE
Bike Routes
Future Trails
Kuna Parks
Green Belt Overlay
Parcel Lines
Roads
Water Features


MEMORY RANCH NO.6-9
LOCAL PROPERTY VALUES
N
W Legacy Ln
W Ballard Ln
W Berryman Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
S Old Farm Ln
S Bella Terra Ln
W Saddle Ridge Dr
W Columbia Rd
W Barivi Ln
DSH
Legend
SUBJECT SITE
PROPERTY SIZE IN ACRES
0.00 - 2.00
2.01 - 5.00
5.01 - 10.00
10.01 - 20.00
20.01 - 40.00
40.01 - 80.00
80.01 - 300.00


MEMORY RANCH NO. 6-9
LOCAL PROPERTY VALUES
W Ballard Ln
W Legacy Ln
W Berryman Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Devotion Dr
S Old Farm Ln
W Saddle Ridge Dr
W Columbia Rd
W Balivi Ln
S Old Farm Pl
DSH
LEGEND
SUBJECT SITE
ESTIMATED PROPERTY VALUE
$0.00 - $50,000.00
$50,000.01 - $100,000.00
$100,000.01 - $150,000.00
$150,000.01 - $300,000.00
$300,000.01 - $1,500,000.00


MEMORY RANCH NO. 6-9
NITRATES PRIORITY MAP
N
W Legacy Ln
W Ballard Ln
W Berryman Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
W Saddle Ridge Dr
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
W Ballvi Ln
S Old Farm Pl
S Danskin Ln
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS


MEMORY RANCH NO. 6-9
IRRIGATION DISTRICT MAP
W
W Be
N
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
S Old Farm Ln
S Old Farm Pl
S Bella Terra Ln
Columbia Rd
S Danskin
DSH
Legend
SUBJECT SITE
Boise Kuna Irrigation District
Nampa Meridan Irrigation District
New York Irrigation District
No District
ROADS

CityofKuna
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)	20-07-S 20-16-DR
Project name	Memory Ranch No. 6 - 9
Date Received	07.02.2020
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: Heartland Townhomes Prop. Mgmt. Phone Number: Owner: Union Square, LLC
Address: 9839 W. Cable Car Street, Suite 101 E-Mail:
City, State, Zip: Boise, Idaho 83709 Fax #:

Applicant (Developer): Trilogy Development, Inc. Phone Number: 208-895-8858
Address: 9839 W. Cable Car Street, Suite 101 E-Mail:
City, State, Zip: Boise, Idaho 83709 Fax #:

Engineer/Representative: Gem State Planning Phone Number: 208-602-6941
Address: 9840 W. Overland Road, Suite 120 E-Mail: jane@gemstateplanning.com
City, State, Zip: Boise, Idaho 83709 Fax #:

Subject Property Information

Site Address: 3895 W. Lake Hazel Road & add'l parcels
Site Location (Cross Streets): Lake Hazel Road and Ten Mile Road
Parcel Number (s): S1303120810, S1303120900, S1303121450, S1303121500
Section, Township, Range: Section 2, 2N, 1W
Property size : 67.5 acres
Current land use: agriculture Proposed land use: SF homes
Current zoning district: R-6 Proposed zoning district: R-6 (no change)

Project Description

Project / subdivision name: Memory Ranch

General description of proposed project / request: preliminary plat for phases 6-9 of Memory Ranch Subdivision
SF detached home lots, park and amenities

Type of use proposed (check all that apply):

- [x] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): park, picnic shelter, play structure
1/2 basketball court

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: SF home and outbuildings

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 259 Number of building lots: 259

Number of common and/or other lots: 22

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 3.84 du/ac Net density (DU/acre-excluding roads): 5.23 du/ac

Percentage of open space provided: 16.3 / 9.5% Acreage of open space: 11.0 / 6.4 acres

Type of open space provided (i.e. landscaping, public, common, etc.): park, pathways, landscaping, buffers

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: Jane Suggs Date: 6/15/20

City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

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

Project Name: Memory Ranch **Applicant:** Gem State Planning

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

Applicant (√)	Description	Staff (√)
☑	**Electronic copy of all required submittal items.**	☐
☑	**Completed and signed Commission & Council Review Application.**	☐
☑	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☑	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☑	**Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.**	☐
☑	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☑	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☑	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☑	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
n/a ☐	**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.**	☐
☑	**Phasing Plan** shown in preliminary plat set	☐
☑	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☑	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☑	**8 1/2 x 11 proposed preliminary plat.**	☐
☑	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: 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
Design Review Application

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

FILE NO.: 20-16-DR

CROSS REF: 20-07-S _____

FILES:_____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

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

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

Application Submittal Requirements

Applicant Use		Staff Use
☐	Date of pre- application meeting : 2/14/20 _____ *Note: Pre-Applications are valid for a period of three (3) months.*	☐
☐	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☐	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☐	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☐	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

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

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

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

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

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

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

Site Plan

Applicant Use		Staff 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	☐

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
☐	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.*	☐
☐	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, fencings, 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	☐
☐	Clearly identify pressurized irrigation lines and underground water storage	☐
☐	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff 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	☐

Lighting Plan

Applicant Use		Staff 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	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Jane Suggs / Gem State Planning Phone: 208-602-6941

☐ Owner ☑ Representative Fax/Email:

Applicant's Address: 9840 W. Overland Road, Suite 120

Boise, Idaho Zip: 83709

Owner: Heartland Townhomes Property Management, LLC / Union Square, LLC Phone:

Owner's Address: 9839 W. Cable Car Street, Suite 101 Email:

Boise, Idaho Zip: 83709

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

Address: 9840 W. Overland Road, Suite 120 Email: jane@gemstateplanning.com

Boise, Idaho Zip: 83709

Address of Property: 3895 W. Lake Hazel Road & add'l parcels to the south

Meridian, Idaho Zip: 83642

Distance from Major Cross Street: 1/4 mile west of S. Ten Mile on W. Lake Hazel 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.)*

landscaping on common lots throughout the subdivision,

1. Dimension of Property: 67.5 acres
2. Current Land Use(s): SF home with outbuildings, agriculture
3. What are the land uses of the adjoining properties?
   - North: Lake Hazel Road, SF homes on county/RUT lots, agriculture
   - South: agriculture
   - East: Memory Ranch phases 1-5, SF home and agricuture (zoned R-8)
   - West: agriculture
4. Is the project intended to be phased, if so what is the phasing time period? 4- 5 years

   Please explain:

5. The number and use(s) of all structures: 259 SF homes,

6. Building heights: as per R-6 code Number of stories: typically 2

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 fro 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? Boise-Kuna irrigation district

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

4' and 6' vinyl fence, wrought iron fence along Harris Lateral

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:
subsurface infiltration basins, potentially surface drainage basins in some locations

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% 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 trees with a four inch (4") or greater 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.)* park with amenities, pathways, this sub will connect to the existing & proposed phases of Memory Ranch that includes a path along the Harris Lateral, a swimming pool and changing rooms

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 RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

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

Signature of Applicant Jane Suggs Date 07-01-20

City staff comments:

Signature of receipt by City Staff_____ Date_____

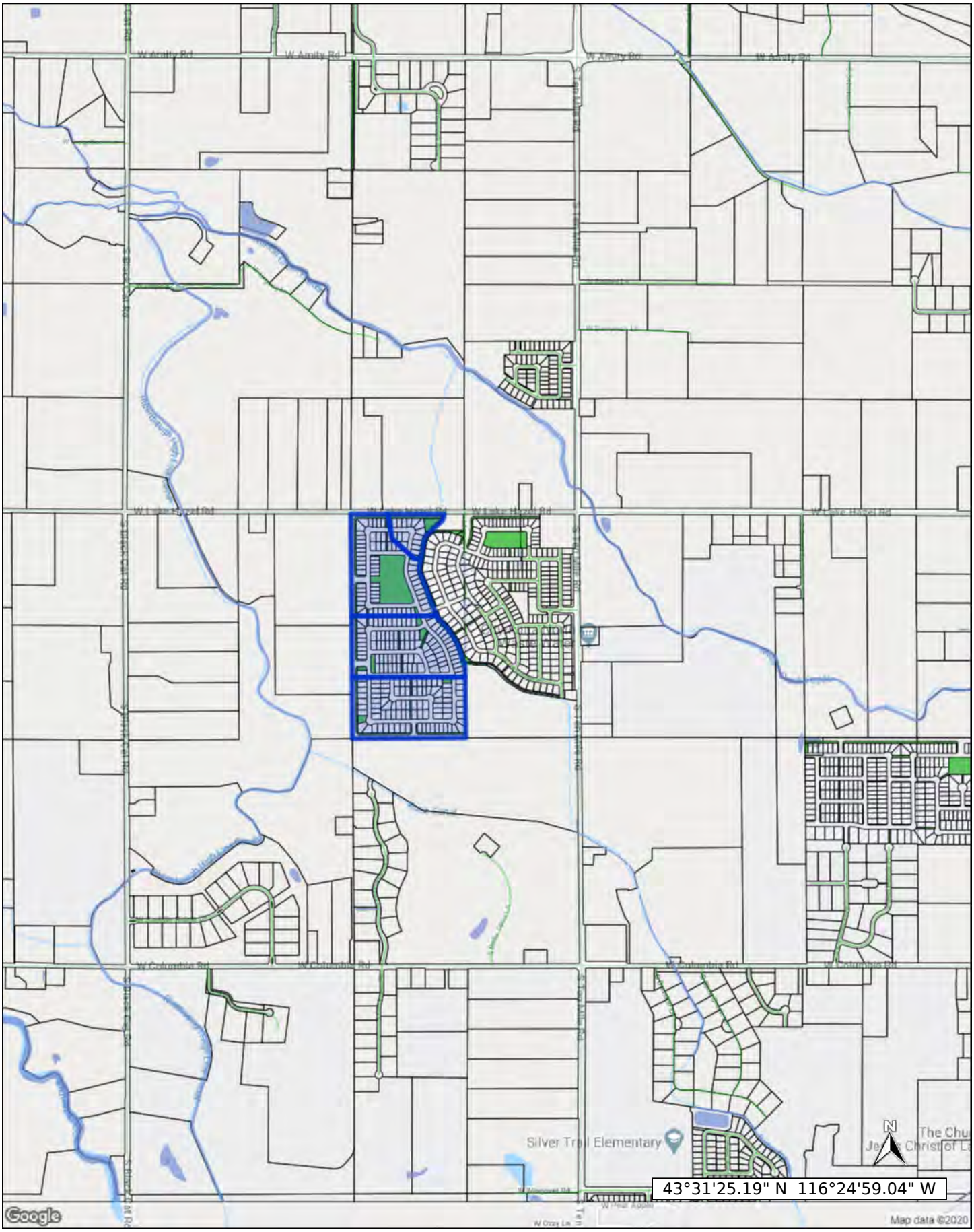
FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

landproDATA

Memory Ranch

Phases 6-9 (in blue)



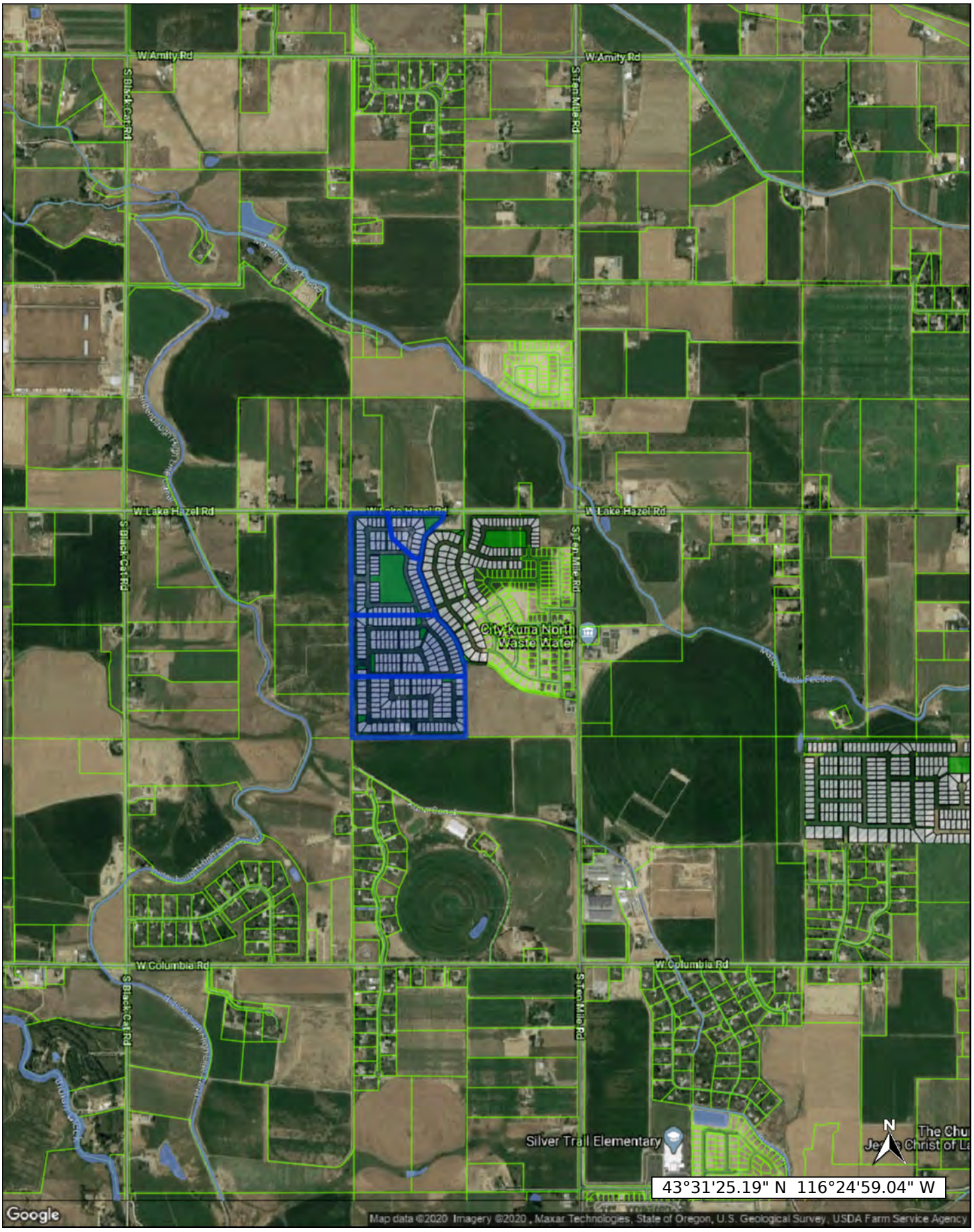
Jul 01, 2020 - landproDATA.com
Scale: 1 inch approx 1500 feet

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

landproDATA

Memory Ranch

Phases 6-9 (in blue)



Jul 01, 2020 - landproDATA.com
Scale: 1 inch approx 1500 feet

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

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=48 DAN RYALLS
TITLEONE BOISE

2017-078957
08/23/2017 12:29 PM
$151.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEMORY RANCH SUBDIVISION

July 31st, 2017

ACCOMMODATION
RECORDING

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEMORY RANCH SUBDIVISION

July 31st, 2017

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE MEMORY RANCH SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

TABLE OF CONTENTS

ARTICLE I: PROPERTY AND PURPOSE 1
Section 1. Property Covered 1
Section 2. Purpose of Declaration 1

ARTICLE II: DECLARATION 1

ARTICLE III: DEFINITIONS 1
Section 1. "Architectural Committee" 1
Section 2. "Assessments" 1
Section 3. "Association" 1
Section 4. "Board" 1
Section 5. "Common Lots" 1
Section 6. "Declarant" 2
Section 7. "Dwelling Unit" 2
Section 8. "Improvement" 2
Section 9. "Limited Assessment" 2
Section 10. "Lot" 2
Section 11. "Member" 2
Section 12. "Mortgage" 2
Section 13. "Owner" 2
Section 14. "Person(s)" 2
Section 15. "Plat" 2
Section 16. "Pressurized Irrigation System" 3
Section 17. "Property" 3
Section 18. "Regular Assessments" 3
Section 19. "Restrictions" 3
Section 20. "Special Assessments" 3

ARTICLE IV: GENERAL USES AND REGULATION OF USES 3
Section 1. Single Family Lots. 3
Section 2. Common Lots 3
Section 3. Home Occupations 4
Section 4. Vehicle and Other Storage 4
Section 5. Compliance With Laws, Rules and Ordinances 4
Section 6. Signs 4
Section 7. Pets 4
Section 8. Nuisance 5
Section 9. Exterior Improvements, Appearance and Emergency Maintenance 5
Section 10. Outbuildings. 6
Section 11. Fences. 6
Section 12. Antennae and Dishes. 6
Section 13. Insurance. 6
Section 14. Drainage. 6
Section 15. Garages 7
Section 16. Construction Commencement, Completion and Other Activities. 7
Section 17. Construction Equipment. 7
Section 18. Initial Landscaping. 7
Section 19. Damage to Improvements. 7

Section 20. Garbage Pick-Up. 8
Section 21. No Further Subdivision. 8
Section 22. Lots 11 and 12, Block 1. 8

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM 8

ARTICLE VI: INSURANCE 8
Section 1. Insurance 8
Section 2. Premiums Included in Assessments 9

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS 9
Section 1. Membership 9
Section 2. Voting Classes 9

ARTICLE VIII: ASSESSMENTS 9
Section 1. Creation of the Lien and Personal Obligation of Assessments 9
Section 2. Purposes of Assessments 9
Section 3. Uniform Rate of Assessment 9
Section 4. Date of Commencement of Annual Assessments; Due Dates 10
Section 5. Effect of Nonpayment of Assessments; Remedies of the Association 10
Section 6. Subordination of the Lien to Mortgages 10

ARTICLE IX: AUTHORITY OF BOARD OF DIRECTORS 10
Section 1. Authority of Board 10
Section 2. Easement 11
Section 3. Non-Waiver 11
Section 4. Limitation of Liability 11
Section 5. Indemnification of Board Members 12

ARTICLE X: ARCHITECTURAL COMMITTEE 12
Section 1. Charter of Architectural Committee 12
Section 2. Architectural Control 12
Section 3. Review of Proposed Improvements 12
Section 4. Inspection of Approved Improvements 13
Section 5. Review of Unauthorized Improvements 13

ARTICLE XI: GENERAL PROVISIONS 13
Section 1. Enforcement 13
Section 2. Severability 13
Section 3. Term and Amendment 13
Section 4. Annexation 14
Section 5. Duration and Applicability to Successors 14
Section 6. Attorneys Fees/Collection of Fines. 14
Section 7. Governing Law. 14
Section 8. Notices. 14

EXHIBIT A - LEGAL DESCRIPTION OF THE PROPERTY 16
EXHIBIT B - DESCRIPTION OF MEMORY RANCH SUBDIVISION 17
EXHIBIT C - LEGAL DESCRIPTION OF COMMON LOTS 18
EXHIBIT D - MEMORY RANCH SUBDIVISION NO. 1 FINAL PLAT 19
EXHIBIT E - O&M PLAN 20

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEMORY RANCH SUBDIVISION

This Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision (this "Declaration") is made effective this 31st day of July, 2017, by Challenger Development Inc., an Idaho corporation ("Declarant").

ARTICLE I: PROPERTY AND PURPOSE

Section 1. Property Covered. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the Memory Ranch Subdivision as described on the attached Exhibit B, which is made a part hereof ("Memory Ranch Subdivision"). **It is currently anticipated that additional phases of the Memory Ranch Subdivision will be platted, annexed into the Property and made subject to this Declaration. Each Owner, as hereinafter defined, covenants and agrees that 1) additional phases of the Memory Ranch Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/they shall not contest any such platting, annexation and/or subjection to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property.

Section 2. Purpose of Declaration. The purposes of this Declaration are to set forth the basic Restrictions, as hereinafter defined, and uses that will apply to the Property. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, and each Lot, Dwelling Unit, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Memory Ranch Subdivision Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

Section 5. "Common Lots" shall mean all real property (including the Improvements

thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 6. "Declarant" shall mean Challenger Development Inc., an Idaho corporation, or its assigns.

Section 7. "Dwelling Unit" shall mean single family, detached residential houses to be constructed on each Lot.

Section 8. "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon, under or over any portion of the Property, including, without limitation, Dwelling Units, fences, landscaping, streets, roads, drives, driveways, parking areas, sidewalks, bicycle paths, curbs, walls, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, grading, utility improvements, dog runs and/or kennels, play equipment, and any other exterior construction or exterior improvement which may not be included in the foregoing. Improvement(s) includes both original improvements existing on the Property on the date hereof and/or all later additions and/or alterations.

Section 9. "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Lot, directly attributable to the Owner, equal to the costs and expenses incurred by the Association, including, without limitation, legal fees and costs, whether or not suit has been filed, for any corrective action taken by the Association or fines levied by the Association pursuant to this Declaration or otherwise as necessitated by any intentional or negligent act or omission by any such Owner or occupant of such Owner's Lot, or the family members, licensees, invitees, agents, contractors or employees thereof. Such costs, expenses and fines shall include, without limitation, damage to the Common Lots or the failure of an Owner to keep his or her Lot or Dwelling Unit in proper repair.

Section 10. "Lot" shall mean any lot shown on the Plat (or any other plat of the Property) with the exception of the Common Lots.

Section 11. "Member" shall mean each Person holding a membership in the Association, including Declarant.

Section 12. "Mortgage" shall mean any mortgage, deed of trust, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation.

Section 13. "Owner" shall mean the record owner, other than Declarant, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers and builders, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. "Person(s)" shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 15. "Plat" shall mean the Memory Ranch Subdivision No. 1 final plat filed in Book 111 of Plats at Pages16180 through 16182, Records of Ada County, Idaho, a copy of which is attached hereto as Exhibit D, which is made a part hereof.

Section 16. "Pressurized Irrigation System" shall mean that certain non-potable water irrigation delivery system further described in Article V.

Section 17. "Property" shall mean that certain real property legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 18. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 19. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 20. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments levied against the Lot of each Owner by the Association.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot within the Property shall be used for detached single family residential purposes only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed. No Dwelling Units shall be more than two stories above ground.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions (and subject to all other terms contained in this Declaration):

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

(b) the right of the Association to adopt rules and regulations governing the use of

any recreational facility situated upon a Common Lot; and

(c) the right of the Association to suspend the voting rights and use of any recreational facility by an Owner for any period during which any Assessment remains unpaid and/or for any infraction of its rules and regulations.

The Common Lots cannot be mortgaged, conveyed or encumbered without the approval of at least two-thirds (2/3) of the Class A Members. If ingress or egress to any Lot is through any portion of the Common Lots, any such conveyance or encumbrance shall be subject to an easement of the Owners for the purpose of ingress and egress.

Section 3. Home Occupations. Assuming all governmental laws, rules, regulations, and ordinances are complied with, home occupations may be conducted from the interior of Dwelling Units **provided such home occupations 1) do not increase the burdens on the streets within the Property (including increased traffic) and/or 2) do not unreasonably interfere with any other Owner's use and enjoyment of his or her Dwelling Unit.** If the Board determines, in its sole and absolute discretion, that a home occupation is increasing the burden on the streets and/or unreasonably interfering with any other Owner's use and enjoyment of his or her Dwelling Unit, the Board shall have the right to terminate any Owner's ability to conduct a home occupation from his or her Dwelling Unit. Notwithstanding the foregoing, Declarant may conduct any business operation it sees fit from any portion of the Property owned by it, regardless of the impact on the streets or the use and enjoyment of an Owner's Dwelling Unit.

Section 4. Vehicle and Other Storage. Unenclosed areas, which include driveways and all other unenclosed areas within the Property, are restricted to use for temporary parking of operative motor vehicles of Owners and their guests, invitees and licensees, provided that such vehicles are parked so as to not interfere with any other Owner's right of ingress and egress to his or her Dwelling Unit. Notwithstanding the foregoing, the parking of equipment (lawn or otherwise), inoperative vehicles, motor homes, campers, trailers, boats, any other recreational vehicles and other items on the Property is strictly prohibited unless parked within an Owner's garage (and said garage door is closed) or other enclosed area approved by the Architectural Committee.

The Board may remove any inoperative vehicle, or any unsightly vehicle, and any other vehicle, motor home, camper, trailer, boat, equipment or item improperly parked or stored after three (3) days' written notice, at the risk and expense of the owner thereof.

Section 5. Compliance With Laws, Rules and Ordinances. No Owner shall permit anything to be done or kept in his or her Lot or Dwelling Unit or any part of the Common Lots which would be in violation of any laws, rules, regulations or ordinances.

Section 6. Signs. No sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign it sees fit on any portion of the Property owned by Declarant.

Section 7. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot

or in the Common Lots, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e. an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise disturbing the Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 8. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lots or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity thereof, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 9. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement. In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner: 1) levy a fine against said Owner equal to $25/day for as long as the violation persists, and/or 2) enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Section. Any such fines and any cost incurred by the Association for repairs and maintenance shall be treated as Limited Assessments to such Owner.**

In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their guests or invitees, or an immediate risk of harm or damage to any Lot, Dwelling Unit or any other part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of

the common expense fund if the entry was due to an emergency (unless the emergency was caused by an Owner in which case the cost shall be treated as a Limited Assessment and charged only to that Owner). If the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

Section 10. Outbuildings. All outbuildings shall be pre-approved in writing by the Architectural Committee and be constructed of quality building material, completely finished and painted on the outside and shall be of quality and character that will be in harmony with the other buildings on the Property.

Section 11. Fences. Fences are not required. If a fence is desired, plans for such fence shall be pre-approved in writing by the Architectural Committee. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Chain link fences are prohibited. All fencing adjacent to pathways and Common Lots shall be open-style fencing. No fence shall be higher than six feet (6') in height. Fences shall not be built closer to the front of a Lot than the corner of the Dwelling Unit on either side. The location of fences, hedges, high plantings, obstructions, or barriers shall be so situated as to not unreasonably interfere with the enjoyment and use of any other portion of the Property and shall not be allowed to constitute an undesirable nuisance or noxious use.

Section 12. Antennae and Dishes. Antennae and/or satellite or other dishes shall be placed in the back yards or mounted on the back or side of all Dwelling Units and shall be placed and/or mounted in such a way to minimize the visual impact to all other portions of the Property.

Section 13. Insurance. Nothing shall be done or kept in any Dwelling Unit, Lot or Common Lots which will increase the rate of insurance on the Common Lots or any other Dwelling Unit or Lot. Each Owner must maintain a homeowner's insurance policy insuring the homeowner from loss by fire, theft, and all other loss or damage.

Section 14. Drainage. The Association shall be responsible for certain maintenance, repair and/or replacement of storm water drainage systems located on the Property (other than storm water drainage systems on, and serving only, individual Lots) in accordance with that certain Storm Drainage Facilities Operation & Maintenance Manual For Memory Ranch Subdivision No. 1, dated 9-16-2016, a true and correct copy of which is attached hereto as Exhibit E, and made a part hereof ("O&M Plan"). The O&M Plan shall not be revised or otherwise amended without the prior written consent of ACHD.

ACHD shall have the right to inspect any of the aforementioned storm drainage water systems and, if necessary, perform any maintenance, repairs or replacements. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the Property until such costs are paid in full.

All Owners, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Notwithstanding the forgoing, all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement.

Section 15. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 16. Construction Commencement, Completion and Other Activities. Each Owner of a Lot originally purchased from Declarant must commence construction of his or her Dwelling Unit and all other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have twelve months from the commencement date in which to complete construction of the Dwelling Unit and all other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to Declarant a fine of $100/day for as long as the violation persists. This fine is applicable to both the construction commencement and construction completion requirements.** Any fine, or fines, shall be due and payable within thirty (30) days of receiving an invoice therefore.

Section 17. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 18. Initial Landscaping. Construction of any Dwelling Unit on any Lot shall include the following minimum front yard landscaping:

Two - 2" caliper trees;
Three - 5 gallon plants; and
Five - 2 gallon plants.

Construction of any Dwelling Unit on any Lot adjacent to any Common Lot shall also include the following minimum back yard landscaping:

Two - 2" caliper trees;
Three - 5 gallon plants; and
Five - 2 gallon plants.

All landscaping detailed herein must be completed prior to the issuance of an occupancy permit for the Dwelling Unit. These landscaping requirements shall be applicable to Declarant as well as any Owner.

Section 19. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be conclusively presumed that all such Improvements are in good condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 20. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

Section 21. No Further Subdivision. No Lot may be further subdivided; provided, however, that this Section is not applicable to Declarant who may further subdivide any Lot owned by it.

Section 22. Lots 11 and 12, Block 1. Temporary access to the Property is currently provided through Lots 11 and 12, Block 1, as shown on the Plat, via a temporary ACHD right-of-way easement. It is anticipated that this temporary access will be vacated (and the temporary easement terminated) once adequate secondary access is provided to the Property as determined by ACHD. Once this temporary access is vacated (and the temporary easement terminated), Lot 12, Block 1 shall remain a Common Lot owned by the Association and Lot 11, Block 1 will become a residential Lot subject to the construction of a Dwelling Unit thereon.

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the City of Kuna and/or the Nampa and Meridian Irrigation District utilizing a pressurized irrigation system ("Pressurized Irrigation System") owned, operated and maintained by the City of Kuna. **The Pressurized Irrigation System will be used for all irrigation, including the irrigation of the Common Lots and Lots. By accepting a deed to any portion of the Property, each Owner and the Association hereby agree to pay its proportionate share of assessments and other fees levied by the City of Kuna and/or the Nampa and Meridian Irrigation District. In addition, each Owner covenants and agrees to hold the Association and Declarant harmless from any and all liability for damages or injuries to themselves, their family members, invitees and licensees, caused by the Pressurized Irrigation System.**

ARTICLE VI: INSURANCE

Section 1. Insurance. The Association may obtain insurance from insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Association deems necessary or advisable, which may include, without limitation, the following policies to the extent it is possible for the Association to obtain the same:

(a) Fire insurance including those risks embraced by coverage of the type known as the broad form or "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and other property located within the Common Lots;

(b) Comprehensive general liability insurance insuring the Association and its agents and employees, invitees and guests against any liability incident to the ownership, management, maintenance and/or use of the Common Lots;

(c) Such other insurance to the extent necessary to comply with all applicable laws and such indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance

or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property.

ARTICLE VIII: ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot shall pay a one-time "start-up" assessment for use by the Association.** This one-time start-up assessment shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, late fees and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Notwithstanding any of the foregoing, the imposition, perfection and/or foreclosure of any Association lien must also comply with any and all requirements contained in the Idaho Code.

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and occupants of the Property and for any construction, maintenance and operation of the Common Lots, as well as for the proper operation of the Association.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the closing of the sale of a Lot from Declarant to an Owner. The first annual assessment shall be pro-rated according to the number of months remaining in the calendar year. Subsequently, the Board shall fix and notify all Owners in writing of the amount of the Regular Assessments against each Lot at least thirty (30) days in advance of each annual Regular Assessment period. The due dates shall be established by the Board, which may be annually, quarterly or monthly as the Board, in its sole discretion, shall determine. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specific Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from that date at a rate equal to the lesser of twelve percent (12%) or the highest rate allowed by applicable law. Additionally, a late fee of $50.00 shall be added to and charged on each Assessment which is not paid within this payment period. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Lots or abandonment of his or her Lot.

Section 6. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE IX: AUTHORITY OF BOARD OF DIRECTORS

Section 1. Authority of Board. The Board, for the benefit of the Association and the Owners, shall enforce the provisions of this Declaration and the Association's articles and bylaws, shall have all powers and authority permitted to the Board under the Association's articles and bylaws and this Declaration, and shall acquire and shall pay all goods and services requisite for the proper functioning of the Association and the Property, including, but not limited to, the following:

(a) Operation, maintenance and management of the Common Lots, as detailed herein, including repair and replacement of property damaged or destroyed by casualty loss.

(b) Water, sewer, garbage collection, electrical, and any other utility service as required for the Common Lots. The Board may arrange for special metering of utilities as appropriate.

(c) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding as the same are more fully described in the bylaws or this Declaration. **Each Owner shall be responsible for the insurance for his or her Lot, Dwelling Unit and personal property.**

(d) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(e) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(f) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(g) The Board shall not incur any non-budgeted expenditure in excess of $3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.

The Board shall have the absolute right to adopt any rules and regulations it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules or regulations. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties to operate, maintain and manage the Common Lots, and to perform any other right, duty or obligation of the Board or Association.

Section 2. Easement. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles or bylaws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, or Restriction, but such term, or Restriction shall remain in full force and effect. Failure by the Board to enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of Assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the Association or against the Board member and incurred by reason of the fact that he or she is or was a Board member, if such Board member acted in good faith and in a manner such Board member believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such Board member's conduct was unlawful. This Section shall extend to and apply also to the indemnification of the Declarant.

ARTICLE X: ARCHITECTURAL COMMITTEE

Section 1. Charter of Architectural Committee. The Association or Declarant is authorized to appoint an Architectural Committee. The charter of the Architectural Committee is to represent the collective interests of all Owners, and to help Owners wishing to make exterior Improvements. **Each Owner is deemed to covenant and agree to be bound by the terms and conditions of this Declaration, including the standards and process of architectural review and approval. This Article does not apply to the Declarant.**

Section 2. Architectural Control. No exterior Improvement, including, without limitation, Dwelling Unit, building, deck, patio, fence, landscaping, permanent exterior affixed decoration, exterior lighting or heating, cooling and other utility systems shall be altered, erected, or placed on the Property unless and until the building, plot or other plan has been reviewed in advance by the Architectural Committee and same has been approved in writing, and an appropriate building permit has been acquired, if required by law. The review and approval may include, without limitation, topography, finish, ground elevations, landscaping, lighting, drainage, color, material, design, conformity to other residences in the area, and architectural symmetry. Approval of the architectural design shall apply only to the exterior appearance of said Improvements. It shall not be the intent of these restrictions to control the interior layout or design of said structures.

Section 3. Review of Proposed Improvements. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board and/or Declarant, including the inspection of construction in progress. The Architectural Committee may condition its approval of proposals upon the agreement of the Owner to an additional Assessment for the cost of maintenance and the payment of an architectural review processing fee. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue architectural guidelines and/or guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner's application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, exercise its right to enforce the provisions of this Declaration by proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting or removing the same pursuant to this Declaration.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than forty-five (45) days from his or her receipt of the noncompliance notice, then the Board may, at its option, exercise its right to enforce the provisions of this Declaration by a proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement of the costs associated with correcting or removing the same pursuant to this Declaration.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this Declaration. Failure by the Association, Declarant or by any Owner to enforce any term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time

they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument approved in writing by Declarant (assuming Declarant owns one or more Lots) and the written consent of two-thirds (2/3) of the Class A Members. Amendments shall be in the form of supplemental declarations, and must be recorded in the records of Ada County, Idaho.

Section 4. Annexation. **As described in Article I, Section 1, additional real property consisting of additional phases of the Memory Ranch Subdivision may be annexed into the Property. These future annexations will be accomplished by Declarant at its sole and absolute discretion without any Association, Owner or Class A Member consent.** In addition, additional residential property not currently anticipated to be a part of the remainder of the Memory Ranch Subdivision may be annexed into the Property by Declarant or with the consent of two-thirds (2/3) of the Class A Members. Annexations shall be accomplished by supplemental declarations to this Declaration recorded in the records of Ada County, Idaho.

Section 5. Duration and Applicability to Successors. The terms and Restrictions set forth in this Declaration shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest. **Declarant shall have the absolute right, at its sole and absolute discretion, to assign any and all of Declarant's rights, duties and/or obligations under this Declaration to any third party. Any such assignment shall be in writing signed by both the assignor and assignee.**

Section 6. Attorneys Fees/Collection of Fines. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Declaration, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Notwithstanding any other provision contained in this Declaration, the imposition and collection of any fines, as well as the award and collection of attorneys' and costs, by the Association must comply with any and all requirements contained in the Idaho Code.

Section 7. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

Section 8. Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by regular mail. If delivery is made personally, the notice shall be deemed properly delivered immediately upon delivery. If delivery is made by regular mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid. All notices shall be addressed to the Owner at the last known address on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner to the Association. Such address may be changed from time to time by notice in writing to the Association given in compliance with the foregoing.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands as of the date first above written.

Declarant:

Challenger Development Inc.,
an Idaho corporation

By: _____
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 31st day of July, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development Inc., the person who executed the foregoing instrument on behalf of such corporation and acknowledged to me that he executed the same on behalf of such corporation.

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

ADAIR KOLTES NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho
Residing at: Nampa, ID
My commission expires: 6-05-22

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lots 1 through 17, Block 1; Lots 1 through 16, Block 2; Lots 1 through 7, Block 3; Lots 1 through 8, Block 4; Lots 1 through 5, Block 5; Lots 1 and 2, Block 6; and Lots 1 and 2, Block 7, Memory Ranch Subdivision No. 1, according to the official plat thereof, filed in Book 111 of Plats at Pages 16180 through 16182, Records of Ada County, Idaho.

EXHIBIT B
DESCRIPTION OF MEMORY RANCH SUBDIVISION

See attached.

May 19, 2015

DESCRIPTION FOR
MEMORY RANCH SUBDIVISION

A parcel of land located NE 1/4 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

BEGINNING at an aluminum cap monument marking the N1/4 corner of said Section 3;

thence along the North boundary line of said Section 3 South 89°29'53" East, 1096.03 feet;

thence leaving said North boundary line South 00°03'31" East, 25.00 feet;

thence North 89°29'53" West, 3.08 feet to a point on the approximate centerline of the Harris Lateral;

thence along the approximate centerline of the Harris Lateral the following 3 courses:

South 06°58'53" West, 38.87 feet;

thence South 24°20'24" West, 41.97 feet;

thence South 47°20'54" West, 168.77 feet;

thence leaving said approximate centerline South 89°29'57" East, 375.93 feet to a point on the East boundary line of Government Lot 2 of said Section 3;

thence along said East boundary line North 00°03'31" West, 217.45 feet to a point on the North boundary line of said Section 3;

thence along said North boundary line South 89°29'53" East, 888.57 feet;

thence leaving said North boundary line South 00°12'37" West, 423.38 feet;

thence South 89°29'53" East, 436.49 feet to a point on the East boundary line of said Section 3;

thence along said East boundary line South 00°07'59" East, 1654.46 feet;

thence leaving said East boundary line South 89°41'02" West, 161.00 feet;

thence South 00°07'58" East, 100.00 feet to a point on the approximate centerline of the Harris Lateral;

thence along the approximate centerline of the Harris Lateral the following 8 courses:

thence North 80°27'40" West, 437.67 feet;

thence North 73°47'12" West, 76.96 feet;

thence North 57°10'21" West, 210.65 feet;

thence North 43°27'36" West, 197.20 feet;

thence North 64°17'59" West, 105.91 feet;

thence North 87°54'44" West, 131.41 feet;

thence North 77°44'45" West, 122.59 feet to a point on the East boundary line of the SW 1/4 of the NE 1/4 of said Section 3

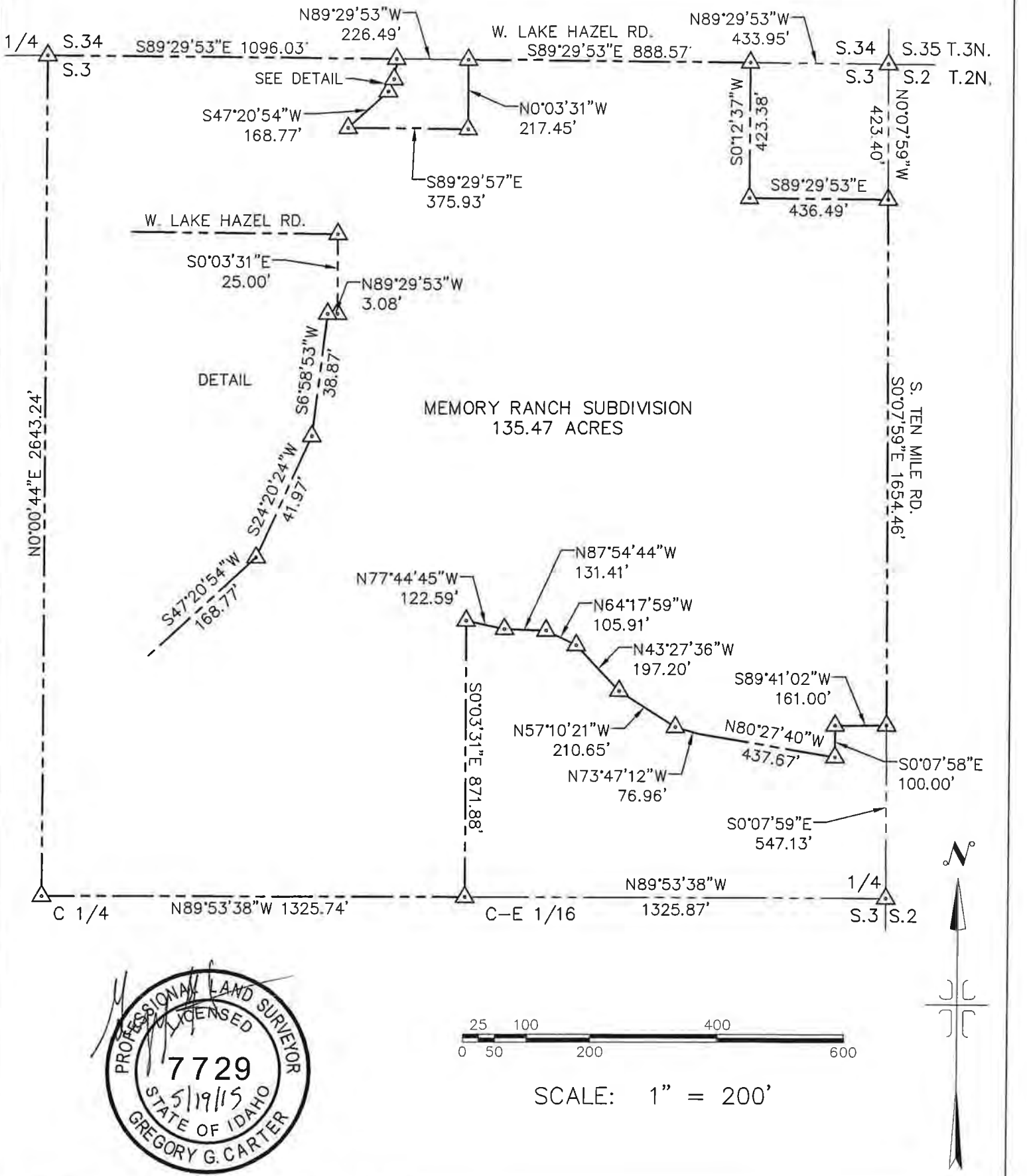
thence along said East boundary line South 00°03'31" East, 871.88 feet to C-E 1/16 corner of said Section 3;

thence along the East-West centerline of said Section 3 North 89°53'38" West, 1325.74 feet to the C1/4 corner of said Section 3;

thence along the North-South centerline of said Section 3 North 00°00'44" East, 2643.24 feet to the **POINT OF BEGINNING**, containing 135.47 acres, more or less.

Prepared by:
Idaho Survey Group, P.C.

Gregory G. Carter, P.L.S.



SCALE: 1" = 200'

PROFESSIONAL LAND SURVEYOR LICENSED 7729 5/19/15 STATE OF IDAHO GREGORY G. CARTER

J:\ISG Projects\Memory Forms Sub 15-055\dwg\Bndy Exhibit.dwg 5/19/2015 12:16:19 PM

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

EXHIBIT DRAWING FOR MEMORY RANCH SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 3, T.2N., R1W., B.M., ADA COUNTY, IDAHO

JOB NO. 15-055
SHEET NO. 1
DWG. DATE 5/19/2015

EXHIBIT C
LEGAL DESCRIPTION OF COMMON LOTS

Lots 1, 12, 13, 15 and 17, Block 1; Lots 6 and 7, Block 3; Lot 1, Block 5; Lot 1, Block 6; and Lot 1, Block 7, Memory Ranch Subdivision No. 1, according to the official plat thereof, filed in Book 111 of Plats at Pages 16180 through 16182, Records of Ada County, Idaho.

EXHIBIT D
MEMORY RANCH SUBDIVISION NO. 1 FINAL PLAT

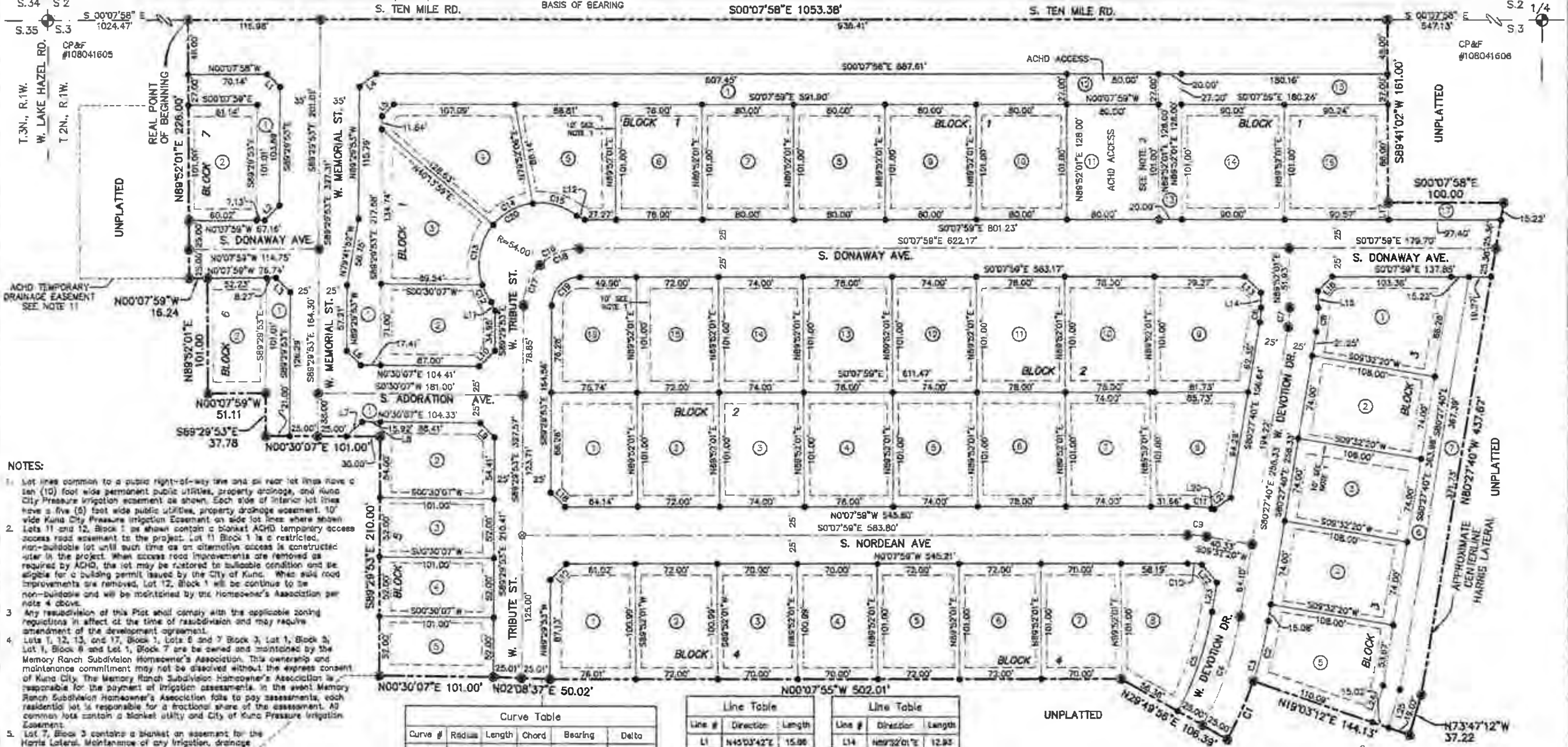
See attached.

BK 111 Page 16178

PLAT SHOWING

MEMORY RANCH SUBDIVISION NO. 1

LOCATED IN THE NE 1/4 OF SECTION 3 T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2017



NOTES:

1. Lot lines common to a public right-of-way line and all rear lot lines have a ten (10) foot wide permanent public utilities, property drainage, and Kuna City Pressure irrigation easement as shown. Each side of interior lot lines have a five (5) foot wide public utilities, property drainage easement. 10' wide Kuna City Pressure Irrigation Easement on side lot lines where shown
2. Lots 11 and 12, Block 1 as shown contain a blanket ACHD temporary access access road easement to the project. Lot 11 Block 1 is a restricted, non-buildable lot until such time as an alternative access is constructed later in the project. When access road improvements are removed as required by ACHD, the lot may be restored to buildable condition and be eligible for a building permit issued by the City of Kuna. When said road improvements are removed, Lot 12, Block 1 will be continue to be non-buildable and will be maintained by the Homeowner's Association per note 4 above.
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
4. Lots 1, 12, 13, and 17, Block 1, Lots 6 and 7 Block 3, Lot 1, Block 5, Lot 1, Block 6 and Lot 1, Block 7 are be owned and maintained by the Memory Ranch Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City. The Memory Ranch Subdivision Homeowner's Association is responsible for the payment of irrigation assessments. In the event Memory Ranch Subdivision Homeowner's Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment. All common lots contain a blanket utility and City of Kuna Pressure Irrigation Easement.
5. Lot 7, Block 3 contains a blanket an easement for the Harris Lateral. Maintenance of any irrigation, drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
6. Irrigation water will be provided by Nampa Meridian Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna via Nampa Meridian Irrigation District. The City of Kuna will own, operate and maintain the system. See Instr. No.2016-102042 for Annexation into Kuna Municipal Irrigation District.
7. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	325.00	56.34	56.27	N85°58'50"W	9°55'56"
C2	325.00	53.97	53.91	N75°42'14"W	9°30'53"
C3	325.00	110.31	109.78	S70°44'16"E	19°26'49"
C4	300.00	101.45	100.97	S70°46'23"E	19°22'35"
C5	275.00	92.60	92.16	S70°48'53"E	19°17'34"
C6	75.00	12.68	12.65	S85°17'50"E	9°40'19"
C7	100.00	16.88	16.86	S85°17'50"E	9°40'19"
C8	125.00	21.10	21.08	N85°17'50"W	9°40'19"
C9	100.00	16.88	16.86	S04°42'10"W	9°40'19"
C10	75.00	12.66	12.65	N04°42'10"E	9°40'19"
C11	125.00	21.10	21.08	S04°42'10"W	9°40'19"
C12	54.00	16.86	16.79	N62°04'21"E	17°53'23"
C13	54.00	55.81	53.36	S79°22'30"E	59°12'57"
C14	54.00	40.58	39.64	S28°14'11"E	43°03'40"
C15	54.00	41.42	40.41	S15°16'03"W	43°56'50"
C16	50.00	77.99	70.32	S44°48'56"E	89°21'54"
C17	50.00	38.99	38.01	N67°09'25"W	44°40'57"
C18	50.00	38.99	38.01	N22°26'28"W	44°40'57"
C19	25.00	38.99	35.16	N44°48'56"W	89°21'54"
C20	54.00	154.67	106.96	N44°48'56"W	164°06'50"

Line Table		
Line #	Direction	Length
L1	N45°03'42"E	15.86
L2	S44°48'56"E	18.30
L3	N45°11'04"E	17.90
L4	N37°39'10"W	16.42
L5	S44°48'56"E	14.69
L6	S45°30'07"W	17.80
L7	N42°12'27"W	19.17
L8	S89°29'53"E	13.00
L9	N45°30'07"E	17.80
L10	S44°29'53"E	13.80
L11	N65°04'12"E	8.07
L12	S25°17'55"W	8.07
L13	N44°52'01"E	19.80

Line Table		
Line #	Direction	Length
L14	N89°32'01"E	12.93
L15	S89°52'01"W	14.35
L16	N45°07'59"W	17.00
L17	S89°41'02"E	10.00
L18	S45°11'04"W	17.90
L19	N44°48'56"W	19.72
L20	S09°32'20"W	2.74
L21	S35°27'40"E	17.80
L22	N49°50'16"E	20.10
L23	S80°27'40"E	26.10
L24	S73°47'12"E	53.65
L25	S73°47'12"E	30.17

NOTES:

8. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. Lot 12, Block 1 contains a permanent blanket easement for City of Kuna Domestic Water.
10. Direct lot access to S Ten Mile Road and/or S. Adoration Ave. is prohibited.
11. ACHD Temporary Storm Drain Easement - See Inst. No. 2016-095094
12. ACHD Storm Drain Easement - See Inst. No. 2016-095095
13. ACHD License Agreement - See Inst. No. 2016-095068

SCALE IN FEET
1" = 60'
60 0 30 60 120

LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Existing Easement line (As noted)
- Street Centerline
- Lot Line
- (5) Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1" Magnetically Detectable Copper Disk Monument

PROFESSIONAL LAND SURVEYOR 7729 3/30/17 STATE OF IDAHO GREGORY G. CARTER

GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N BROOKSIDE LANE
BOISE ID 83714
TEL 208-938-0013
www.baileyengineers.com

Bk 111 16184

MEMORY RANCH SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development, Inc ., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located NE 1/4 of Section 3, T.2N , R 1W , B.M., Ada, County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the NE corner of said Section 3 from which an aluminum cap monument marking the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the East boundary line of said Section 3 South 00°07'58" East, 1,024.47 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°07'58" East, 1053.38 feet;

thence leaving said East boundary line South 89°41'02" West, 161 00 feet;

thence South 00°07'58" East, 100 00 feet to a point on the approximate centerline of the Harris Lateral;

thence along the approximate centerline of the Harris Lateral the following 2 courses:

thence North 80°27'40" West, 437 67 feet;

thence North 73°47'12" West, 37.22 feet;

thence leaving said approximate centerline North 19°03'12" East, 144.13 feet;

thence 56.34 feet along the arc of a non-tangent curve to the right, said curve having a radius of 325 00 feet, a central angle of 09°55'56" and a long chord of 56.27 feet which bears North 85°58'50" West;

thence North 29°49'56" East, 106.39 feet;

thence North 00°07'55" West, 502.01 feet;

thence North 02°08'37" East. 50 02 feet;

thence North 00°30'07" East, 101 00 feet;

thence South 89°29'53" East, 210 00 feet;

thence North 00°30'07" East, 101.00 feet;

thence South 89°29'53" East, 37.78 feet;

thence North 00°07'59" West, 51 11 feet;

thence North 89°52'01" East, 101 00 feet;

thence North 00°07'59" West, 16.24 feet;

thence North 89°52'01" East, 226 00 feet to the **REAL POINT OF BEGINNING** . Containing 13 86 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Challenger Development, Inc., an Idaho Corporation

Corey Barton, President

CERTIFICATE OF SURVEYOR

I, Gregory G Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter — P.L.S. No. 7729

PROFESSIONAL LAND SURVEYOR LICENSED 7729 8/3/16 STATE OF IDAHO GREGORY G. CARTER

ACKNOWLEDGMENT

State of Idaho)
) s s
County of Ada)

On this 4th day of August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the president of Challenger Development, Inc., the corporation that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said corporation and that said corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

6-05-22
My commission expires

Notary Public for Idaho
Residing in Nampa Idaho

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013

MEMORY RANCH SUBDIVISION NO. 1

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

EHS 5-17-16
District Health Department, EHS — Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 19 day of October, 2016.

Chairman, ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 6/14/17, hereby approve this plat.

City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 12 day of June, 2017, this plat was duly accepted and approved.

City Clerk, Kuna, Idaho

GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor
PLS 5359
6-14-2017

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date 6/15/17

County Treasurer
Signed by Deputy Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Kent Brown at 57 Minutes past 10 O'clock A M. on this 15th day of JUNE 2017, in Book 111 of plats at Pages 16130 thru 16182.

Instrument No. 2017-054357

Deputy

Fee $ 16.00

Christopher D. Rich
Ex-Officio Recorder

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-639-6013
www.baileyengineering.com

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 VICTORIA BAILEY
GREGORY CARTER

2017-065993
07/19/2017 03:20 PM
AMOUNT:$10.00

00386662201700659930010011

AFFIDAVIT AUTHORIZING CORRECTION TO PLAT OF MEMORY RANCH SUBDIVISION NO. 1

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I, Gregory G. Carter, a Professional Land Surveyor, licensed by the State of Idaho, do hereby certify that the plat of Memory Ranch Subdivision No. 1, recorded in the office of the Ada County Recorder on June 15, 2017 in Book 111 of Plats at Pages 16180 -16182 as Instrument No. 2017-054357 was prepared by me. Since the date of recording, a drafting error has been discovered.

This affidavit is for the purpose of authorizing the Ada County Recorder to make notation on said Plat correcting this error.

NARRATIVE:

On sheet 1 of 3, Note 4 reads:

"Lots 1, 12, 13 and 17, Block 1, Lots 6 and 7 Block 3 ....."

Note 4 should read:

"Lots 1, 12, 13, 15 and 17, Block 1, Lots 6 and 7 Block 3 ....."

PROFESSIONAL LAND SURVEYOR LICENSED 7729 7/17/17 STATE OF IDAHO GREGORY G. CARTER

Gregory G. Carter, PLS
Idaho Certification No. 7729

STATE OF IDAHO)
) ss
COUNTY OF ADA)

On this 19th day of July, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory G. Carter, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

TAMI RYALS NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 7/7/22

EXHIBIT E
MEMORY RANCH SUBDIVISION O&M PLAN

See attached.

Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

STORM DRAINAGE FACILITIES
OPERATION & MAINTENANCE MANUAL FOR:

Memory Ranch Subdivision No. 1

PROJECT NO: C2014-025

DATE: 09-16-2016

DEVELOPER:
Trilogy Development, Inc.
9839 W Cable Car St., Suite 101
Boise, ID 83709
208-895-8858

4242 N. Brookside Ln ◆ Boise, Idaho 83714 ◆ Tel.: 208-938-0013
www.baileyengineers.com

Operation & Maintenance Manual for Storm Drainage Facilities
Memory Ranch Subdivision No. 1

PURPOSE: This manual outlines the duties and responsibilities to be performed by Memory Ranch Homeowners Association, Inc. and Ada County Highway District (ACHD).

- Memory Ranch Subdivision No. 1 is located in a portion of the NE 1/4 of Section 3, T.2N., R.1W., B.M., Kuna, Ada County, Idaho. A vicinity map is attached.

- The public storm drain system consists of street gutters, piping, backyard swales, one permanent infiltration pond, and one temporary infiltration pond. This system is used to convey and infiltrate the storm water runoff and is operated and maintained by ACHD.

- Both ponds are located in future Memory Ranch phases. The temporary pond is located directly north of Lot 2, Block 7 and the permanent pond is located directly west of Lot 5, Block 5. A copy of the plat and drawings of all storm water facilities are included in this manual for reference.

- The primary purpose of the ponds is to collect storm water runoff from the public rights of way, the front half of building lots, the back half of some lots, and driveways located throughout the subdivision. The storm water runoff will be routed to the infiltration ponds and infiltrate through the sand lens at the bottom. The attached plan sheets show details of street grades, existing catch points, and storm drain treatment facilities, including sand lens dimensions

- Any amenities installed within the easement area such as benches or additional landscaping should be considered temporary and may be removed when heavy maintenance of the facility is performed. The replacement of these amenities will be the responsibility of the Homeowner's Association. The Homeowner's Association shall perform light maintenance of these facilities and ACHD will perform heavy maintenance.

HEAVY MAINTENANCE: Defined as periodically inspecting the facility to ensure it is properly functioning: periodically cleaning the facility piping and mucking out the facility when sediment levels exceed designed storage levels. Heavy Maintenance may also include removal and replacement of the sand infiltration window when the pond fails to drain. See Table for specific tasks and responsibilities.

HEAVY MAINTENANCE

MAINTENANCE ITEM	INTERVAL	RESPONSIBILITY
Inspect and/or Clean Sumps in Catch Basins	Every 3 Years	ACHD
Inspect and/or Clean Storm Drain Pipe Network	Every 3 Years	ACHD
Remove and reconstruct sand windows in pond bottoms	If Pond fails to drain in 48 hours	ACHD
Inspect and/or Clean Inlet Piping and Trash Rack	Every 3 Years	ACHD

LIGHT MAINTENANCE: Defined as regular maintenance of the pond, primarily including landscape maintenance, prevention of improper operation and inspections to identify when Heavy Maintenance may be required. Inspection Forms provided by ACHD have been included in this manual. See Table for specific tasks and responsibilities.

LIGHT MAINTENANCE

MAINTENANCE ITEM	INTERVAL	RESPONSIBILITY
Control of nuisance water from lots, common areas and streets	Daily	HOA
Control of watering of common areas, including ponds	Daily	HOA
Mowing of grass in common areas containing storm drain ponds	Weekly	HOA
Removal of grass clippings, leaves and other potential contaminants to sand window percolation.	Weekly	HOA
Weed control and removal of undesirable vegetation	Weekly	HOA
Removal of litter and debris from pond and adjacent areas	Weekly	HOA
Control of rodent and burrow holes in pond areas	Monthly	HOA
Remove non-draining materials from sand infiltration widows – i.e. cobbles, trash, organic material. Replace sand if removal required to clean surface.	Monthly or after major rain event	HOA
Remove sediment accumulation from sand window. Rake and/or till sand for positive drainage. Replace sand if removal is required for cleaning.	Monthly or after major rain event	HOA

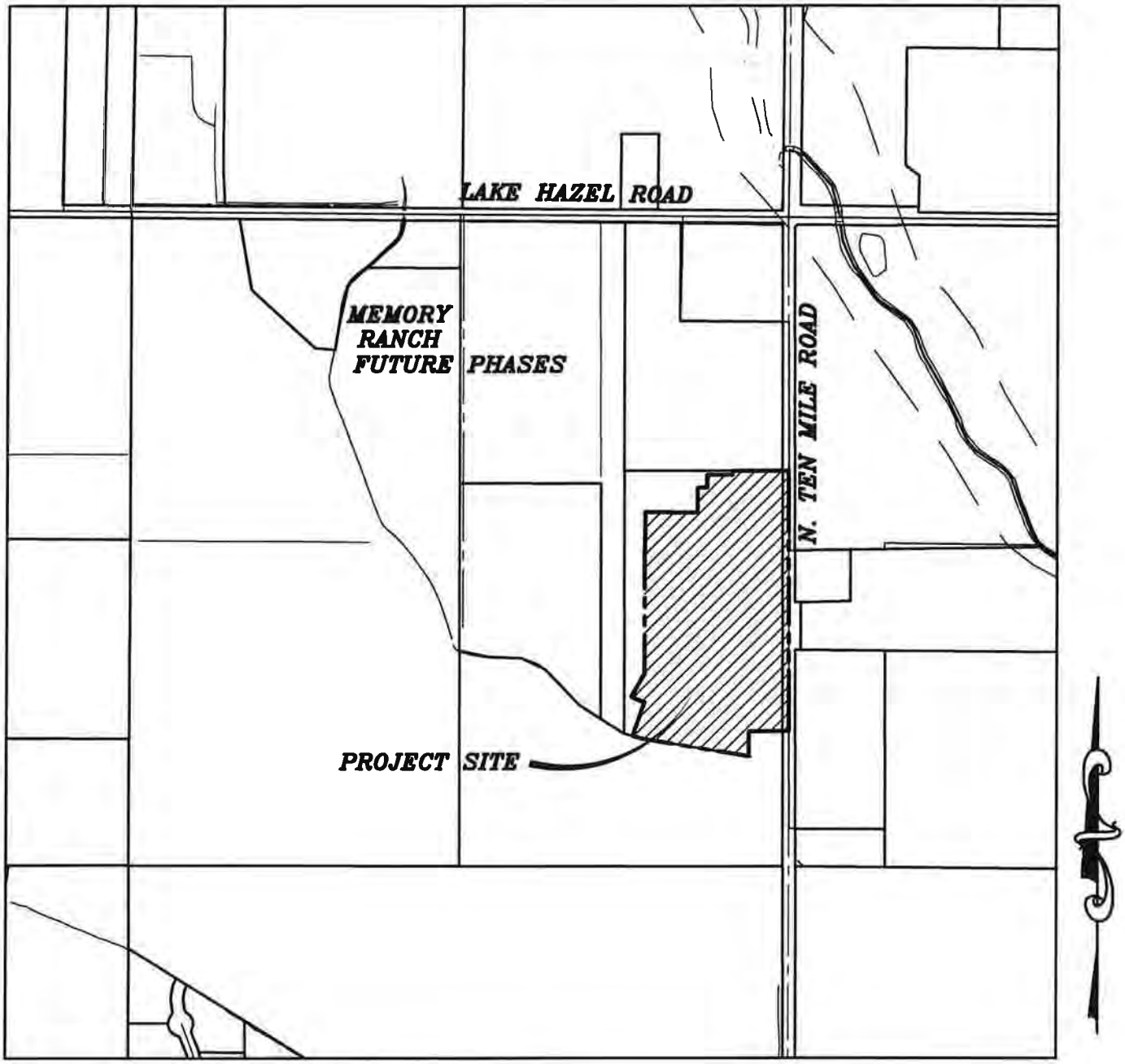
MAINTENANCE LOGS: Logs shall be kept of each inspection and/or repair required under Light Maintenance including dates, cost and results. Records of inspections and completed inspection checklists shall be maintained by the Homeowner's association for a minimum period of Five Years. Heavy Maintenance shall be documented in HOA records although costs and results of inspections shall be maintained by ACHD per their maintenance policy.

Date	Maintenance Activity	Performed by	Description of Facility Conditions	Amount and Type of Material Removed	Comments

ANNUAL OPERATING AND MAINTENANCE COSTS: The estimated cost for light maintenance of the drainage ponds in a manner described above is approximately $2,500/year.

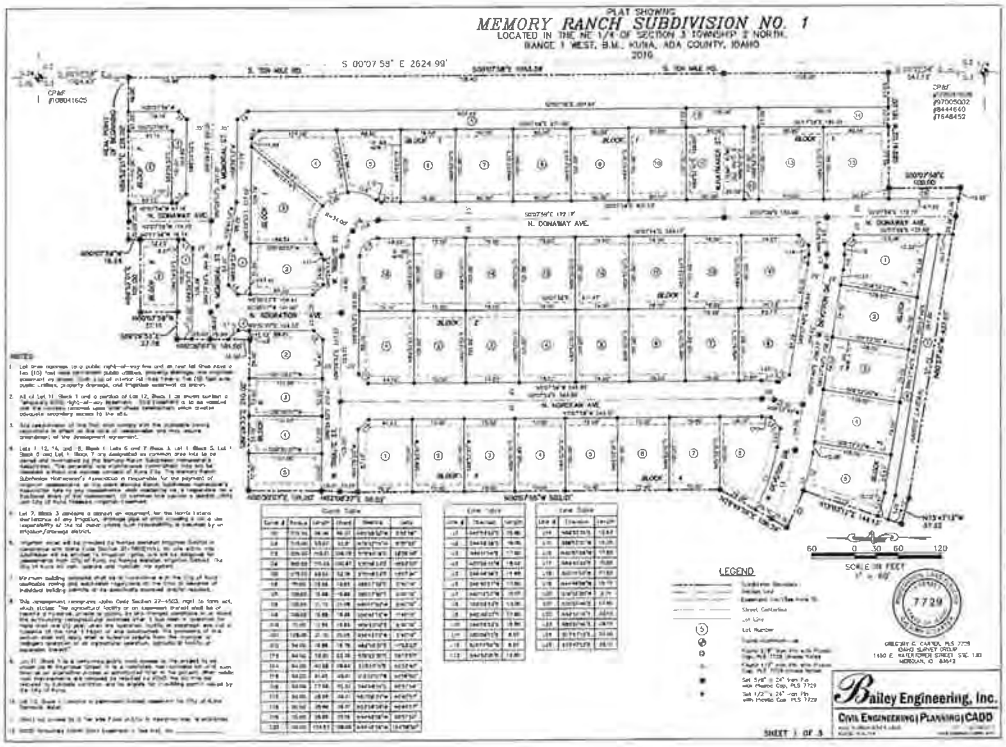
VICINITY MAP
MEMORY RANCH SUBDIVISION NO. 1

A PORTION OF THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO
2016



VICINITY MAP

1" = 600'



Bailey Engineering, Inc.

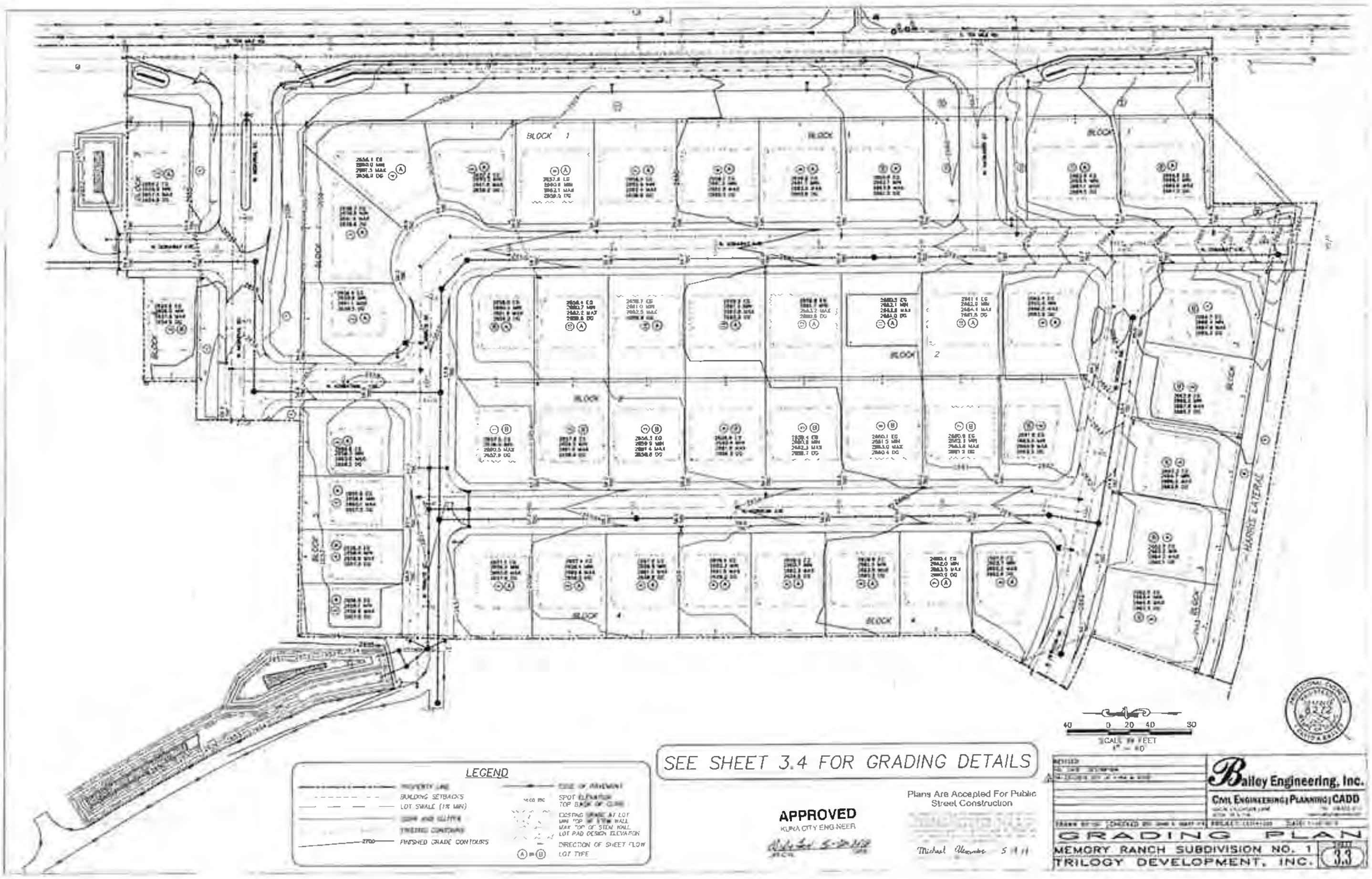
CIVIL ENGINEERING | PLANNING | CADD

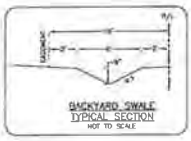
FINAL PLAT

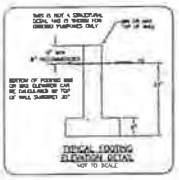
MEMORY RANCH SUBDIVISION NO. 1

TRILOGY DEVELOPMENT, INC.

SHEET 2.1


BLOCK 1
BLOCK 2
BLOCK 4
HARRIS LATERAL
SEE SHEET 3.4 FOR GRADING DETAILS
LEGEND
PROPERTY LINE
BUILDING SETBACKS
LOT SWALE (1% MIN)
CURB AND GUTTER
EXISTING CONTOURS
FINISHED GRADE CONTOURS
EDGE OF PAVEMENT
SPOT ELEVATION TOP BACK OF CURB
EXISTING GRADE AT LOT
MIN TOP OF STEM WALL
MAX TOP OF STEM WALL
LOT PAD DESIGN ELEVATION
DIRECTION OF SHEET FLOW
LOT TYPE
SCALE IN FEET
1" = 40'
APPROVED
KUNA CITY ENGINEER
Plans Are Accepted For Public Street Construction
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
GRADING PLAN
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.
3.3





SITE GRADING

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

2. A CONSTRUCTION PERMIT SHOULD SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL AND SHALL BE ACCOMPANIED BY DRAWINGS OR SCHEDULES SHOWING: CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE SOIL DISTURBANCE. ALL DISTURBED SURFACES SHALL BE STABILIZED BY A TEMPORARY OR PERMANENT METHOD AS APPROPRIATE DURING CONSTRUCTION TO PREVENT SOIL EROSION.

3. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GSI CONSULTING, LLC DATED 03-14-2013.

4. ORGANIC SOILS SHALL BE REMOVED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND WASTED OR STOCKPILED FOR USE IN FINE GRADING.

5. PRIOR TO COMMENCING EXCAVATION, ALL THE EXISTING SITE DRAINS MUST BE DIVERTED THE WATER DOES EXISTING TO ALL ORGANIC MATERIAL, DEBRIS, OR TOPSOIL MATERIAL SHALL BE REMOVED FROM UNSUITABLE MATERIALS. ALL WASTE OR UNSUITABLE ORGANIC OR OTHERWISE DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE SITE AND NOT UNSUITABLE ITEM MAY REMAIN ON THE SITE. WHERE, PRACTICAL, STOCKPILES OF MATERIALS TO BE USED AS STRUCTURAL FILL SHALL BE PLACED ON WHITE, STABILIZED SITES TO PREVENT CONTAMINATION.

6. DIRECT EXCAVATION, DESTROY OF ORGANIC MATERIALS SHALL BE ATTEMPTED DURING GROUND OPERATIONS OF A QUALIFIED GEOTECHNICAL, GEOTECHNICAL ENGINEER THE PROJECT ENGINEER, AND SHALL BE BASED ON REFERENCE SITE TYPE, CONDITIONS, AND FINANCES OF SITE DEVELOPER.

7. ALL MATERIAL USED FOR STRUCTURAL FILL SHALL MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS RECOMMENDED IN THE GEOLOGY AND GEOTECHNICAL REPORT STRUCTURAL FILL MUST BE PLACED WHERE FILL HEIGHT EXCEEDS ONE (1) VERTICAL FOOT IN WHERE RECOMMENDED BY INTERMEDIATE GEOTECHNICAL REPORT.

8. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOLOGY AND GEOTECHNICAL REPORT AND COMPACTION SHALL BE ACCOMPLISHED BY A POWERED MECHANICAL TAMPING OR VIBRATING TYPE COMPACTION EQUIPMENT. STRUCTURAL FILL SHALL BE PLACED IN 6" LIFTS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. ON SLOPES TO FILL SHALL BE CONSTRUCTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR STRUCTURAL FILL AND 85% FOR LANDSCAPED AREAS. ONE IN-PLACE DENSITY TEST PER LIFT SHALL BE CONDUCTED FOR EVERY 2000 SQUARE FEET OF LIFT AREA OR FRACTION THEREOF. ONE TEST SHALL BE CONDUCTED FOR EVERY 2000 LINEAR FEET OF LIFT AREA OR FRACTION THEREOF. ONE TEST SHALL BE CONDUCTED FOR EVERY 2000 LINEAR FEET OF LIFT AREA IN TRENCHES AND ATTACHED AREAS. FOR LOTS OR SUB-DIVISIONS STRUCTURES LESS THAN 2000 SQUARE FEET, AT LEAST ONE TEST SHALL BE CONDUCTED FOR EACH 5000 SQUARE FEET OF LIFT AREA OR FRACTION THEREOF.

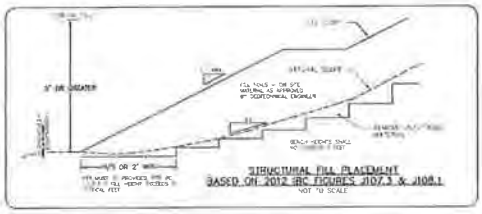
10. SHALLOW EXCAVATIONS THAT DO NOT EXCEED 4 FEET MAY BE CONSTRUCTED WITH SIDE SLOPES APPROACHING VERTICAL. BELOW THIS DEPTH, SLOPES SHALL NOT EXCEED 1-1/2 FOOT VERTICAL TO 1 FOOT HORIZONTAL.

11. FINAL SITE GRADES JUST OR FILL SHALL NOT EXCEED 1 FOOT VERTICAL TO 2 FEET HORIZONTAL.

12. PRIOR TO PLACEMENT OF STRUCTURAL FILL, THE EXPOSED SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX J, GRADING OF THE INTERNATIONAL BUILDING CODE, EXCEPT SECTIONS J107.3 AND 4 AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE GEOTECHNICAL ENGINEER.

13. ALL FINAL GRADING SHALL CONFORM TO TYPES OF SLOPES AND AT CHANGES IN HORIZONTAL SLOPE ALIGNMENT TO ACHIEVE SMOOTH TRANSITIONS AND PROVIDE AN ESTHETICALLY ACCEPTABLE APPEARANCE.

14. DURING ALL GRADING OPERATIONS AND UNTIL THE FINAL SURFACE OF PERMANENT REVEGETATION THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED ESTIMATED PREVENTION PLAN.



NOTES:

1. THE BUILDING ENVELOPES ARE BASED ON CITY OF KUNA SETBACKS APPROVED WITH THE MEMORY RANCH SUBDIVISION DEVELOPMENT.

2. THE MINIMUM TOP OF STEM WALL ELEVATIONS ARE BASED ON A 6" REVEAL, A 6" CREEP AT THE LOWER TOP FOOT AND THEN 2% TO THE LOWEST TOP BACK OF CURB FOR THE LOT.

3. [illegible] ARE NO STEPPED > MAXIMUM OF 8 FEET.

4. HEAVY TORO SHRUBS SHOULD BE NO CLOSER THAN 10 FEET FROM THE STRUCTURE.

5. THE GRADING CONTRACTOR SHALL NOTIFY A FOLLOW EXCAVATION & GRADE SPACE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY GSI CONSULTING, LLC DATED MARCH 15, 2013.

6. EACH BUILDER SHALL CONTAINED SHOTWIRE SWALE.

7. LOCATIONS TO TYPE GRADING PLAN MAY BE APPROVED BY THE CITY OF KUNA BUILDING OFFICIAL AT ISSUANCE OF BUILDING PERMIT BASED UPON REVIEW OF AN OVERSIZED INDIVIDUAL LOT GRADING PLAN.

8. QUANTITIES ARE APPROXIMATE TIME VOLUMES WITHOUT ALLOWANCE FOR COMPACTION.

⚠ GRADING NOTES AND VOLUMES:

STREET VOLUME =" [illegible]
BASIN EXCAVATION TO SUBGRADE
CUT TO SUBGRADE = 64,840 cy
FILL TO SUBGRADE = 1421 cy
NET [illegible] cy CUT
NET EXCAVATED VOLUMES [illegible] cy CUT
TOTAL = 61,343 cy CUT
NET FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE = 611,443 cy FILL
NET EXPORT = 69,718 [illegible]

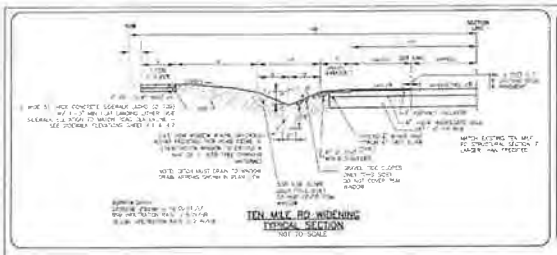
ALL CALCULATIONS ARE RAW VOLUMES BASED ON ROAD AND FINAL SURFACE MODELS DEPICTED ON THIS GRADING PLAN. THESE NUMBERS MAY VARY DUE TO ACTUAL SOIL COMPACTION AND SOIL SHRINKAGE.

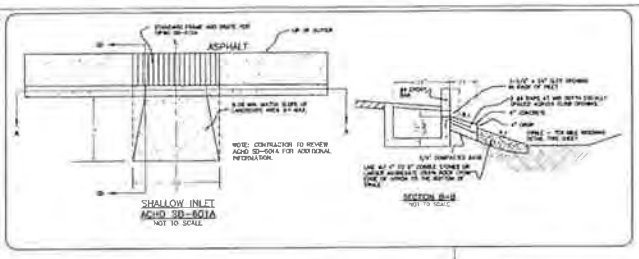
APPROVED
KUNA CITY ENGINEER

Plans Are Accepted For Public Street Construction

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

GRADING DETAILS
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.
SHEET 3.4





KEYNOTES

1. INSTALL TYPE III BARRICADE PER ACHD SD-1130 W/ THREE(3) 6" DIAMETER CORE ALUMINUM WITH STRIPED DETAILED BY ACHD STAND. WHERE SHOULDER EXISTS AT CROWN, TURNAROUND, PROVIDE SMOOTH TRANSITION TO GRAVEL (WITHOUT BARRICADE).
2. SIDEWALK PER STANDARD AND REINFORCED CURB, (T) FOR 1% TO 4% CROSS SLOPE (PER ACHD SD-306, SD-308 & SD-310)
3. PROVIDE CURB TRANSITION PER ISPWC SD-707
4. CONCRETE VALLEY GUTTER PER ISPWC SD-710.

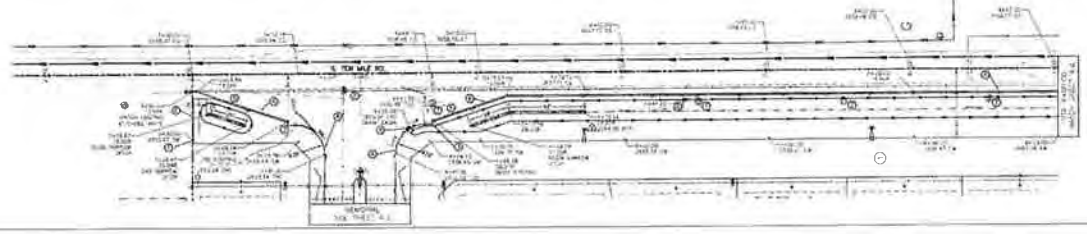
NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. ACHD WILL NOT ALLOW ANY TOLERANCE FROM THIS REQUIREMENT.

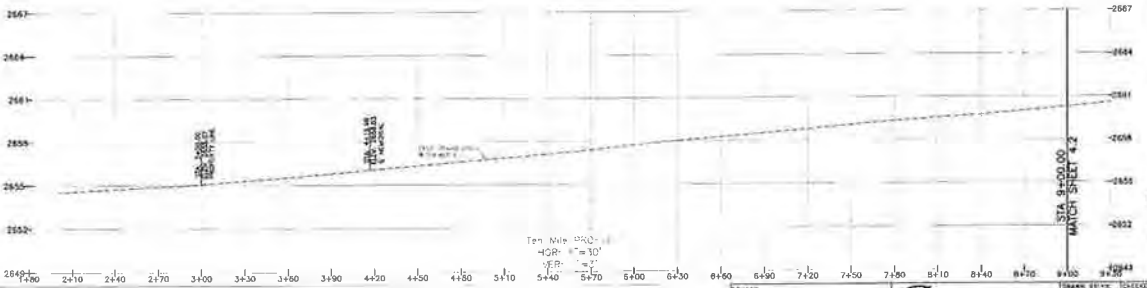
NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-712

5. CONCRETE SWALE TO DRAIN TO TEN MILE RD W/ MINIMUM SLOPE - MEASURE SLOPE PER SHEET
6. CONSTRUCT 4' WIDE ASPHALT PATHWAY FROM SIDEWALK TO EDGE OF PAVEMENT
7. POWER POLE TO BE RELOCATED - SEE EXISTING SITE & DEMO PLAN SHEET 2.1
8. CB FRONTAGE AVE - CONSTRUCT SHALLOW INLET W/ SCUPPER PER ACHD SD-601A TO TEN MILE DRAINAGE DITCH. SEE DETAIL THIS SHEET (SP=4.01%, SP=4.01%)

KEYNOTES

A. 6' WHITE VINYL VIEW FENCING DETAIL #1
A@. INSTALL SPEED LIMIT SIGN (SPEED LIMIT XX) PER ACHD R-2 & ACHD SUPPLEMENTAL TS-111





APPROVED
KUNA CITY ENGINEER
DATE

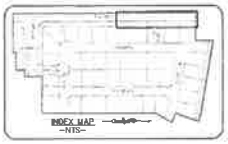
Plans Are Accepted For Public Street Construction

REVISED
NO. DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

SHEET 4.1



KEYNOTES

1. INSTALL TYPE II BARRICADE PER ACHD SD-1136A W/ DIAGONAL STRIPING AT 45° SPACED EQUALLY BETWEEN RAILS. WHERE SIDEWALK EXISTS AT GRADE, TERMINATE FENCE BEHIND SIDEWALK TO CURVE. (WITHOUT BARRICADE.)
2. SAWCUT EXIST. ASPHALT AS REQUIRED (MIN. 2') FOR 1% TO 4% CROSS SLOPE PER ACHD SD-606, SD-304, & SD-305)
3. PROVIDE CURB TURNDOWN PER ISPWC SD-707.
4. CONSTRUCT PEDESTRIAN RAMP PER ISPWC SD-713.

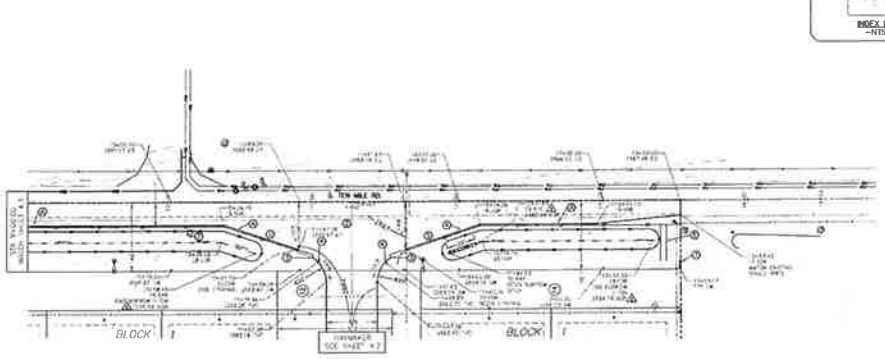
NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 1:48 ON ANY PEDESTRIAN RAMP OR SIDEWALK, WHICH ARE MOST ALLOW ANY TOLERANCE FROM ADA REQUIREMENT.

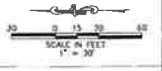
NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-713.

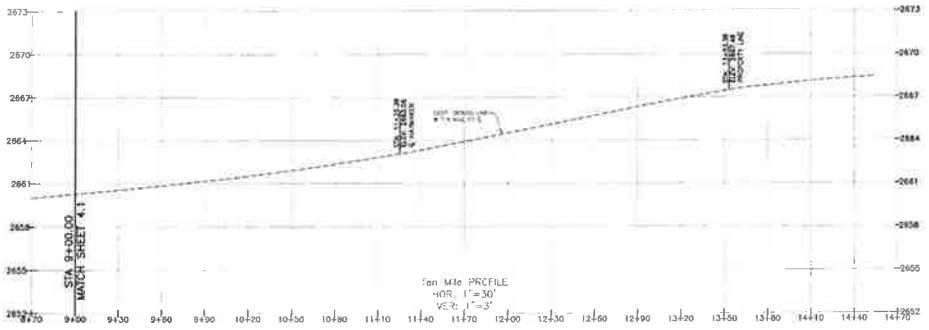
5. CONSTRUCT PAVER AS SHOWN TO TEN MILE RD MEDIAN SECTION - SEE SHEET 4.1
6. CONSTRUCT 4' WIDE ASPHALT PATHWAY FROM SIDEWALK TO EDGE OF PAVEMENT
7. RELOCATE POWER POLE TO BE RELOCATED - SEE EXISTING SITE & DEMO SHEET 2.1.

KEYNOTES

1. 4" WHITE PER ACHD STRIPING DETAIL #17







APPROVED
KUNA CITY ENGINEER

DATE

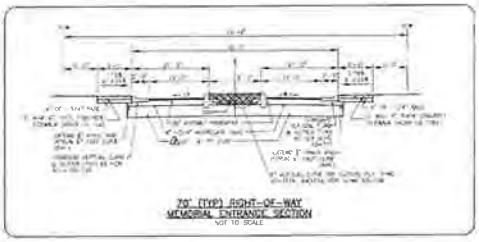
Plans Are Accepted For Public Street Construction

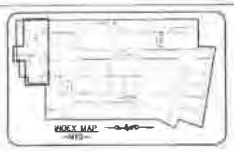
Michael Almeida 5-19-16

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

SHEET 4.2





KEYNOTES

1. INSTALL TYPE II CURB & GUTTER PER ADHD 220-070 W/ THICKENED EDGE ALONGSIDE WITH STAMPED DETAIL AT KNOX PLACE (WEST) AND/OR CONCRETE EDGE AT DRAINS, TERMINATIONS, PITCHING ENDS (W/ TRANSITION TO 220-40, UNLESS OTHERWISE)
2. INSTALL TYPE B TERMINAL SUBSTRATE @ THIS ROAD WILL BE DESTROYED IN THE FUTURE! SEE PLAN ADHD 220-070 W/ THICKENED EDGE ALUMINUM WHEN COMPLETED ONLY)
3. CONSTRUCT PEDESTRIAN RAMP PER ADHD 520-070
4. CONSTRUCT PEDESTRIAN RAMP PER ADHD 520-71XC
5. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB, SEE PLAN SHEET 4.0

NOTE: ADA STANDARDS REQUIRE MAX CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR LANDING. ADDENDUM WILL NOT ALLOW ANY TOLERANCE FROM THIS REQUIREMENT

NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ADHD 110-71C

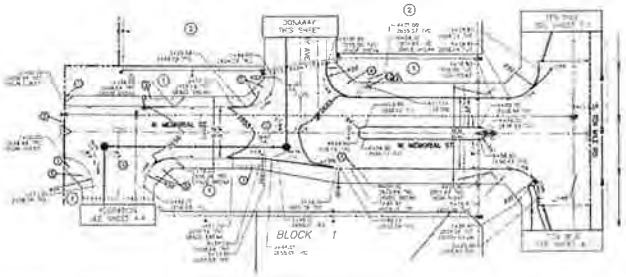
6. CONSTRUCT WALLS (REFER FOR WORK SHEET)
7. CONSTRUCT 6" TRANSITION FROM ROLLED CURB TO STANDARD CURB
8. CONSTRUCT TEMPORARY DRAINAGE POND — SEE GRADING SHEET 4.0

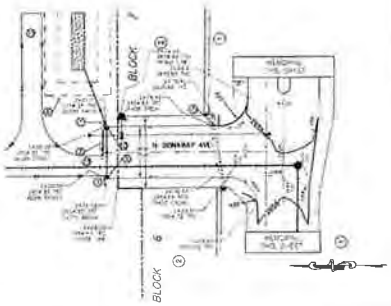
⚠10 CB "DAP #3 - INSTALL 12" CLASS III RCP TO CB "DAP #4 W/ 12" SDR-35 PIPE (SP=+1.00%, QFull=2.75cfs)

⚠11 CB "DAP #4 - INSTALL 12" SDR-35 PIPE TO STUB ARRANGE POND W/ 12" RCP PER ADHD 220-070 (SP=+1.00%, QFull=2.75cfs)

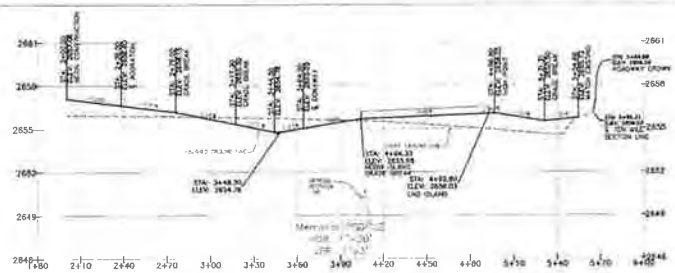
⚠12 CONSTRUCT 14' WIDE ADHD ACCESS ROAD — SEE SECTION & PLAN VIEW DETAILS SHEET 4.0.

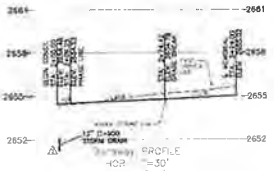
⚠13 EXTEND SPEED LIMIT SIGN STARTING LIMIT (70') PER ADHD STD # 630-01 SUPPLEMENTAL SIGNING





SCALE IN FEET
1" = 30'



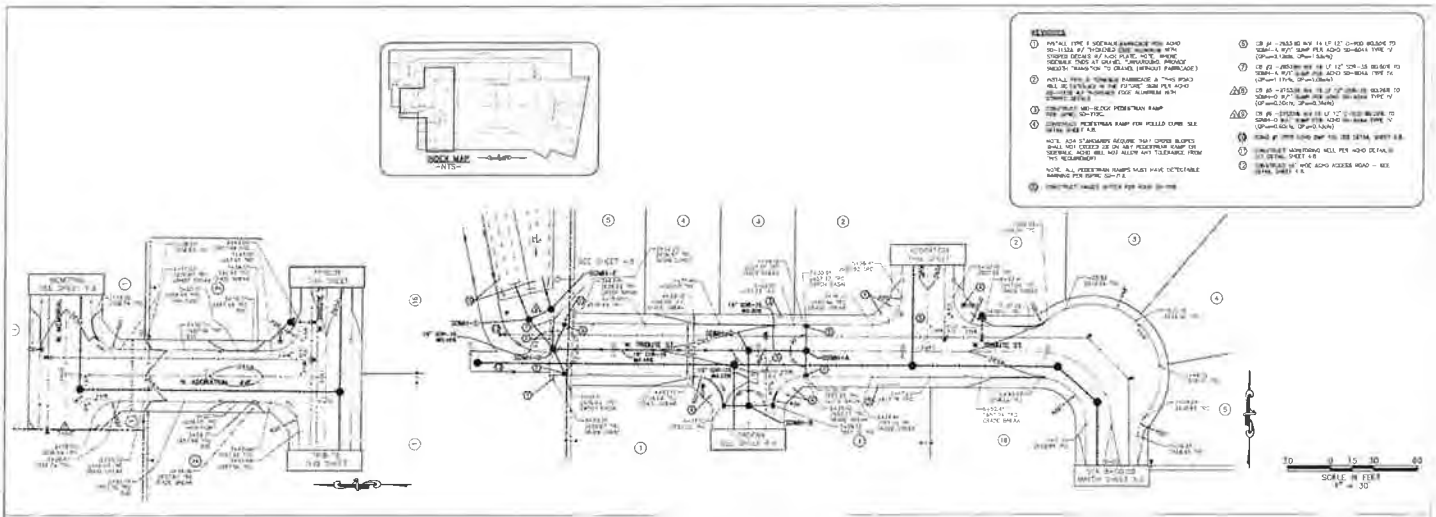


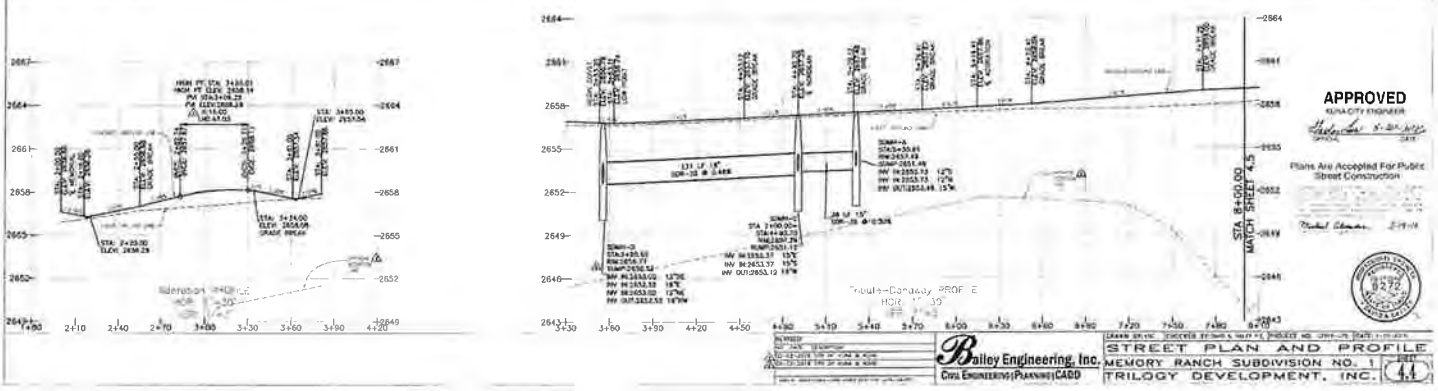
APPROVED
MAYA CITY ENGINEER
DATE

Plans Are Accepted For Public Street Construction

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.
SHEET 4.0





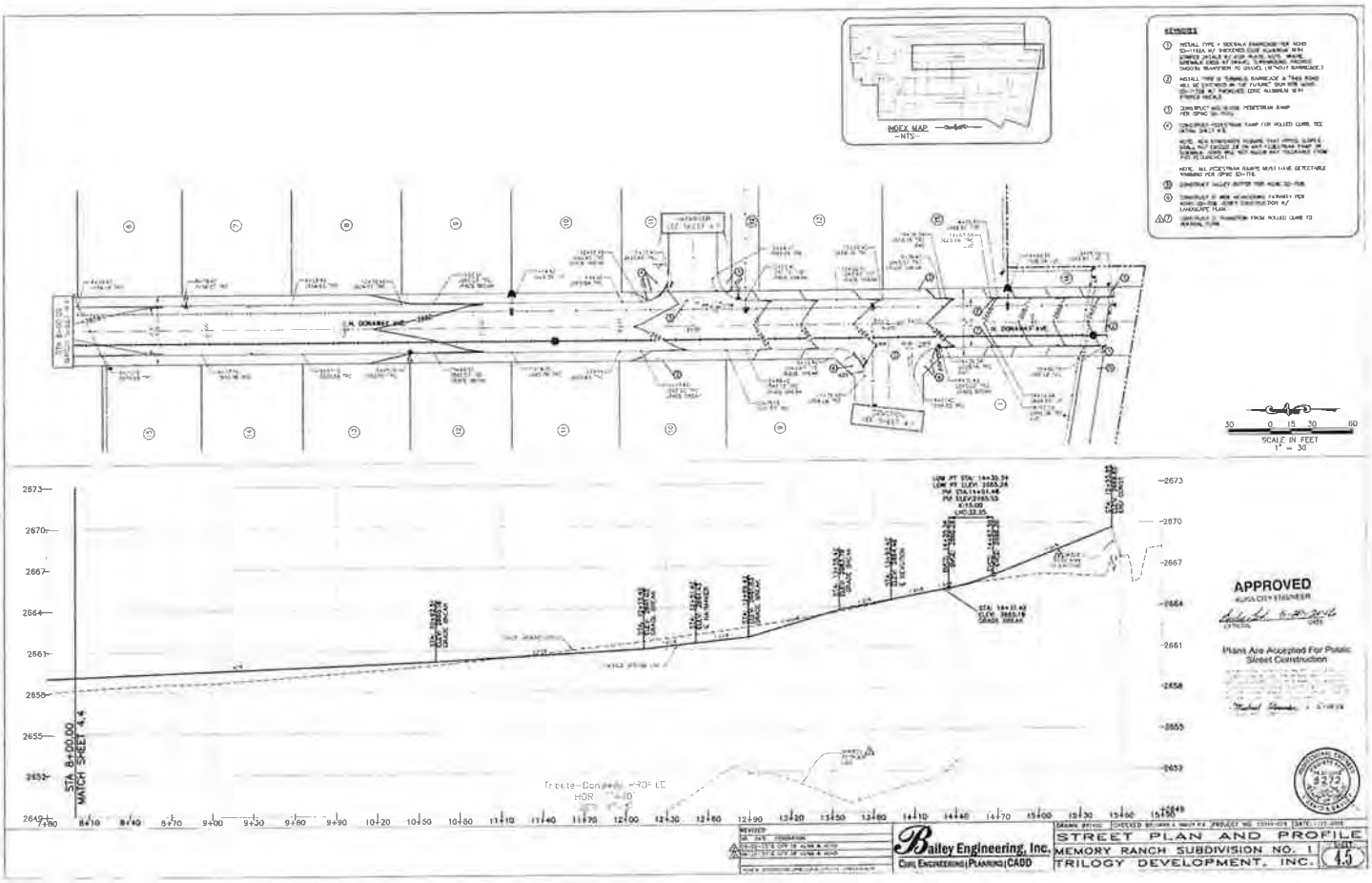
APPROVED
KUNA CITY ENGINEER

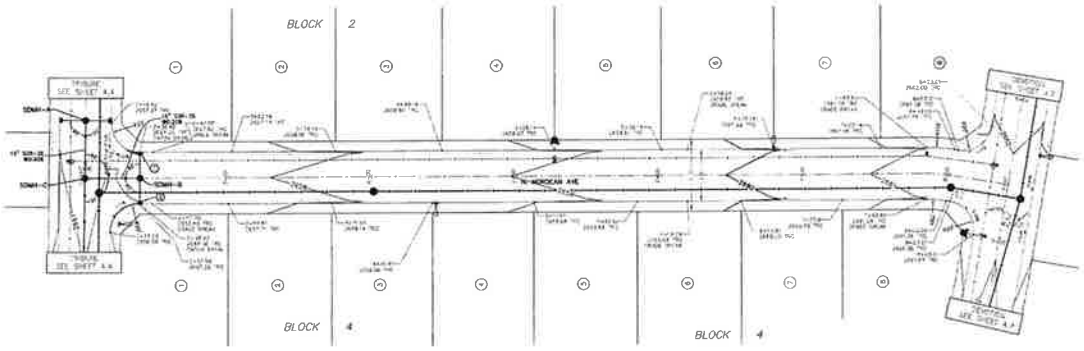
Plans Are Accepted For Public Street Construction

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

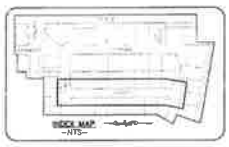
SHEET 4.4


INDEX MAP
NOTES
SCALE IN FEET
1" = 30
APPROVED
Plans Are Accepted For Public Street Construction
MATCH SHEET 4.4
STA 8+00.00
Trieste-Donahue PROP LLC
HOR 1"=40'
Bailey Engineering, Inc.
Civil Engineering | Planning | CADD
STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.
4.5

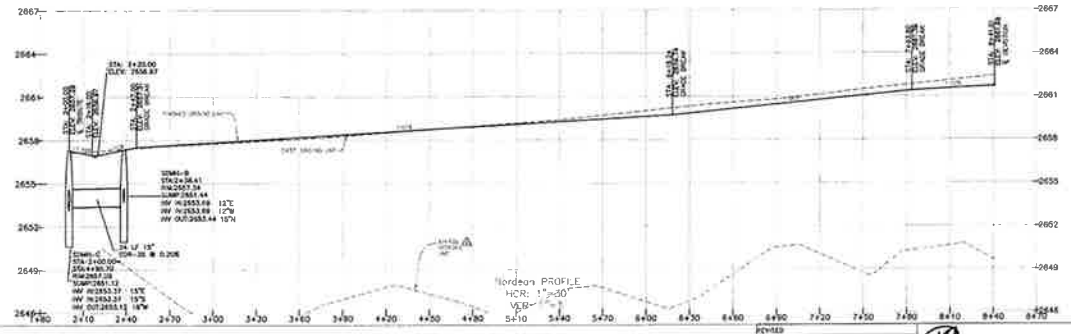


KEYNOTES

1. CB #3 - 2783.76 WY, 11 LF 15" [illegible]
   SDMH-B W/7' SUMP PER ADOT SD-834A TYPE 'A'
   (OP=4.14cfs, QP=4.03cfs)
2. CB #4 - 2783.76 WY, 19 LF 15" [illegible]
   SDMH-B W/7' SUMP PER ADOT SD-834A TYPE 'A'
   (OP=4.03cfs, QP=4.03cfs)



30 0 15 30 60
SCALE IN FEET
1" = 30'



APPROVED
KUNA CITY ENGINEER
[signature] 6-20-2014
DATE

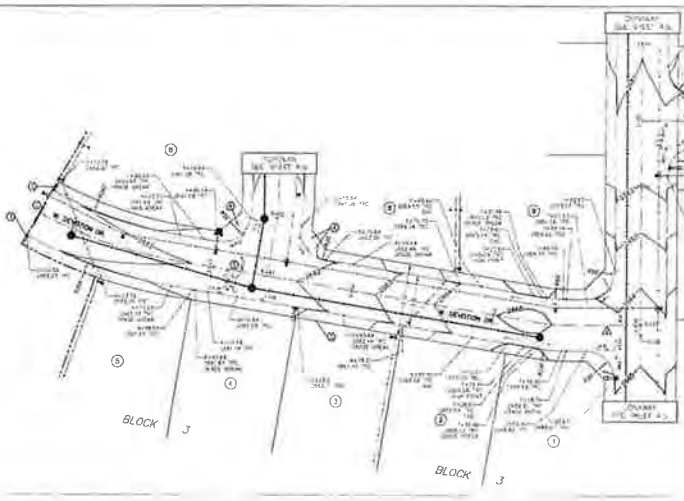
Plans Are Accepted For Public Street Construction

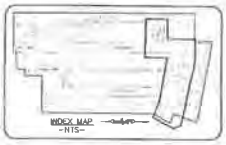
[signature] 5-16-14

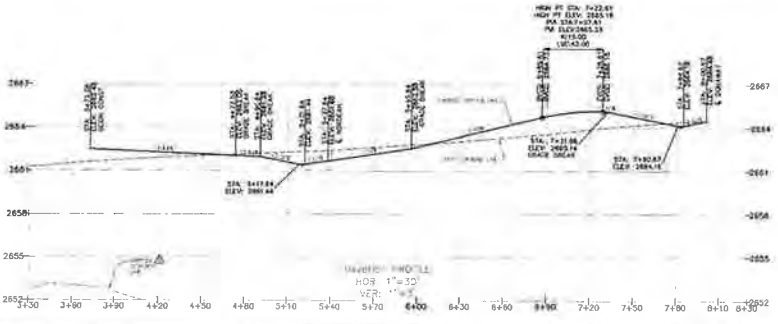
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

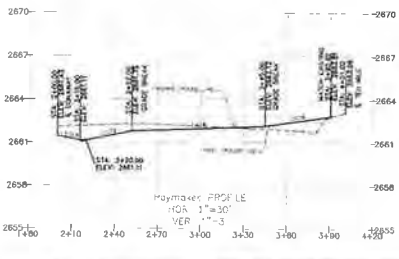
STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

4.6









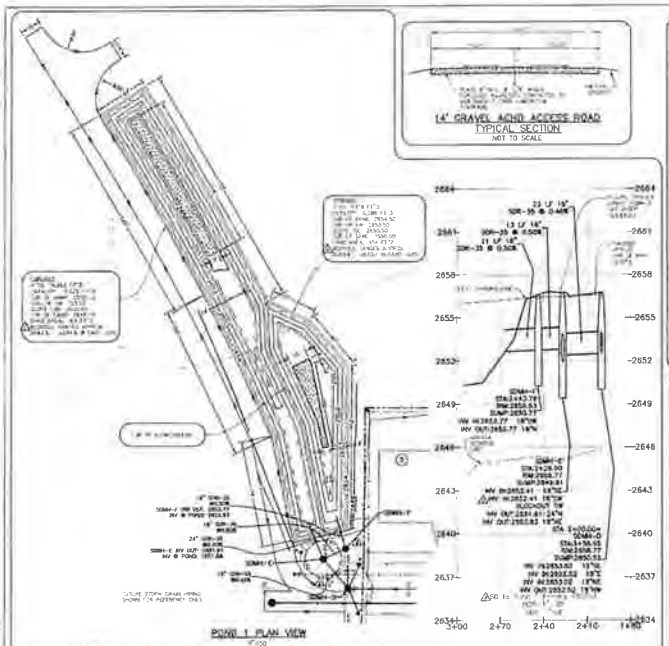
Plans Are Accepted For Public Street Construction

APPROVED

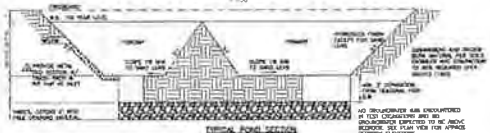
Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

STREET PLAN AND PROFILE
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

4.7

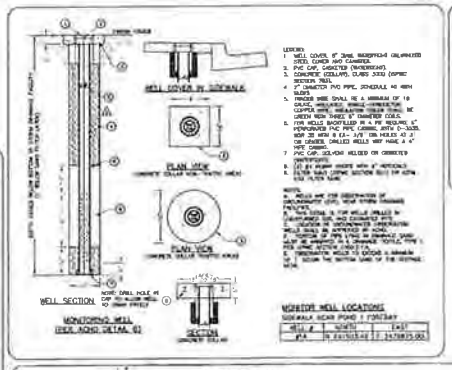


POND 1 PLAN VIEW



TYPICAL POND SECTION
(INFILTRATION BASIN W/
FOREBAY PER ACHD SNP 151)
-NTS-

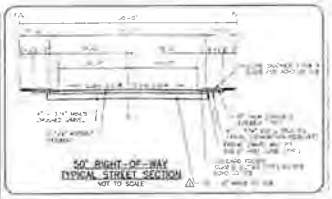
14' GRAVEL ACHD ACCESS ROAD
TYPICAL SECTION
NOT TO SCALE



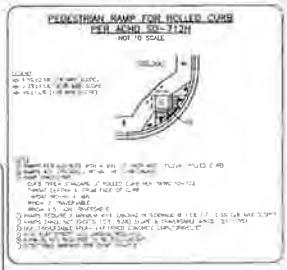
WELL SECTION
MONITORING WELL
PER ACHD DETAIL 61

MONITOR WELL LOCATIONS

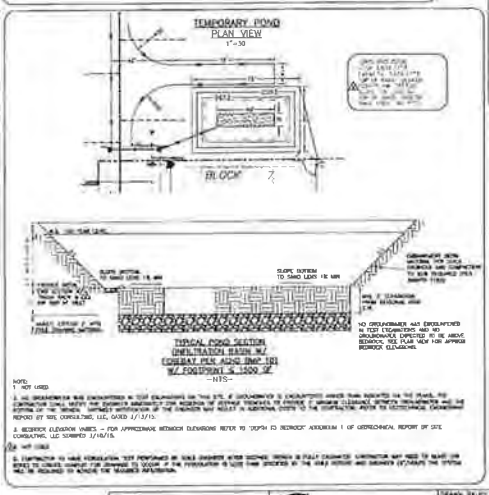
WELL #	NORTH	EAST
#1A	N 2411513.40'	E 1478815.60'



50' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE



PEDESTRIAN RAMP FOR ROLLED CURB
PER ACHD STD-712H
NOT TO SCALE



TEMPORARY POND
PLAN VIEW
1"=30'

TYPICAL POND SECTION
(INFILTRATION BASIN W/
FOREBAY PER ACHD SNP 151
W/ FOOTPRINT @ 1500 SF
-NTS-

NOTE:
1. NOT USED.

2. NO GROUNDWATER WAS ENCOUNTERED IN TEST EXCAVATIONS ON THIS SITE. IF GROUNDWATER IS ENCOUNTERED ABOVE THAN INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR REVISION OF SYSTEM TO ENSURE 2' MINIMUM CLEARANCE BETWEEN GROUNDWATER AND BOTTOM OF THE TRENCH. IMPROPER NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING, LLC, DATED 3/13/15.

3. BEDROCK ELEVATION VARIES. - FOR APPROXIMATE BEDROCK ELEVATIONS REFER TO "DEPTH TO BEDROCK ASSUMPTION 1" OF GEOTECHNICAL REPORT BY SITE CONSULTING, LLC STAMPED 3/16/15.

4. NOT USED

5. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER BASINS EXCAVATED. IF SOILS ENGINEER IS NOT AVAILABLE TO PERFORM TEST, CONTRACTOR MAY NEED TO MAKE ADDITIONAL EXCAVATION TO ENSURE PROPER PERCOLATION RATES. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR REVISION OF SYSTEM TO ENSURE 2' MINIMUM CLEARANCE BETWEEN GROUNDWATER AND BOTTOM OF THE TRENCH. IMPROPER NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING, LLC, DATED 3/13/15.

NOTE:
1. NOT USED.

2. NO GROUNDWATER WAS ENCOUNTERED IN TEST EXCAVATIONS ON THIS SITE. IF GROUNDWATER IS ENCOUNTERED ABOVE THAN INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR REVISION OF SYSTEM TO ENSURE 2' MINIMUM CLEARANCE BETWEEN GROUNDWATER AND BOTTOM OF THE TRENCH. IMPROPER NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING, LLC, DATED 3/13/15.

3. BEDROCK ELEVATION VARIES. - FOR APPROXIMATE BEDROCK ELEVATIONS REFER TO "DEPTH TO BEDROCK ASSUMPTION 1" OF GEOTECHNICAL REPORT BY SITE CONSULTING, LLC STAMPED 3/16/15.

4. ALL MONITOR WELLS SHALL HAVE A CONCRETE APRON POURED AROUND THE CAP.

5. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER BASINS EXCAVATED. IF SOILS ENGINEER IS NOT AVAILABLE TO PERFORM TEST, CONTRACTOR MAY NEED TO MAKE ADDITIONAL EXCAVATION TO ENSURE PROPER PERCOLATION RATES. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR REVISION OF SYSTEM TO ENSURE 2' MINIMUM CLEARANCE BETWEEN GROUNDWATER AND BOTTOM OF THE TRENCH. IMPROPER NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING, LLC STAMPED 3/16/15. FOR INFILTRATION BASIN W/ FOREBAY PER ACHD SNP 151 W/ FOOTPRINT @ 1500 SF. THE INFILTRATION RATE USED FOR DESIGN TO ENSURE 2' OF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER (3"/HOUR) MODIFICATION OF THE SYSTEM WILL BE REQUIRED.

Plans Are Accepted For Public Street Construction

APPROVED
KUNA CITY ENGINEER
DATE

REVISED	
NO.	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

STREET AND DRAINAGE DETAILS
MEMORY RANCH SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

SHEET 4.0

DESCRIPTION FOR
MEMORY RANCH WEST

A parcel of land located in the West 1/2 of the NE 1/4 of Section 3, T.2N., R.1W., B.M., Kuna, Ada, County, Idaho more particularly described as follows:

BEGINNING at the N1/4 corner of said Section 3 from which the NE corner of said Section 3 bears South 89°29'53" East, 2645.05 feet;

thence along the North boundary line of said Section 3 South 89°29'53" East, 1,096.03 feet to the approximate centerline of Harris Lateral;

thence along said approximate centerline the following 16 courses and distances:

thence South 00°03'31" East, 25.00 feet;

thence North 89°29'53" West, 3.08 feet;

thence South 06°58'53" West, 38.87 feet;

thence South 24°20'24" West, 41.97 feet;

thence South 47°20'54" West, 168.77 feet;

thence South 48°12'13" West, 91.44 feet;

thence South 26°22'56" West, 28.87 feet;

thence South 11°07'59" West, 352.43 feet;

thence South 02°32'00" East, 39.44 feet;

thence South 20°41'51" East, 600.69 feet;

thence South 49°58'04" East, 50.78 feet;

thence South 42°13'18" East, 124.49 feet;

thence South 33°30'50" East, 160.90 feet;

thence South 22°43'28" East, 111.59 feet;

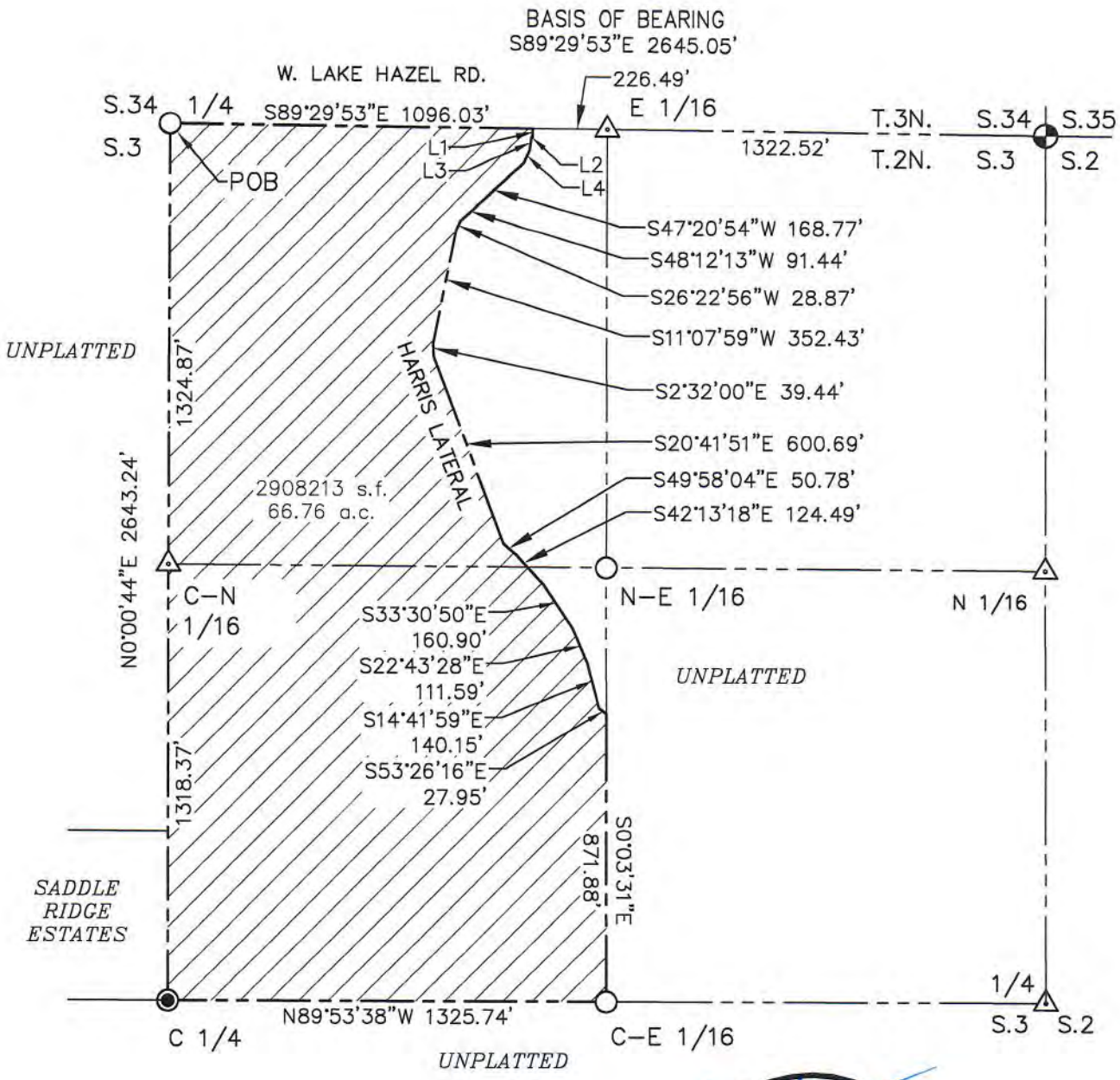
thence South 14°41'59" East, 140.15 feet;

thence South 53°26'16" East, 27.95 feet to a point on the East boundary line of the W1/2 of the NE 1/4 of said Section 3;

thence along said East boundary line South 00°03'31" East, 871.88 feet to the C-E 1/16 corner of said Section 3;

thence along the East-West centerline of said Section 3 North 89°53'38" West, 1,325.74 feet to the C1/4 corner of said Section 3;

thence along the North-South centerline of said Section 3 North 00°00'44" East, 2,643.24 feet to the **POINT OF BEGINNING**. Containing 66.76 acres, more or less.



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S0°03'31"E
L2	3.08	N89°29'53"W
L3	38.87	S6°58'53"W
L4	41.97	S24°20'24"W

SCALE: 1" = 500'

P:\Memory Ranch West Topo 20-044\dwg\Memory Ranch West Preplat Exhibit.dwg 6/20/2020 9:18:35 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT __ DRAWING FOR
MEMORY RANCH WEST

LOCATED IN THE W 1/2 OF THE NE ¼ OF SECTION 3, T.2N., R.1W., KUNA, B.M., ADA COUNTY, IDAHO

JOB NO. 20-044
SHEET NO. 1
DWG. DATE 6/19/2020

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

State of Idaho)
) **ss.**
County of Ada)

I, John A Laude, Sr., Heartland Townhomes Property Management, LLC 9839 W. Cable Car Street, Suite 101
Name **Address**

Boise , Idaho 83709
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 Gem State Planning (Name) 9840 W. Overland Road, Suite 120, Boise, ID 83709 (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 3rd day of April, 20 20

Signature

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

Notary Public for Idaho

Residing at: Boise ID

My commission expires: 9/6/2025

DAVID LABRIE
Comm. No. 50738
NOTARY
PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, John A. Laude, Sr. / Union Square LLC, 9839 W. Cable Car Street, Suite 101
Name **Address**

Boise, Idaho, 83709
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 Gem State Planning 9840 W. Overland Road, Suite 120, Boise, ID 83709
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 16th day of June, 2020

Signature

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

Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 9/6/2025

DAVID LABRIE
Comm. No. 30738
NOTARY PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

Gem State Planning, LLC

July 2, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Memory Ranch – phases 6-9
Applications for Preliminary Plat and Design Review

Dear Ms. Howell:

In 2015, Kuna City Council approved the annexation and rezone of Memory Ranch Subdivision, a 135-acre community of single family homes, located at the southwest corner of Lake Hazel Road and Ten Mile Road (2N, 1W, Section 3). That 2015 approval also included a preliminary plat for262 home lots on approximately ½ of that annexed area, or 67 acres. The remaining portion of Memory Ranch, about 67.5 acres, was annexed and rezoned to R-6 with an understanding from the staff that "the applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat and final plat." (from the 2015 Memory Ranch staff report)

Preliminary Plat

As noted in the staff report and to meet City of Kuna requirements we have attached an application and support documents for Memory Ranch phases 6-9: a preliminary plat for 259 single family home lots on the remaining 67.5 acres, for a gross density of 3.84 du/acre. We have designed Memory Ranch phases 6-9 to meet all current Kuna Subdivision Regulations. The homes meet the dimensional requirements for R-6 zone and the open space exceeds the current code. A construction phasing plan is included with our application.

Streets and Utilities

Memory Ranch phases 6-9 lots are located on the west side of the Harris Lateral and will be connected to the existing Memory Ranch homes via the Salutation Drive bridge over the Harris Lateral. Along with the Salutation Drive connection, Phases 6-9 of Memory Ranch will include the construction of ½ of two new mid-mile collector roads. Shayla Avenue is a north-south collector that will run along the west boundary of Memory Ranch, from Lake Hazel Road south to a new east-west collector road. The east-west collector road, that we have named W. Butterfly Street, will run along the south boundary of Memory Ranch from Shayla Avenue to the adjacent property to the east, for a distance of approximately ¼ mile.

These collector roads will be constructed as one half of a collector cross section, plus 12 feet, as required by ACHD and the City of Kuna. Shayla Avenue and Butterfly Street provide excellent vehicular access to all phases of Memory Ranch Subdivision. The local streets in Memory Ranch

will be constructed to meet Kuna requirements, with 36' b/c-b/c in a 50' right of way and attached sidewalks.

A Traffic Impact Study has been completed and is under review by ACHD and ITD.

Sewer will be provided to each buildable lot. Due to slopes, a sewer lift station will be constructed on Lot 11, Block 8. Potable water will be extended to buildable lots and pressurized irrigation will be provided to all lots.

Electrical power is expected to be extended to these phases of Memory Ranch before construction of homes begins.

Open Space and Connectivity

A 4.4 acre park anchors the substantial open space in Memory Ranch phases 6-9. The park will feature a picnic shelter, play structure and ½ basketball court, along with ample lawn area for open play. Pathways throughout the community provide easy connections to the park and to neighbors. Residents of Memory Ranch 6-9 will also enjoy access to the swimming pool in the original Memory Ranch subdivision. The plans for the pool and changing room are currently under review by the Kuna Building Department and are both expected to be constructed this summer.

The maintenance road for the Harris Lateral is located on the west side, so there is no pathway along the lateral in phases 6-9. Residents will be able to use the pathway that follows the length of the east side of the lateral. We have specified open fencing along the rear if the homes in Block 1 and Block 7 that back up to the lateral. We have included a Design Review application for the common area landscaping.

Neighborhood Meeting

A neighborhood meeting was held at the picnic shelter in Memory Ranch on Tuesday, June 2nd at 6 pm. Our invitation to the neighborhood meeting included a vicinity map and a copy of the subdivision plan. Full sized copies of the plan were reviewed at the neighborhood meeting. Meeting attendance and minutes are included with our application package.

We are please to submit the preliminary plat and support material for phases 6-9 of the successful Memory Ranch subdivision. We look forward to working with you and your staff through the approval process. Please let me know if you have any questions about the applications or the development.

Sincerely,

Jane Suggs

9840 W. Overland Road, Suite 120, Boise, Idaho 83709

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

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

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 Kun a City Code 5-1A-8.

Jane Sayer — 6/15/20

Applicant/agent signature: Date:

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

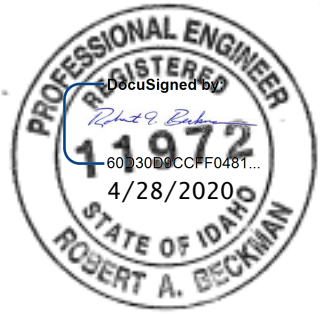
Traffic Impact Study
Memory Ranch Subdivision
April 2020

Prepared For:

Trilogy Development, Inc.
9839 W. Cable Car Street
Ste. 101
Boise, ID 83709

Prepared By:

WHPacific, an NV5 Company
690 S Industry Way
Ste. 10
Meridian, ID 83642



TRILOGY DEVELOPMENT

WHPacific
AN NV5 COMPANY

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 3

2.0 PROPOSED DEVELOPMENT 5

2.1 PROJECT DESCRIPTION 5
2.2 STUDY APPROACH 7
2.2.1 Study Period 7

3.0 ANALYSIS OF EXISTING CONDITIONS 7

3.1 ROADWAY NETWORKS 7
3.2 TRANSIT SERVICE 8
3.3 BICYCLE AND PEDESTRIAN FACILITIES 8
3.4 TRAFFIC VOLUMES 8
3.5 INTERSECTION CRASH DATA 9
3.6 LEVEL-OF-SERVICE ROADWAY SEGMENTS 10
3.7 LEVEL-OF-SERVICE INTERSECTIONS 11

4.0 ANALYSIS OF 2025 BACKGROUND TRAFFIC CONDITIONS 12

4.1 ROADWAY NETWORKS 12
4.2 TRAFFIC VOLUMES 12
4.3 OFF-SITE DEVELOPMENT 12
4.4 LEVEL-OF-SERVICE ROADWAY SEGMENTS 2025 BACKGROUND 13
4.5 LEVEL-OF-SERVICE INTERSECTIONS 2025 BACKGROUND 14

5.0 ANALYSIS OF 2025 SITE PLUS BACKGROUND (TOTAL) TRAFFIC CONDITIONS 14

5.1 TRIP GENERATION 14
5.2 TRIP DISTRIBUTION AND ASSIGNMENT 15
5.3 SITE PLUS BACKGROUND TRAFFIC 16
5.4 TURN-LANE ANALYSIS 17
5.5 LEVEL-OF-SERVICE ROADWAY SEGMENTS 2025 SITE PLUS BACKGROUND 17
5.6 LEVEL OF SERVICE INTERSECTIONS 2025 SITE PLUS BACKGROUND 18

6.0 SUMMARY OF RESULTS 19

6.1 EXISTING TRAFFIC CONDITIONS 19
6.2 2025 BACKGROUND TRAFFIC CONDITIONS 19
6.3 2025 SITE PLUS BACKGROUND CONDITIONS 19

7.0 APPENDIX 21

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

LIST OF TABLES

Table 1 – Study Area Roadway 7
Table 2 – Intersection Crash Data (2014-2018) 9
Table 3 – ACHD LOS Thresholds for Roadway Segments 10
Table 4 – Roadway Segment LOS – Existing (2020) Traffic 10
Table 5 – Intersection Traffic Operations – Existing (2020) Traffic 11
Table 6 – Roadway Segment LOS – 2025 Background Traffic 13
Table 7 – Intersection Traffic Operations – 2025 Background Traffic 14
Table 9 – Trip Generation Summary 15
Table 10 – Roadway Segment LOS – 2025 Site Plus Background (Total) Traffic 17
Table 11 – Roadway Segment LOS – 2025 Site Plus Background Traffic 18

LIST OF FIGURES

Figure A – Site Location 5
Figure B – Site Plan 6
Figure C – Existing Traffic Control and Lane Configurations 8
Figure D – Existing Traffic Volumes 9
Figure E – 2025 Background Volumes 13
Figure F – Site Trip Distribution 15
Figure G – 2025 Site Plus Background (Total) Traffic Volumes 16
Figure H – Percent Change in Traffic 17

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with the Memory Ranch Subdivision located in Kuna, Idaho. The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and discussion with ACHD, Idaho Transportation Department (ITD) and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Memory Ranch Subdivision is a proposed development consisting of 260 single-family dwelling units on a 67.5-acre parcel located along the south side of Lake Hazel Rd, west of Ten Mile Rd in Kuna, Idaho.

2. The proposed development is to be constructed over a two to three-year period and completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required.

3. The proposed residential development is estimated to generate 2,454 daily trips, 192 AM peak hour trips, and 257 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following intersections and roadway segments:
    - Intersections
        - Ten Mile Road and Lake Hazel Road
        - Ten Mile Road and Amity Road
        - Linder Road and Lake Hazel Road
        - All site accesses

    - Segments
        - Ten Mile Road between Lake Hazel Road and Amity Road
        - Ten Mile Road between Lake Hazel Road and Columbia Road
        - Lake Hazel Road between Ten Mile Road and Linder Road
        - Lake Hazel Road between Ten Mile Road and New Collector
        - All internal collectors

5. Primary access to the site will be provided via two new access points located along the new collector. The new collector intersects Lake Hazel Road, west of Ten Mile Road.

Proposed Mitigation for Existing Traffic

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

7. For the existing traffic conditions analyzed with the existing intersection controls and lane configurations, the intersection of Ten Mile Road/Amity Road does not meet minimum operational thresholds. Future programmed improvements will resolve this issue. All other intersections meet minimum requirements.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Proposed Mitigation for 2025 Background Traffic

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

9. The ACHD *Integrated Five-Year Work Plan* includes the following programmed projects to be constructed in the project study area:
    - Ten Mile Road & Lake Hazel Road – Intersection Widening/Add signal
        - Construction year 2023
    - Ten Mile Road & Amity Road – Multilane Roundabout
        - Construction year 2021

10. For the 2025 Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, all study area intersections meet the minimum operational thresholds. No additional roadway improvements are needed.

Proposed Mitigation for 2025 Site Plus Background Traffic

11. For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway lane configurations, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 site plus background traffic.

12. For the 2025 Site Plus Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, all study area intersections meet the minimum operational thresholds. No additional roadway improvements are needed.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

2.0 PROPOSED DEVELOPMENT

2.1 PROJECT DESCRIPTION

Memory Ranch Subdivision is a proposed development consisting of 260 single-family dwelling units on a 67.5-acre parcel located along the south side of Lake Hazel Road, west of Ten Mile Road in Kuna, Idaho. Primary access to the site will be provided by two new access points located along a newly constructed collector street. The new collector will intersect Lake Hazel Road. The existing site is zoned Medium Density Residential (R-6). The site location is shown in Figure A. The proposed site plan is illustrated in Figure B.

Figure A – Site Location

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Figure B – Site Plan

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

2.2 STUDY APPROACH

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with the Memory Ranch Subdivision Development in Kuna, ID. The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and discussion with ACHD, Idaho Transportation Department (ITD) and review of the surrounding area.

The following intersections and roadway segments were reviewed for purposes of this TIS:

- Intersections
  - Ten Mile Road and Lake Hazel Road
  - Ten Mile Road and Amity Road
  - Linder Road and Lake Hazel Road
  - All site accesses
- Segments
  - Ten Mile Road between Lake Hazel Road and Amity Road
  - Ten Mile Road between Lake Hazel Road and Columbia Road
  - Lake Hazel Road between Ten Mile Road and Linder Road
  - Lake Hazel Road between Ten Mile Road and New Collector
  - All internal collectors

2.2.1 Study Period

Buildout of the Memory Ranch Development is expected to occur over an approximate two to three-year period and completed by 2025. Due to the short duration of the buildout an interim phasing is not anticipated or reviewed.

The study periods will include:

- Existing (2020)
- 2025 Background
- 2025 Site Plus Background (Total)

The following time intervals will be evaluated:

- Weekday AM Peak Hour
- Weekday PM Peak Hour

3.0 ANALYSIS OF EXISTING CONDITIONS

3.1 ROADWAY NETWORKS

Table 1 summarizes the characteristics of the roadway segment within the study area.

Table 1 – Study Area Roadway

Roadway	Functional Classification	Posted Speed (mph)	Lanes (total)
Lake Hazel Road	Principal Arterial	50	2
Ten Mile Road North of Lake Hazel	Principal Arterial	50	2
Ten Mile Road South of Lake Hazel	Minor Arterial	50	2

Functional Classification noted in accordance with the 2040 Functional Classification Map

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Figure C illustrates the existing lane configurations and traffic control conditions.

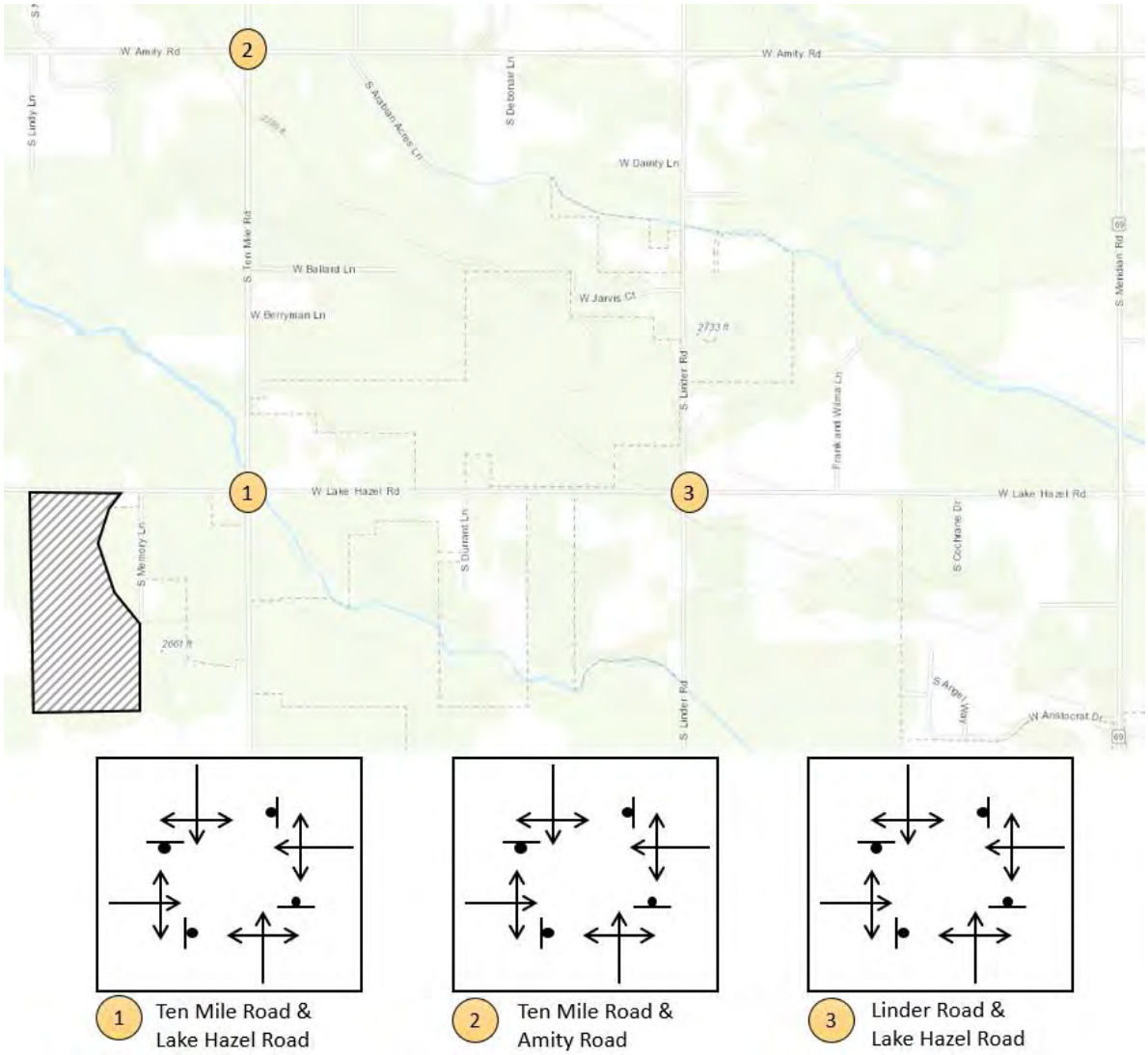


Figure C – Existing Traffic Control and Lane Configurations

3.2 TRANSIT SERVICE

Due to the rural nature of the study area, no existing transit routes in the vicinity exist.

3.3 BICYCLE AND PEDESTRIAN FACILITIES

There are no bicycle or pedestrian facilities within the study area.

3.4 TRAFFIC VOLUMES

Existing 24-hour counts and intersection turn movement counts were collected on February 26, 2020, prior to the COVID-19 pandemic. Intersection turn movement counts were recorded between 7:00 AM – 9:00 AM and 4:00 PM - 6:00 PM in order to isolate the AM and PM peak hour conditions. Figure D illustrates existing 24-hour and intersection turn movement counts. Detailed count summaries are also included in the Appendix.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

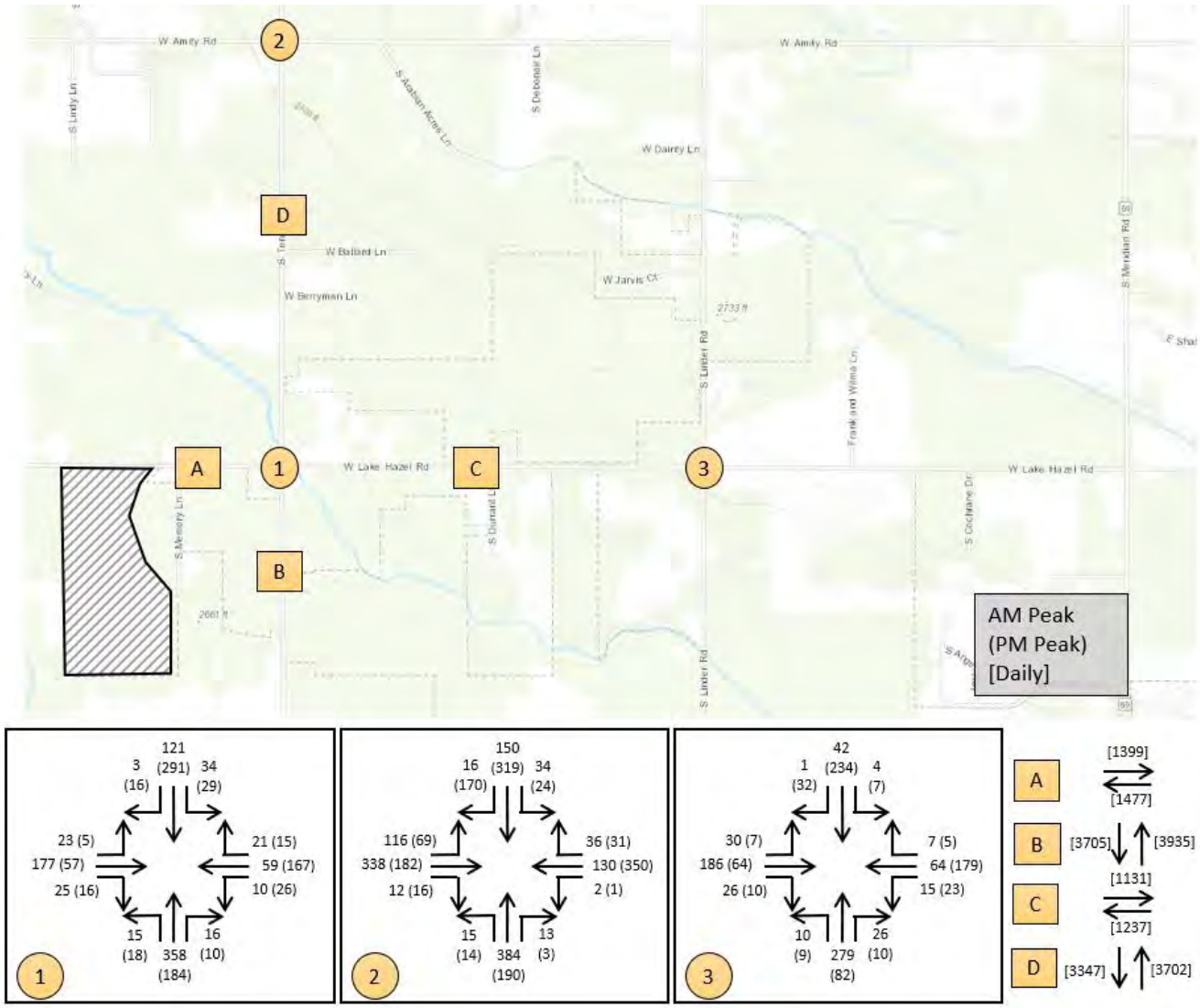


Figure D – Existing Traffic Volumes

3.5 INTERSECTION CRASH DATA

The most current crash data (2014-2018) as documented by the Local Highway Technical Assistance Council (LHTAC) website (http://gis.lhtac.org/safety/) was reviewed. Table 2 summarizes crash records of the study area intersections. The relatively high number of crashes at Ten Mile Road and Amity are mostly low severity incidents. The majority of the crashes are rear end crashes caused by inattention or following too close.

Table 2 – Intersection Crash Data (2014-2018)

Intersection	Total Crashes	PDO/Injury/Fatal
Ten Mile Rd & Lake Hazel Rd	3	1/2/0
Ten Mile Rd & Amity Rd	8	5/3/0
Linder Rd & Lake Hazel Rd	0	0/0/0

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

3.6 LEVEL-OF-SERVICE ROADWAY SEGMENTS

ACHD has developed level-of service (LOS) thresholds for roadway segments based on the directional peak hour volumes for various roadway functional classifications, number of lanes, and left-turn treatments. Based on the current ACHD Policy Manual, the minimum acceptable LOS for a roadway segment is LOS E for principal arterials and minor arterials, and LOS D for collectors. Table 3 summarizes ACHD's LOS thresholds for roadway segments.

Table 3 – ACHD LOS Thresholds for Roadway Segments

Functional Classification	Lanes	LOS D	LOS E
Principal Arterials			
No Left-Turn Lanes			
	1	600	690
Continuous Center Left-Turn Lane			
	1	770	880
	2	1680	1780
	3	2560	2720
Median-Control, Channelized Left-Turn Lanes @ Major Intersections			
	1	850	920
	2	1860	1960
	3	2800	3000
Minor Arterials			
No Left-Turn Lane			
	1	540	575
Unrestricted Median, Continuous Left-Turn Lane			
	1	675	720
	2	1395	1540
	3	2155	2370
Median-Control, Channelized Left-Turn Lanes @ Major Intersections			
	1	710	770
	2	1465	1670
	3	2270	2530
Collectors			
No Left-Turn Lanes			
	1	425	525
Unrestricted Median, Continuous Left-Turn Lane			
	1	530	660
	2	1080	1250

Table 4 summarizes the existing LOS for the roadway segments in the study area. All the roadway segments currently operate at LOS D or better under the current lane configurations and existing traffic volumes. No roadway improvements are needed to mitigate existing traffic conditions.

Table 4 – Roadway Segment LOS – Existing (2020) Traffic

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Lake Hazel Rd, New Collector to Ten Mile Rd	Principal Arterial	1	No LT Lane	600	690	225	< D	201	< D

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Ten Mile Rd, Columbia Rd to Lake Hazel Rd	Minor Arterial	1	No LT Lane	540	575	389	< D	333	< D
Lake Hazel Rd, Ten Mile Rd to Linder Rd	Principal Arterial	1	No LT Lane	600	690	242	< D	220	< D
Ten Mile Rd, Lake Hazel Rd to Amity Rd	Principal Arterial	1	No LT Lane	600	690	412	< D	336	< D

3.7 LEVEL-OF-SERVICE INTERSECTIONS

Intersection LOS was evaluated using the Synchro 11 software developed in accordance with the *Highway Capacity Manual* HCM 6th edition. The intersections within the study area were evaluated under existing traffic control, lane configuration and peak hour volumes. Synchro11 Reports are included in the Appendix and results are summarized in Table 5. In accordance with ACHD Policy, the maximum overall intersection v/c ratio is 0.90 for signalized intersections while the maximum lane group v/c ratio for signalized and unsignalized intersections is 1.0, and 0.85 for roundabouts. The intersection of Ten Mile Road/Amity Road does not meet these minimum operational thresholds under existing peak hour traffic conditions. While a signal warrant analysis performed at this location indicates one or more warrants would be met, no mitigation is recommended for existing traffic conditions as future improvements are programmed here.

Table 5 – Intersection Traffic Operations – Existing (2020) Traffic

Intersection	Control	Approach	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
1. Ten Mile & Lake Hazel	AWSC	Overall	B	13.5		B	12.3	
		Eastbound	B	12.3	0.387	A	9.8	0.139
		Westbound	B	10.1	0162	B	11.8	0.356
		Northbound	C	16.1	0.61	B	11.3	0.345
		Southbound	B	10.8	0.271	B	13.9	0.526
2. Ten Mile & Amity	AWSC	Overall	E	43.8		F	63.9	
		Eastbound	F	63.5	0.99	D	26.5	0.694
		Westbound	C	16.4	0.406	E	46.3	0.926
		Northbound	E	45.0	0.892	C	21.2	0.549
		Southbound	C	18.2	0.478	F	113.6	1.125
3. Linder & Lake Hazel	AWSC	Overall	B	11.1		B	10.3	
		Eastbound	B	11.0	0.369	A	9.0	0.128
		Westbound	A	9.2	0.138	B	10.5	0.318
		Northbound	B	12.1	0.465	A	9.1	0.157
		Southbound	A	8.8	0.076	B	11.0	0.399

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

4.0 ANALYSIS OF 2025 BACKGROUND TRAFFIC CONDITIONS

4.1 ROADWAY NETWORKS

Both the ACHD *Integrated Five-Year Work Plan (IFYWP)* and the ACHD *Capital Improvements Plan (CIP)* were reviewed for the purposes of the study. The currently adopted *IFYWP* identifies projects programmed from 2020 to 2025 while the *CIP* is a long-range (20 year) transportation plan identifying existing transportation facilities, existing deficiencies, and future improvement needs. The *CIP* has the following improvements programmed for the project area:

- Lake Hazel Road– Black Cat Road to Linder Road, widening 2 lanes to 3 lanes.
  - Program year 2026-2030
- Lake Hazel Road & Linder Road – Roundabout
  - Program Year 2026-2030

The *IFYWP* has the following improvements programmed for the project area:

- Ten Mile Road & Lake Hazel Road – Intersection Widening/Add signal
  - Construction year 2023
- Ten Mile Road & Amity Road – Multilane Roundabout
  - Construction year – 2021

The projects that are programmed to be completed by 2025 will be included in the 2025 Background and 2025 Site plus Background traffic scenarios.

4.2 TRAFFIC VOLUMES

The COMPASS Area of Influence review was considered to estimate a growth rate between the years 2020 and 2025. The annual growth rate in the surrounding area ranged from 2.3% to 10.5%. After discussion with ACHD the annual growth rates were determined as follows:

- Ten Mile Road=2.5%
- Amity Road=6%
- Lake Hazel Road=8.5%

Figure E shows the resultant 2025 Background volumes based on five years of growth applied to existing traffic volumes.

4.3 OFF-SITE DEVELOPMENT

There are various developments planned in the vicinity of the proposed site. The developments are reflected in the COMPASS data for the 2025 Background conditions.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

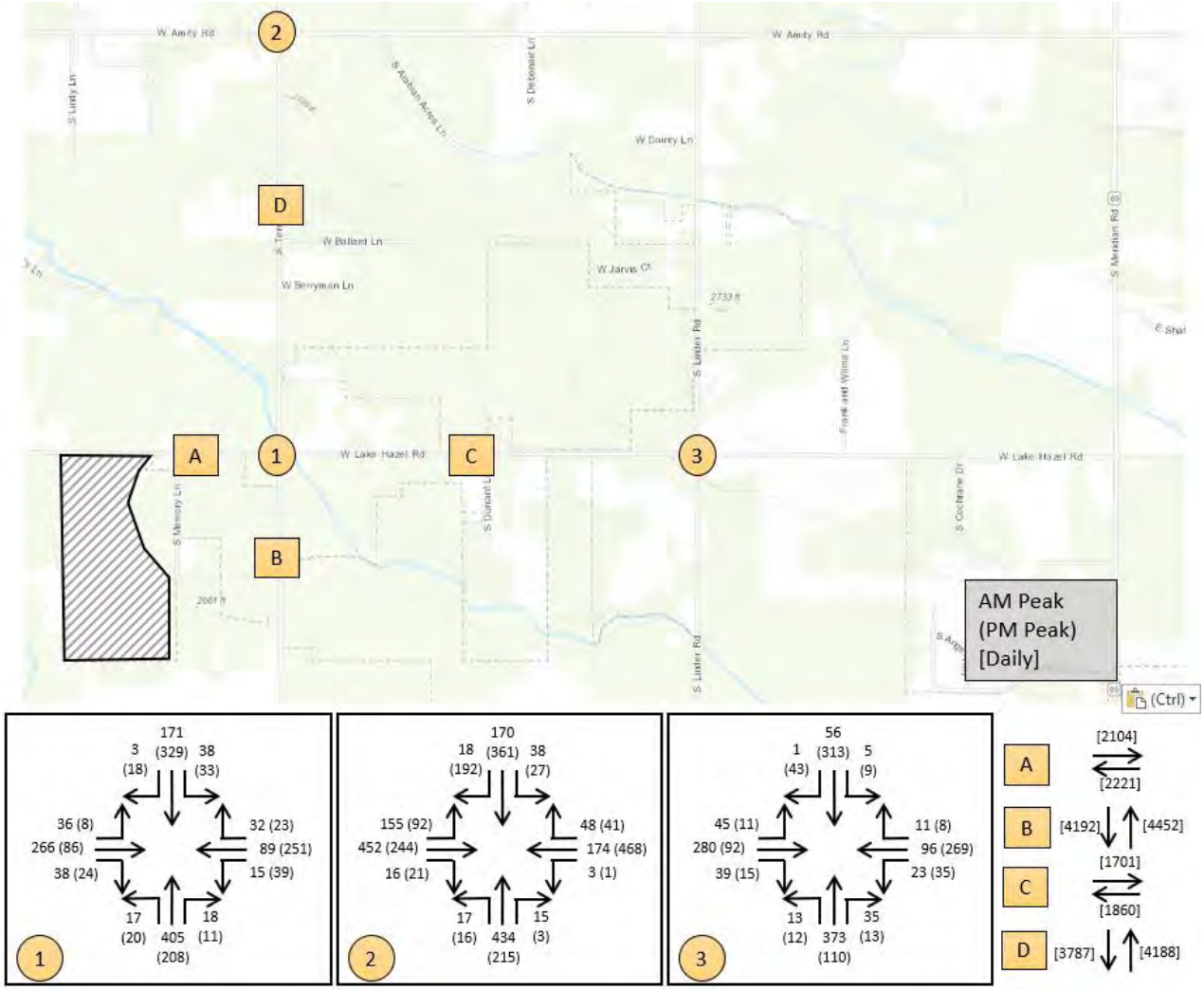


Figure E – 2025 Background Volumes

4.4 LEVEL-OF-SERVICE ROADWAY SEGMENTS 2025 BACKGROUND

Table 6 summarizes the 2025 Background LOS for the roadway segments in the study area. All study area roadways meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 background traffic.

Table 6 – Roadway Segment LOS – 2025 Background Traffic

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Lake Hazel Rd, New Collector to Ten Mile Rd	Principal Arterial	1	No LT Lane	600	690	340	< D	289	< D

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Ten Mile Rd, Columbia Rd to Lake Hazel Rd	Minor Arterial	1	No LT Lane	540	575	440	< D	392	< D
Lake Hazel Rd, Ten Mile Rd to Linder Rd	Principal Arterial	1	No LT Lane	600	690	364	< D	324	< D
Ten Mile Rd, Lake Hazel Rd to Amity Rd	Principal Arterial	1	No LT Lane	600	690	473	< D	380	< D

4.5 LEVEL-OF-SERVICE INTERSECTIONS 2025 BACKGROUND

Each intersection in the study area was evaluated under the existing/programmed traffic control, lane configurations and 2025 background traffic volumes. Table 7 summarizes these results. Synchro 11 Reports are included in the Appendix. All study area intersections meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 background traffic.

Table 7 – Intersection Traffic Operations – 2025 Background Traffic

Intersection	Control	Approach	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
1. Ten Mile & Lake Hazel	Signal	Overall	C	21.8		B	19.4	
		Eastbound	C	26.4	0.81	B	19.0	0.37
		Westbound	C	21.5	0.36	C	22.2	0.77
		Northbound	C	22.5	0.82	B	17.1	0.51
		Southbound	B	15.6	0.31	B	20.0	0.78
2. Ten Mile & Amity	Roundabout	Overall	B	11.2		A	8.6	
		Eastbound	B	10.5	0.586	A	8.2	0.388
		Westbound	A	7.6	0.254	A	9.7	0.507
		Northbound	C	17.9	0.673	A	6.3	0.260
		Southbound	A	4.9	0.198	B	10.7	0.494
3. Linder & Lake Hazel	AWSC	Overall	C	18.0		B	14.8	
		Eastbound	C	18.0	0.63	B	10.9	0.219
		Westbound	B	11.3	0.246	C	15.4	0.543
		Northbound	C	21.3	0.710	B	11.0	0.247
		Southbound	B	10.4	0.121	C	16.9	0.61

5.0 ANALYSIS OF 2025 SITE PLUS BACKGROUND (TOTAL) TRAFFIC CONDITIONS

5.1 TRIP GENERATION

The number of trips generated by the proposed development was estimated using rates provided in the *ITE Trip Generation Manual, 10th Edition.* Table 9 provides a summary of these results for Daily, AM Peak Hour and PM Peak hour conditions.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Table 9 – Trip Generation Summary

Land Use Category	ITE Code	Units	Period	Trip Rate	Total Trips	Enter		Exit	
Single-Family Housing	220	260	Weekday (vpd)	9.44	2454	50%	1227	50%	1227
			AM Peak (vph)	0.74	192	25%	48	75%	144
			PM Peak (vph)	0.99	257	63%	162	37%	95

5.2 TRIP DISTRIBUTION AND ASSIGNMENT

Site traffic was distributed in consideration of existing travel patterns. The following preliminary assumptions were made.

- North (Ten Mile) 30%
- South (Ten Mile) 15%
- East (Lake Hazel) 45%
- West (Lake Hazel) 10%

Figure F illustrates the resultant site traffic distribution.

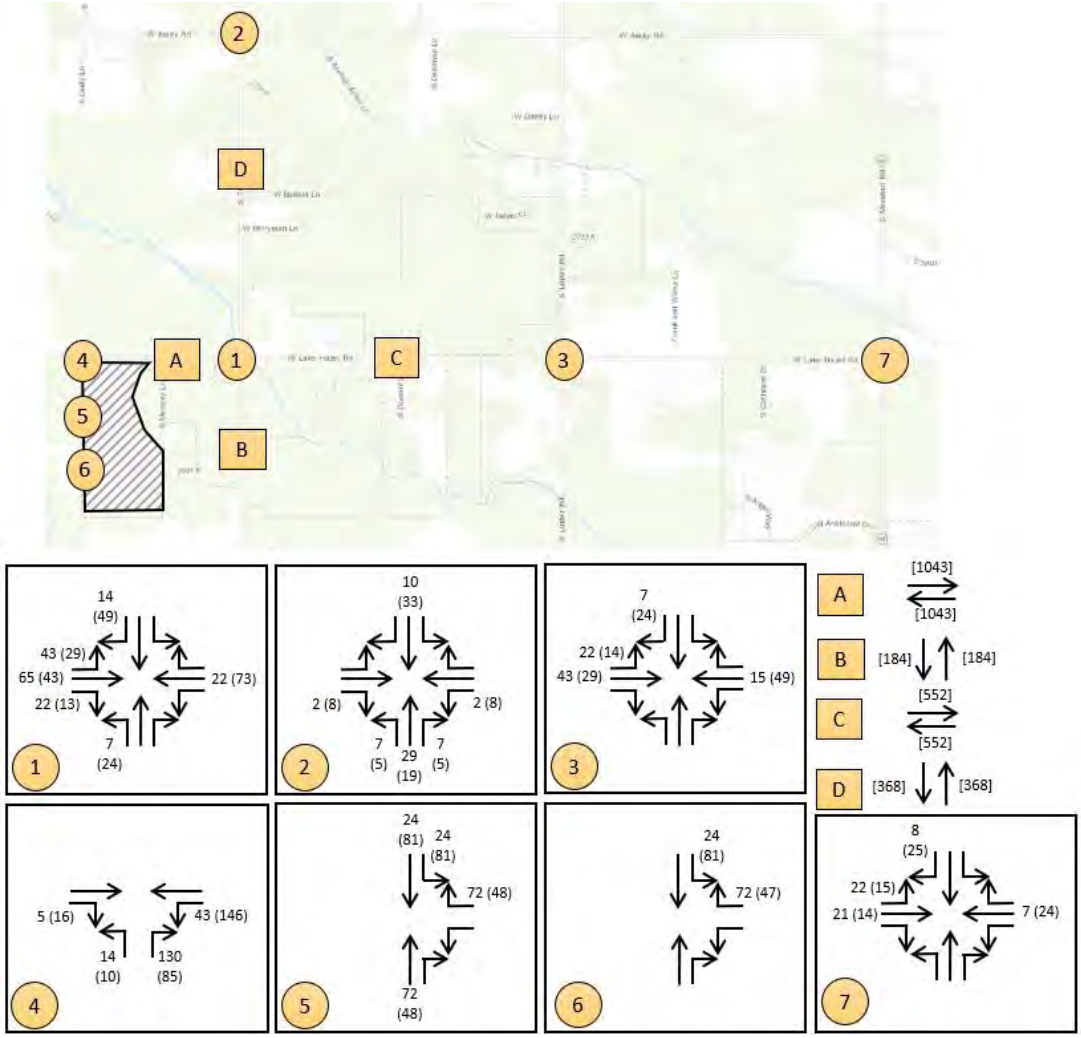


Figure F – Site Trip Distribution

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

5.3 SITE PLUS BACKGROUND TRAFFIC

Site traffic was added to the 2025 Background traffic in order to produce the 2025 Site Plus Background (Total) traffic conditions with the proposed development. Figure G illustrates the 2025 resultant traffic volumes for AM and PM peak hour conditions. Figure H depicts the percent increase by site generated traffic at each intersection (as compared to background volumes).

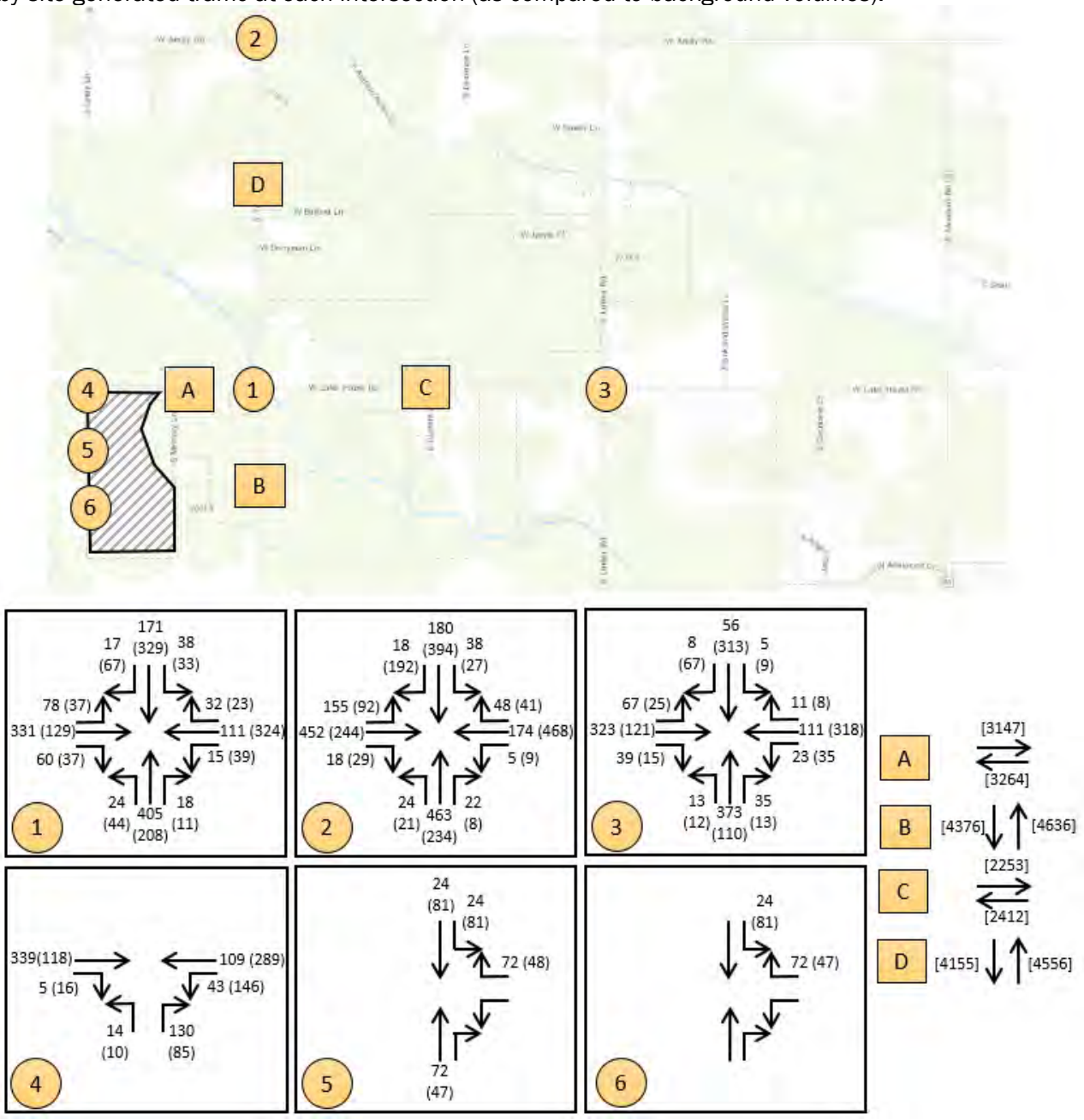


Figure G – 2025 Site Plus Background (Total) Traffic Volumes

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

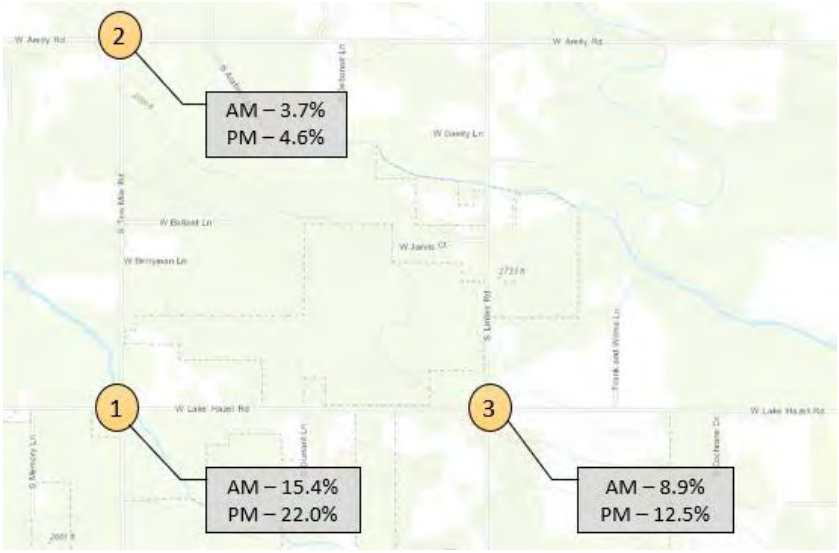


Figure H – Percent Change in Traffic

5.4 TURN-LANE ANALYSIS

As indicated by the proposed site plan, two new full access approaches are planned for the Memory Ranch Subdivision. Both are located along a new collector to be constructed and both will be one-way stop controlled. The new collector will intersect Lake Hazel Road and will create a T-intersection proposed to be one-way stop controlled.

A turn lane analysis was conducted for each access point and the new collector intersection using the turn lane thresholds provided by the ACHD policy. The intersection of Lake Hazel Road/New Collector warrants a left-turn lane for traffic heading west on Lake Hazel Road, turning left onto the New Collector. No locations warrant a right-turn lane.

5.5 LEVEL-OF-SERVICE ROADWAY SEGMENTS 2025 SITE PLUS BACKGROUND

Table 10 summarizes the 2025 Site Plus Background LOS for the roadway segments in the study area. All study area roadways meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 site plus background traffic.

Table 10 – Roadway Segment LOS – 2025 Site Plus Background (Total) Traffic

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Lake Hazel Rd, New Collector to Ten Mile Rd	Principal Arterial	1	No LT Lane	600	690	469	< D	435	< D
Ten Mile Rd, Columbia Rd to Lake Hazel Rd	Minor Arterial	1	No LT Lane	540	575	447	< D	405	< D

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Lake Hazel Rd, Ten Mile Rd to Linder Rd	Principal Arterial	1	No LT Lane	600	690	429	< D	397	< D
Ten Mile Rd, Lake Hazel Rd to Amity Rd	Principal Arterial	1	No LT Lane	600	690	515	< D	432	< D

5.6 LEVEL OF SERVICE INTERSECTIONS 2025 SITE PLUS BACKGROUND

Each intersection in the study area was evaluated under the existing/programmed traffic control, lane configurations and 2025 background traffic volumes. Table 11 summarizes these results. Synchro 11 Reports are included in the Appendix. All study area intersections meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 site plus background traffic.

Table 11 – Roadway Segment LOS – 2025 Site Plus Background Traffic

Intersection	Control	Approach	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
1. Ten Mile & Lake Hazel	Signal	Overall	C	25.7		C	24.0	
		Eastbound	C	30.3	0.85	C	21.4	0.41
		Westbound	C	22.5	0.36	C	27.7	0.83
		Northbound	C	28.1	0.85	B	19.6	0.45
		Southbound	B	19.2	0.37	C	26.9	0.85
2. Ten Mile & Amity	Roundabout	Overall	B	12.3		A	9.2	
		Eastbound	B	10.8	0.592	A	8.7	0.404
		Westbound	A	8.0	0.266	B	10.3	0.528
		Northbound	C	20.7	0.728	A	6.6	0.286
		Southbound	A	5.1	0.209	B	12.0	0.543
3. Linder & Lake Hazel	AWSC	Overall	C	23.3		C	18.9	
		Eastbound	D	26.5	0.769	B	12.7	0.322
		Westbound	B	12.3	0.290	C	20.7	0.666
		Northbound	D	25.9	0.758	B	12.2	0.273
		Southbound	B	11.1	0.145	C	22.0	0.699
4. Lake Hazel & New Collector	TWSC	Overall		3.3			3.2	
		Eastbound	A	0	0	A	0	0
		Westbound	A	8.2	0.039	A	7.8	0.11
		Northbound	B	12.4	0.243	B	10.5	0.135
5. New Collector & North Access	TWSC	Overall		4.3			4.0	
		Westbound	A	9.0	0.08	A	8.7	0.051
		Northbound	A	0	0	A	0	0
		Southbound	A	7.4	0.017	A	7.5	0.057
6. New Collector & South Access	TWSC	Overall		0			0	
		Westbound	A	0	0	A	0	0
		Northbound	A	0	0	A	0	0
		Southbound	A	0	0	A	0	0

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

6.0 SUMMARY OF RESULTS

The study's key findings are summarized below.

6.1 EXISTING TRAFFIC CONDITIONS

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

2. For the existing traffic conditions analyzed with the existing intersection controls and lane configurations, the intersection of Ten Mile Road/Amity Road does not meet minimum operational thresholds. While one or more signal warrants are met at this location, future improvements are programmed in the IFYWP here. All other intersections meet these requirements.

6.2 2025 BACKGROUND TRAFFIC CONDITIONS

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

4. The ACHD *Integrated Five-Year Work Plan* includes the following programmed projects to be constructed in the project study area:
    - Ten Mile Road & Lake Hazel Road – Intersection Widening/Add signal
        - Construction year 2023
    - Ten Mile Road & Amity Road – Multilane Roundabout
        - Construction year – 2021

5. For the 2025 Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, all study area intersections meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 Background traffic conditions.

6.3 2025 SITE PLUS BACKGROUND CONDITIONS

6. This scenario reflects a full buildout of the 260 single-family units and is expected to generate 2,454 daily trips, 192 AM peak hour trips, and 257 PM peak hour trips.

7. Traffic distribution is estimated as follows:

North (Ten Mile)	30%	East (Lake Hazel)	45%
South (Ten Mile)	15%	West (Lake Hazel)	10%

8. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 Site Plus Background traffic conditions.

9. For the 2025 Site Plus Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, all study area intersections meet minimum

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

operational thresholds. No roadway improvements are needed to mitigate 2025 Site Plus Background traffic conditions.

10. A turn lane analysis was completed for the access locations and the intersection of Lake Hazel Road and the new collector. The new collector warrants a left-turn lane for the PM Peak hour traffic. No access points warrant a right-turn lane.

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

7.0 APPENDIX

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 1

Groups Printed- General Traffic

	Ten Mile Road From North					Lake Hazel Raod From East					Ten Mile Road From South					Lake Hazel Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	25	6	0	32	4	21	2	0	27	3	109	2	0	114	7	35	4	0	46	219
07:15 AM	0	33	10	0	43	6	11	3	0	20	5	105	5	0	115	6	42	9	0	57	235
07:30 AM	0	34	11	0	45	7	14	3	0	24	4	78	2	0	84	5	55	5	0	65	218
07:45 AM	2	29	7	0	38	4	13	2	0	19	4	66	6	0	76	7	45	5	0	57	190
Total	3	121	34	0	158	21	59	10	0	90	16	358	15	0	389	25	177	23	0	225	862
08:00 AM	3	27	5	0	35	7	14	1	0	22	3	77	4	0	84	4	29	6	0	39	180
08:15 AM	0	23	6	0	29	3	8	2	0	13	8	65	4	0	77	11	16	2	0	29	148
08:30 AM	2	32	5	0	39	2	6	2	0	10	4	83	6	0	93	8	19	4	0	31	173
08:45 AM	5	23	5	0	33	3	2	2	0	7	0	66	6	0	72	7	10	1	0	18	130
Total	10	105	21	0	136	15	30	7	0	52	15	291	20	0	326	30	74	13	0	117	631

04:00 PM	4	72	6	0	82	4	26	3	0	33	2	54	5	0	61	5	7	0	0	12	188
04:15 PM	5	65	7	0	77	10	25	4	0	39	2	62	4	0	68	7	13	3	0	23	207
04:30 PM	8	74	8	0	90	1	40	1	0	42	0	46	5	0	51	8	12	2	0	22	205
04:45 PM	1	79	7	0	87	2	48	6	0	56	1	55	3	0	59	3	15	0	0	18	220
Total	18	290	28	0	336	17	139	14	0	170	5	217	17	0	239	23	47	5	0	75	820
05:00 PM	8	76	4	0	88	2	34	8	0	44	4	37	2	0	43	0	11	1	0	12	187
05:15 PM	4	64	10	0	78	4	37	8	0	49	2	55	5	0	62	6	17	1	0	24	213
05:30 PM	3	72	8	0	83	7	48	4	0	59	3	37	8	0	48	7	14	3	0	24	214
05:45 PM	5	77	8	0	90	3	41	3	0	47	2	42	4	0	48	5	14	1	0	20	205
Total	20	289	30	0	339	16	160	23	0	199	11	171	19	0	201	18	56	6	0	80	819
Grand Total	51	805	113	0	969	69	388	54	0	511	47	1037	71	0	1155	96	354	47	0	497	3132
Apprch %	5.3	83.1	11.7	0		13.5	75.9	10.6	0		4.1	89.8	6.1	0		19.3	71.2	9.5	0		
Total %	1.6	25.7	3.6	0	30.9	2.2	12.4	1.7	0	16.3	1.5	33.1	2.3	0	36.9	3.1	11.3	1.5	0	15.9	

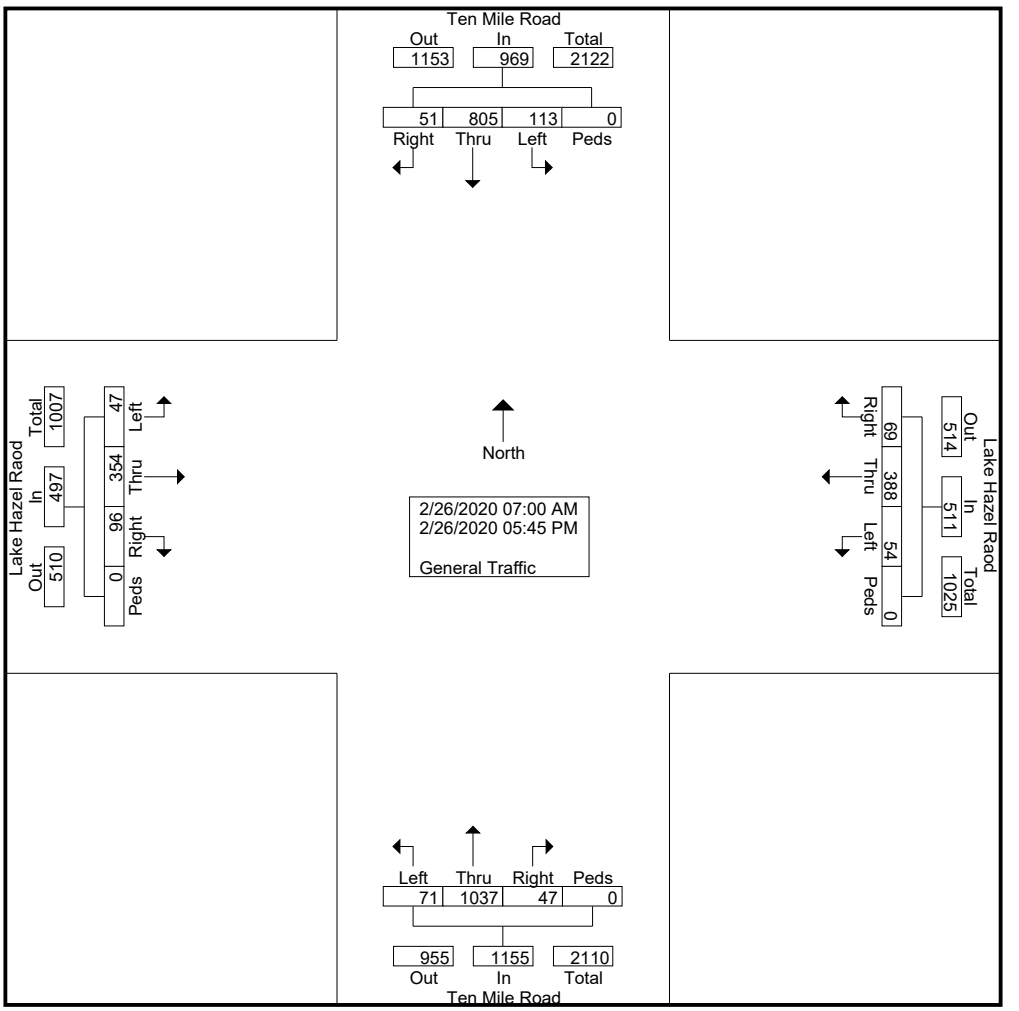
DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 2



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

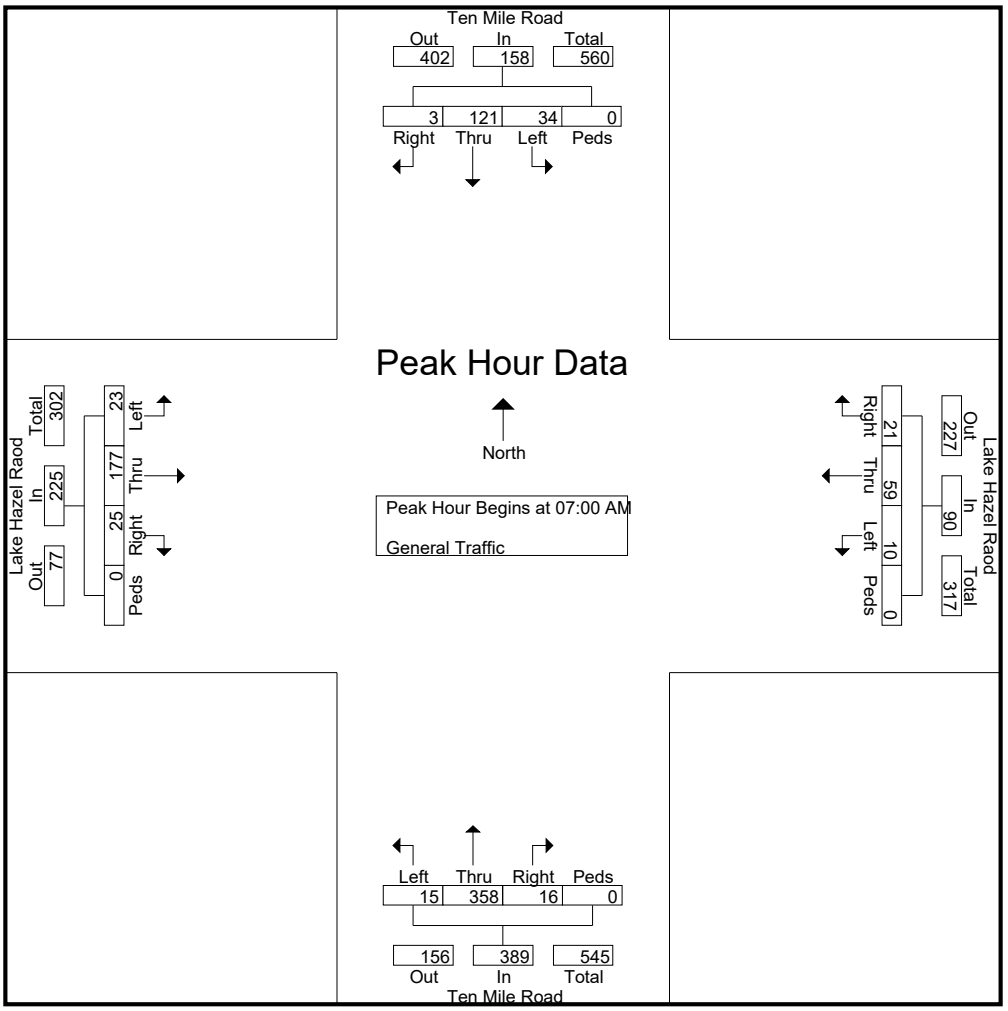
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 3

	Ten Mile Road From North					Lake Hazel Raod From East					Ten Mile Road From South					Lake Hazel Raod From West					
Start Time	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	25	6	0	32	4	**21**	2	0	**27**	3	**109**	2	0	114	**7**	35	4	0	46	219
07:15 AM	0	33	10	0	43	6	11	**3**	0	20	**5**	105	5	0	**115**	6	42	**9**	0	57	**235**
07:30 AM	0	**34**	**11**	0	**45**	**7**	14	3	0	24	4	78	2	0	84	5	**55**	5	0	**65**	218
07:45 AM	**2**	29	7	0	38	4	13	2	0	19	4	66	**6**	0	76	7	45	5	0	57	190
Total Volume	3	121	34	0	158	21	59	10	0	90	16	358	15	0	389	25	177	23	0	225	862
% App. Total	1.9	76.6	21.5	0		23.3	65.6	11.1	0		4.1	92	3.9	0		11.1	78.7	10.2	0		
PHF	.375	.890	.773	.000	.878	.750	.702	.833	.000	.833	.800	.821	.625	.000	.846	.893	.805	.639	.000	.865	.917



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

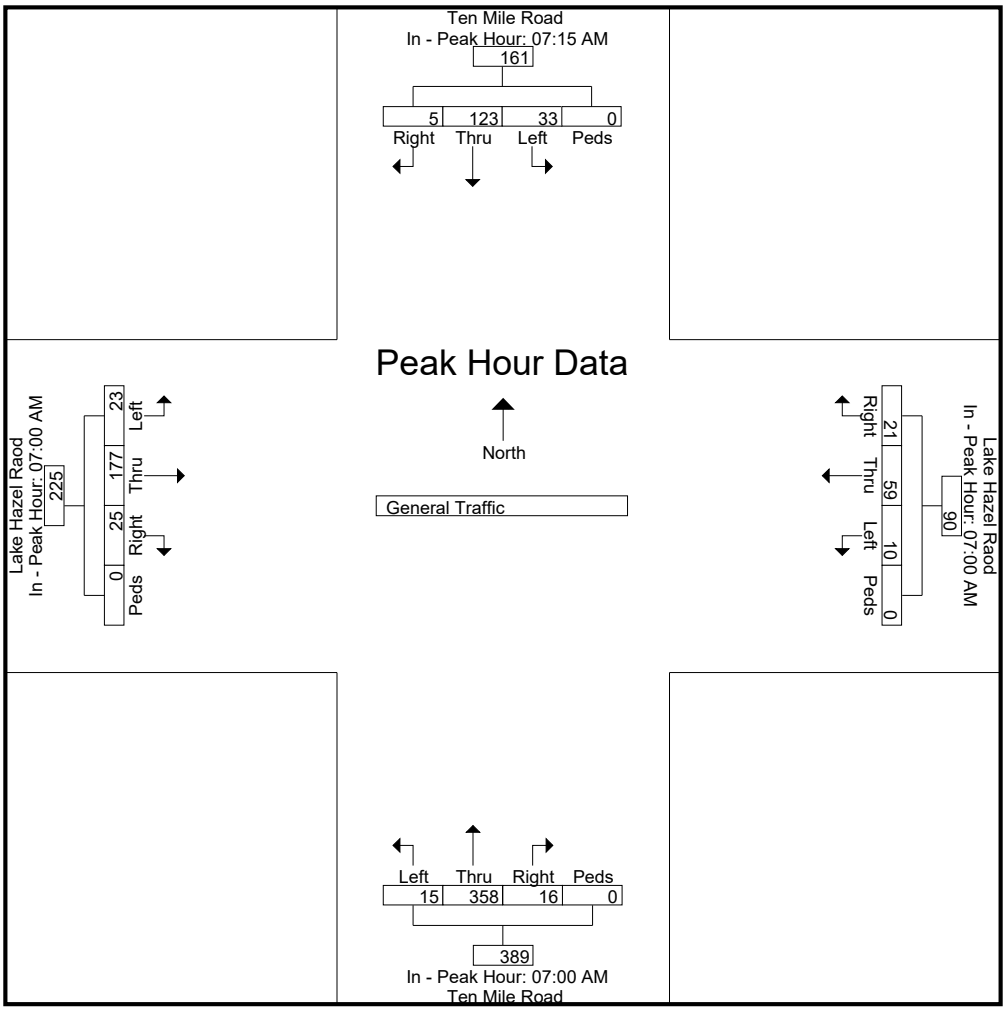
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 4

	Ten Mile Road From North					Lake Hazel Raod From East					Ten Mile Road From South					Lake Hazel Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:15 AM					07:00 AM					07:00 AM					07:00 AM					
+0 mins.	0	33	10	0	43	4	**21**	2	0	**27**	3	**109**	2	0	114	**7**	35	4	0	46	
+15 mins.	0	**34**	**11**	0	**45**	6	11	**3**	0	20	**5**	105	5	0	**115**	6	42	**9**	0	57	
+30 mins.	2	29	7	0	38	**7**	14	3	0	24	4	78	2	0	84	5	**55**	5	0	**65**	
+45 mins.	**3**	27	5	0	35	4	13	2	0	19	4	66	**6**	0	76	7	45	5	0	57	
Total Volume	5	123	33	0	161	21	59	10	0	90	16	358	15	0	389	25	177	23	0	225	
% App. Total	3.1	76.4	20.5	0		23.3	65.6	11.1	0		4.1	92	3.9	0		11.1	78.7	10.2	0		
PHF	.417	.904	.750	.000	.894	.750	.702	.833	.000	.833	.800	.821	.625	.000	.846	.893	.805	.639	.000	.865	



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

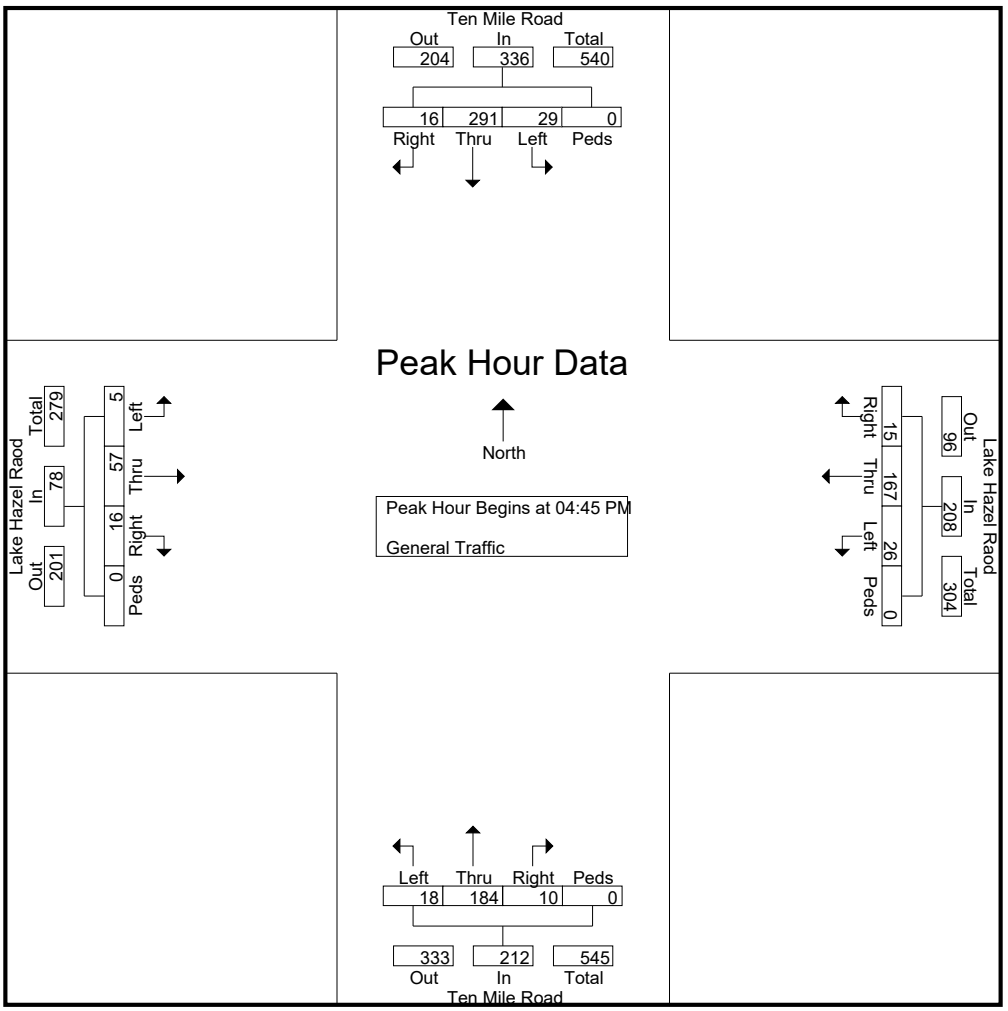
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 5

	Ten Mile Road From North					Lake Hazel Raod From East					Ten Mile Road From South					Lake Hazel Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	1	**79**	7	0	87	2	**48**	6	0	56	1	**55**	3	0	59	3	15	0	0	18	**220**
05:00 PM	**8**	76	4	0	**88**	2	34	**8**	0	44	**4**	37	2	0	43	0	11	1	0	12	187
05:15 PM	4	64	**10**	0	78	4	37	8	0	49	2	55	5	0	**62**	6	**17**	1	0	**24**	213
05:30 PM	3	72	8	0	83	**7**	48	4	0	**59**	3	37	**8**	0	48	**7**	14	**3**	0	24	214
Total Volume	16	291	29	0	336	15	167	26	0	208	10	184	18	0	212	16	57	5	0	78	834
% App. Total	4.8	86.6	8.6	0		7.2	80.3	12.5	0		4.7	86.8	8.5	0		20.5	73.1	6.4	0		
PHF	.500	.921	.725	.000	.955	.536	.870	.813	.000	.881	.625	.836	.563	.000	.855	.571	.838	.417	.000	.813	.948



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

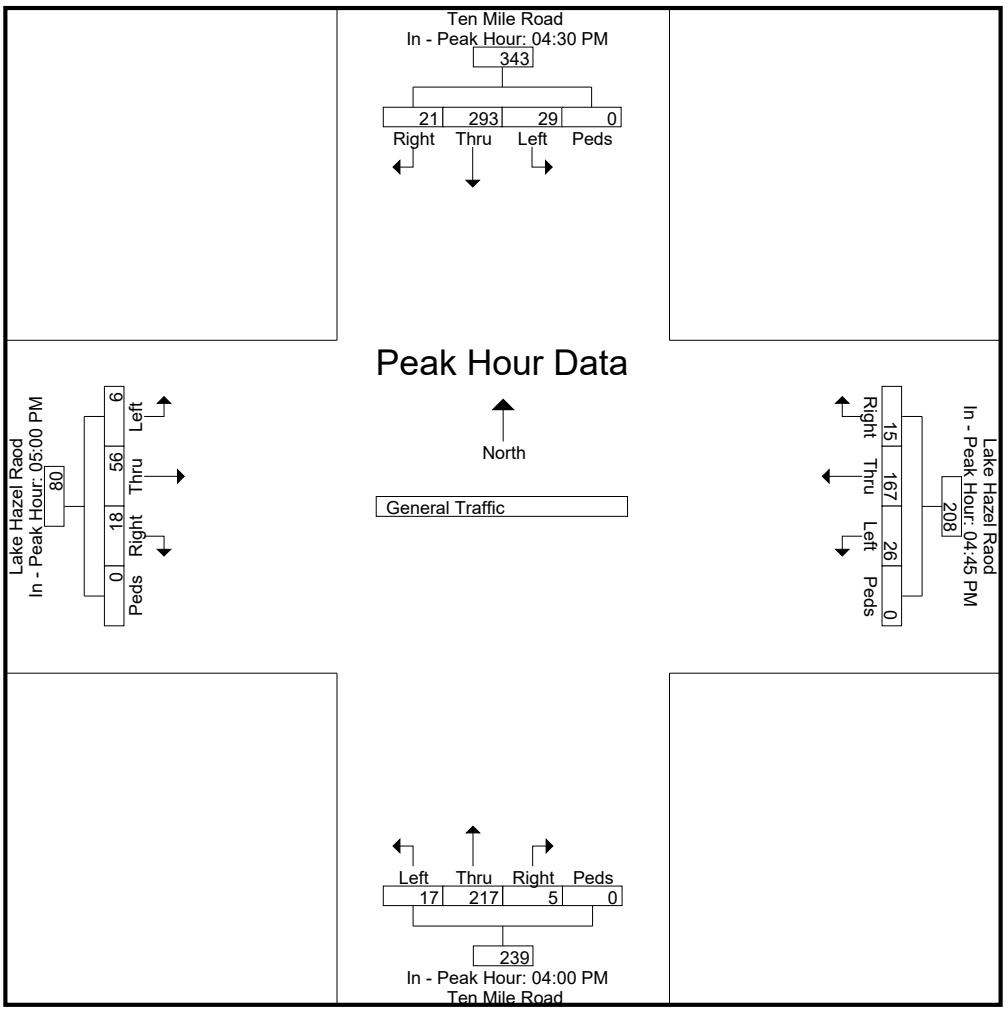
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 6

	Ten Mile Road From North					Lake Hazel Raod From East					Ten Mile Road From South					Lake Hazel Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:30 PM					04:45 PM					04:00 PM					05:00 PM					
+0 mins.	**8**	74	8	0	**90**	2	**48**	6	0	56	**2**	54	**5**	0	61	0	11	1	0	12	
+15 mins.	1	**79**	7	0	87	2	34	**8**	0	44	2	**62**	4	0	**68**	6	**17**	1	0	**24**	
+30 mins.	8	76	4	0	88	4	37	8	0	49	0	46	5	0	51	**7**	14	**3**	0	24	
+45 mins.	4	64	**10**	0	78	**7**	48	4	0	**59**	1	55	3	0	59	5	14	1	0	20	
Total Volume	21	293	29	0	343	15	167	26	0	208	5	217	17	0	239	18	56	6	0	80	
% App. Total	6.1	85.4	8.5	0		7.2	80.3	12.5	0		2.1	90.8	7.1	0		22.5	70	7.5	0		
PHF	.656	.927	.725	.000	.953	.536	.870	.813	.000	.881	.625	.875	.850	.000	.879	.643	.824	.500	.000	.833	



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection:Ten Mile Rd / Lake Hazel Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 7

Image 1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 1

Groups Printed- General Traffic

	Ten Mile Road From North					Amity Raod From East					Ten Mile Road From South					Amity Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	34	4	0	39	5	28	2	0	35	3	114	3	0	120	3	74	29	0	106	300
07:15 AM	5	35	7	0	47	12	29	0	0	41	1	114	2	0	117	6	88	36	0	130	335
07:30 AM	2	42	8	0	52	11	37	0	0	48	5	85	7	0	97	1	88	31	0	120	317
07:45 AM	8	39	15	0	62	8	36	0	0	44	4	71	3	0	78	2	88	20	0	110	294
Total	16	150	34	0	200	36	130	2	0	168	13	384	15	0	412	12	338	116	0	466	1246
08:00 AM	2	32	10	0	44	12	29	0	0	41	3	87	2	0	92	2	71	18	0	91	268
08:15 AM	8	19	9	0	36	12	21	2	0	35	2	66	2	0	70	3	91	25	0	119	260
08:30 AM	8	38	7	0	53	9	27	0	0	36	1	77	4	0	82	4	73	34	0	111	282
08:45 AM	8	33	7	0	48	6	19	1	0	26	3	73	2	0	78	2	61	17	0	80	232
Total	26	122	33	0	181	39	96	3	0	138	9	303	10	0	322	11	296	94	0	401	1042

04:00 PM	44	73	3	0	120	6	49	3	0	58	0	56	4	0	60	6	33	17	0	56	294
04:15 PM	33	80	5	0	118	11	72	1	0	84	0	64	10	0	74	3	43	14	0	60	336
04:30 PM	49	80	8	0	137	4	65	3	0	72	1	36	9	0	46	2	36	10	0	48	303
04:45 PM	38	83	7	0	128	10	81	0	0	91	3	47	1	0	51	4	50	12	0	66	336
Total	164	316	23	0	503	31	267	7	0	305	4	203	24	0	231	15	162	53	0	230	1269
05:00 PM	43	85	5	0	133	6	82	1	0	89	0	46	3	0	49	2	38	17	0	57	328
05:15 PM	43	74	5	0	122	5	90	0	0	95	0	52	8	0	60	5	54	20	0	79	356
05:30 PM	46	77	7	0	130	10	97	0	0	107	0	45	2	0	47	5	40	20	0	65	349
05:45 PM	30	84	5	0	119	6	95	2	0	103	1	40	6	0	47	5	36	19	0	60	329
Total	162	320	22	0	504	27	364	3	0	394	1	183	19	0	203	17	168	76	0	261	1362
Grand Total	368	908	112	0	1388	133	857	15	0	1005	27	1073	68	0	1168	55	964	339	0	1358	4919
Apprch %	26.5	65.4	8.1	0		13.2	85.3	1.5	0		2.3	91.9	5.8	0		4.1	71	25	0		
Total %	7.5	18.5	2.3	0	28.2	2.7	17.4	0.3	0	20.4	0.5	21.8	1.4	0	23.7	1.1	19.6	6.9	0	27.6	

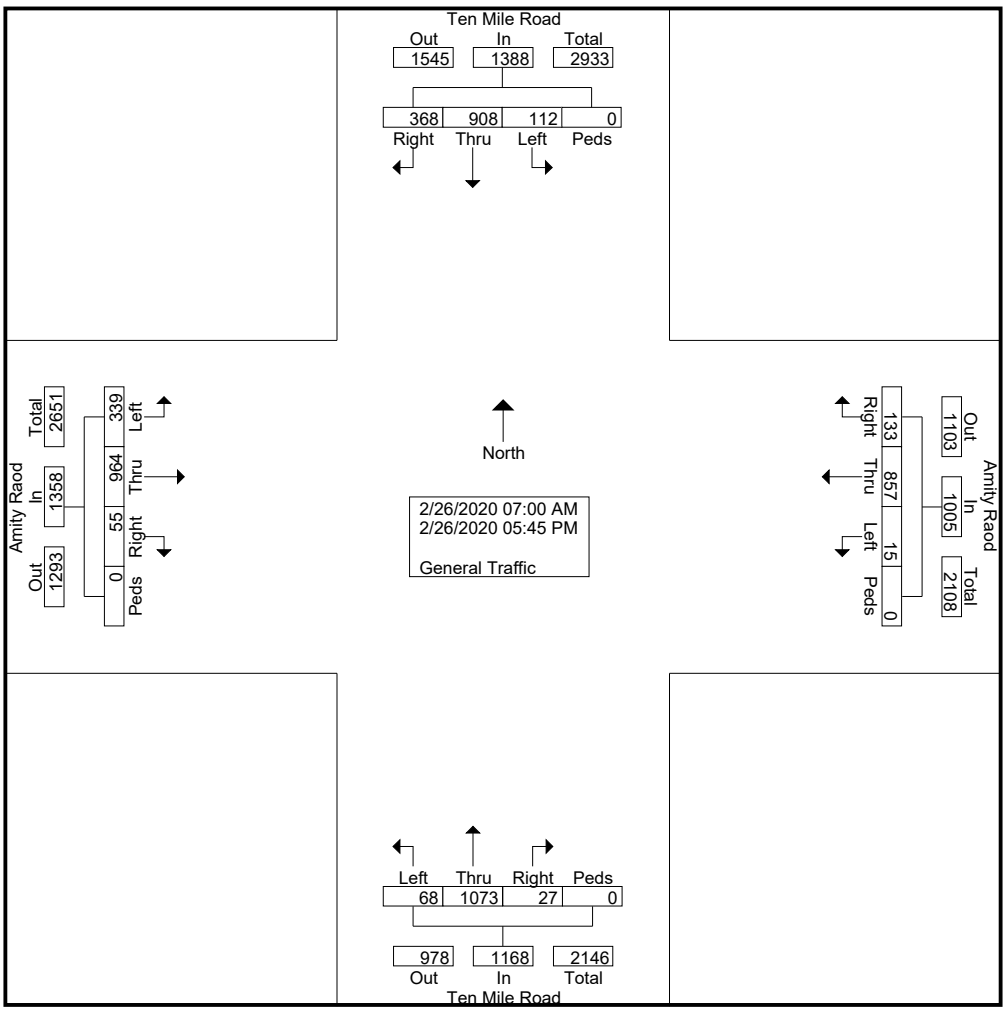
DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 2



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

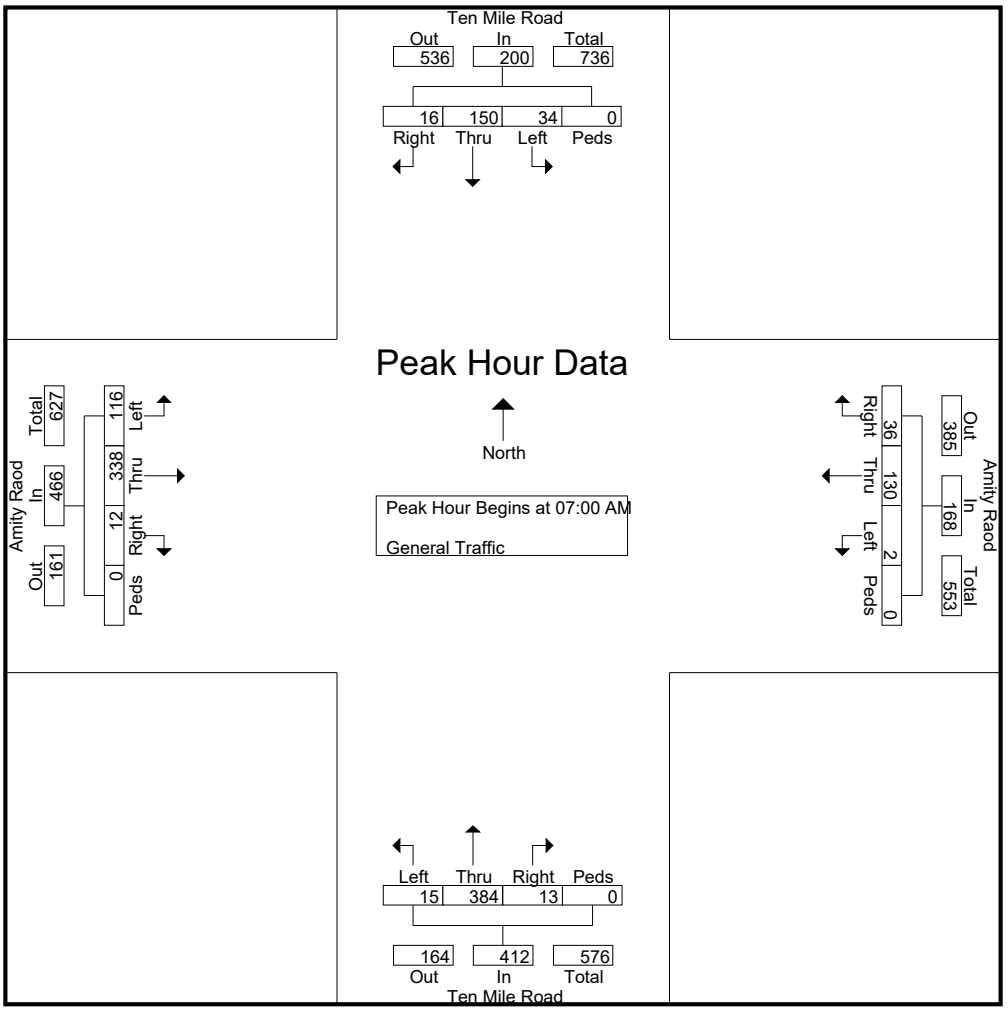
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 3

	Ten Mile Road From North					Amity Raod From East					Ten Mile Road From South					Amity Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	34	4	0	39	5	28	**2**	0	35	3	**114**	3	0	**120**	3	74	29	0	106	300
07:15 AM	5	35	7	0	47	**12**	29	0	0	41	1	114	2	0	117	**6**	**88**	**36**	0	**130**	**335**
07:30 AM	2	**42**	8	0	52	11	**37**	0	0	**48**	**5**	85	**7**	0	97	1	88	31	0	120	317
07:45 AM	**8**	39	**15**	0	**62**	8	36	0	0	44	4	71	3	0	78	2	88	20	0	110	294
Total Volume	16	150	34	0	200	36	130	2	0	168	13	384	15	0	412	12	338	116	0	466	1246
% App. Total	8	75	17	0		21.4	77.4	1.2	0		3.2	93.2	3.6	0		2.6	72.5	24.9	0		
PHF	.500	.893	.567	.000	.806	.750	.878	.250	.000	.875	.650	.842	.536	.000	.858	.500	.960	.806	.000	.896	.930



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

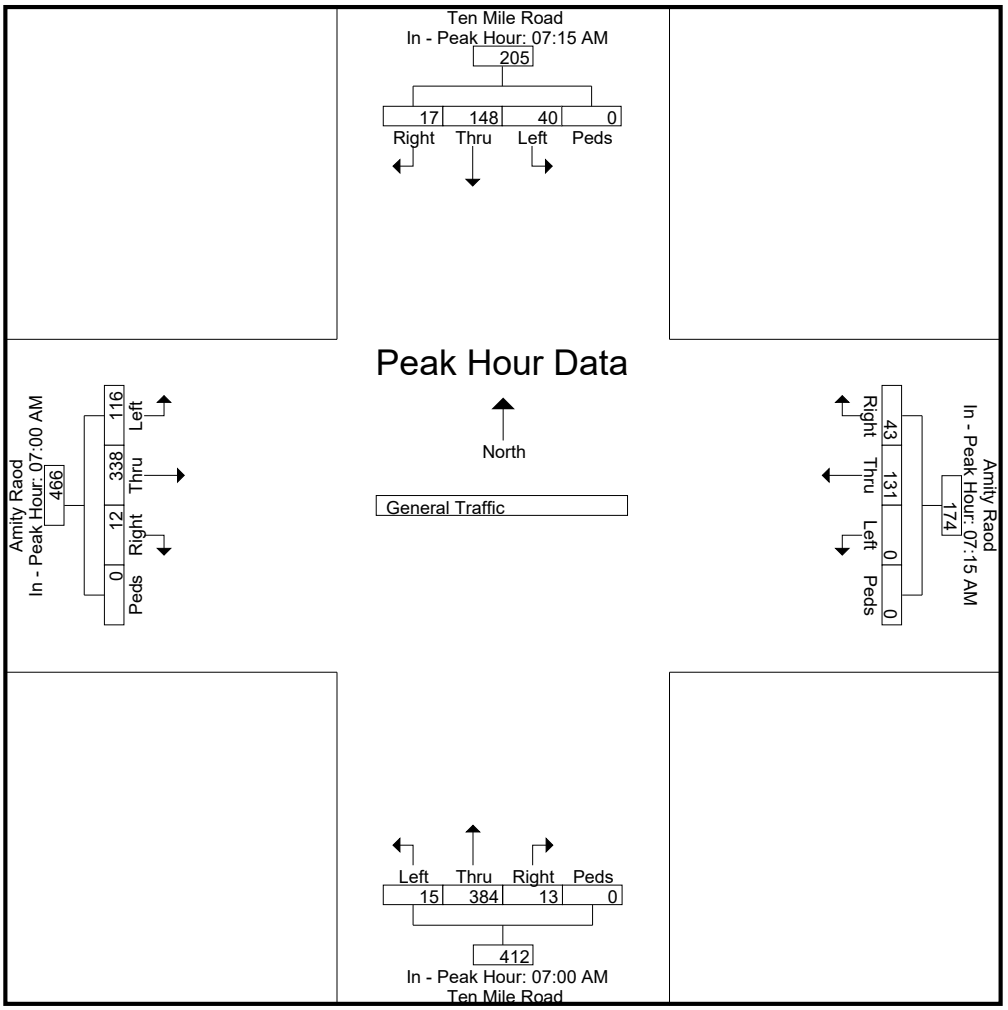
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 4

	Ten Mile Road From North					Amity Raod From East					Ten Mile Road From South					Amity Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:15 AM					07:15 AM					07:00 AM					07:00 AM					
+0 mins.	5	35	7	0	47	**12**	29	0	0	41	3	**114**	3	0	**120**	3	74	29	0	106	
+15 mins.	2	**42**	8	0	52	11	**37**	0	0	**48**	1	114	2	0	117	**6**	**88**	**36**	0	**130**	
+30 mins.	**8**	39	**15**	0	**62**	8	36	0	0	44	**5**	85	**7**	0	97	1	88	31	0	120	
+45 mins.	2	32	10	0	44	12	29	0	0	41	4	71	3	0	78	2	88	20	0	110	
Total Volume	17	148	40	0	205	43	131	0	0	174	13	384	15	0	412	12	338	116	0	466	
% App. Total	8.3	72.2	19.5	0		24.7	75.3	0	0		3.2	93.2	3.6	0		2.6	72.5	24.9	0		
PHF	.531	.881	.667	.000	.827	.896	.885	.000	.000	.906	.650	.842	.536	.000	.858	.500	.960	.806	.000	.896	



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

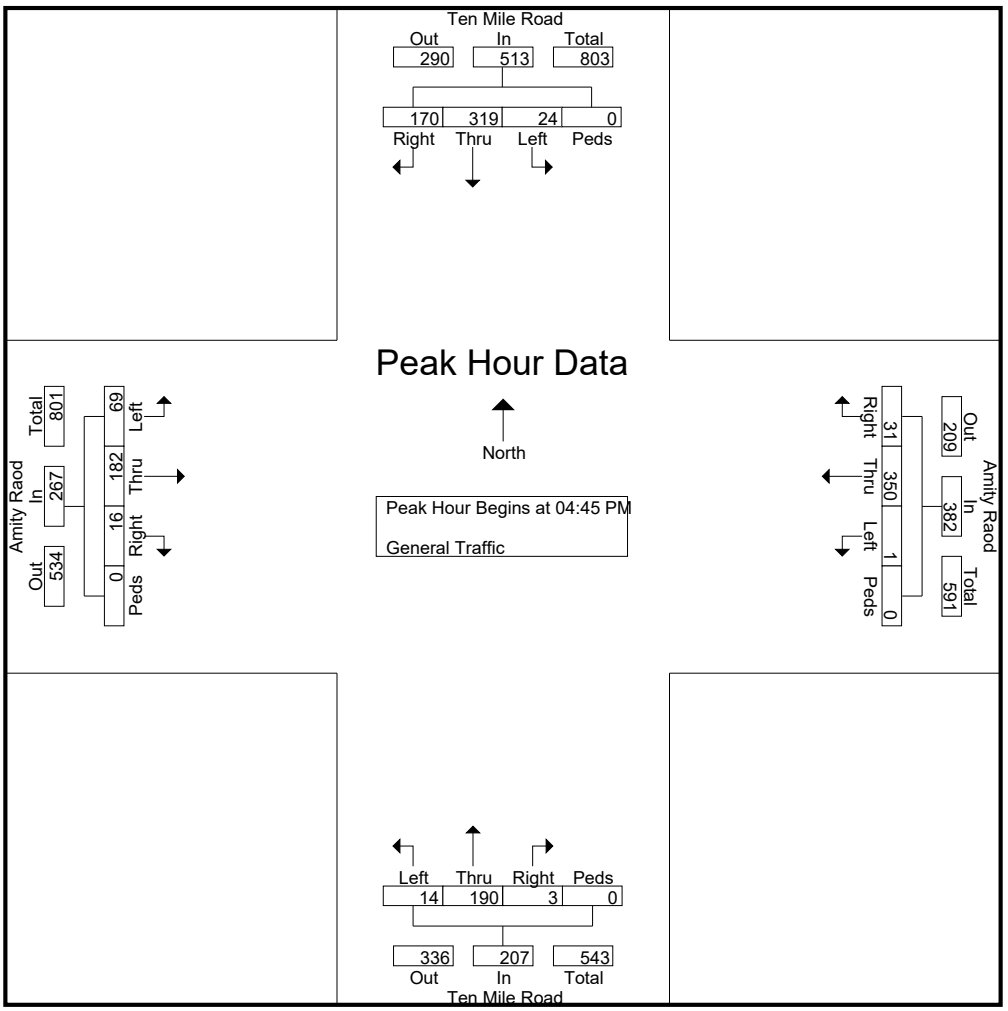
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 5

	Ten Mile Road From North					Amity Raod From East					Ten Mile Road From South					Amity Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	38	83	**7**	0	128	**10**	81	0	0	91	**3**	47	1	0	51	4	50	12	0	66	336
05:00 PM	43	**85**	5	0	**133**	6	82	**1**	0	89	0	46	3	0	49	2	38	17	0	57	328
05:15 PM	43	74	5	0	122	5	90	0	0	95	0	**52**	**8**	0	**60**	**5**	**54**	**20**	0	**79**	**356**
05:30 PM	**46**	77	7	0	130	10	**97**	0	0	**107**	0	45	2	0	47	5	40	20	0	65	349
Total Volume	170	319	24	0	513	31	350	1	0	382	3	190	14	0	207	16	182	69	0	267	1369
% App. Total	33.1	62.2	4.7	0		8.1	91.6	0.3	0		1.4	91.8	6.8	0		6	68.2	25.8	0		
PHF	.924	.938	.857	.000	.964	.775	.902	.250	.000	.893	.250	.913	.438	.000	.863	.800	.843	.863	.000	.845	.961



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

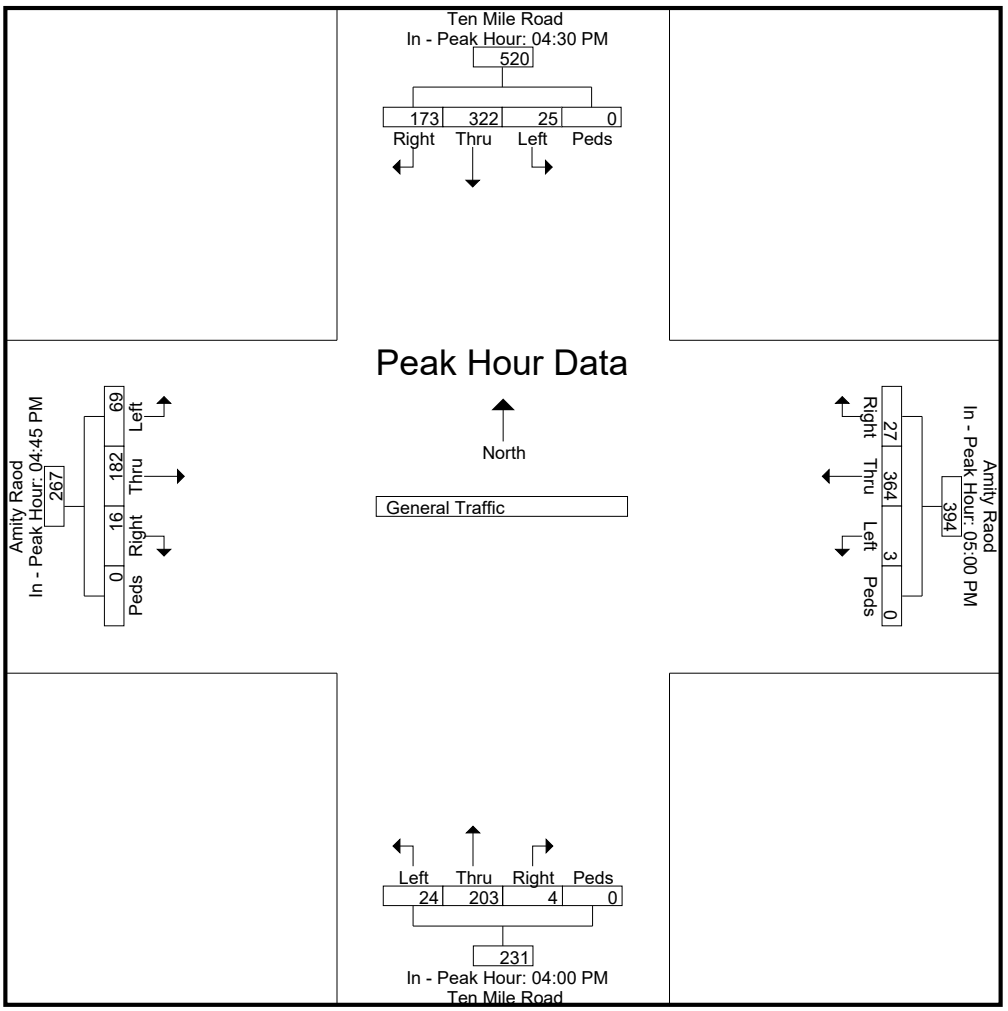
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 6

	Ten Mile Road From North					Amity Raod From East					Ten Mile Road From South					Amity Raod From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:30 PM					05:00 PM					04:00 PM					04:45 PM					
+0 mins.	**49**	80	**8**	0	**137**	6	82	1	0	89	0	56	4	0	60	4	50	12	0	66	
+15 mins.	38	83	7	0	128	5	90	0	0	95	0	**64**	**10**	0	**74**	2	38	17	0	57	
+30 mins.	43	**85**	5	0	133	**10**	**97**	0	0	**107**	1	36	9	0	46	**5**	**54**	**20**	0	**79**	
+45 mins.	43	74	5	0	122	6	95	**2**	0	103	**3**	47	1	0	51	5	40	20	0	65	
Total Volume	173	322	25	0	520	27	364	3	0	394	4	203	24	0	231	16	182	69	0	267	
% App. Total	33.3	61.9	4.8	0		6.9	92.4	0.8	0		1.7	87.9	10.4	0		6	68.2	25.8	0		
PHF	.883	.947	.781	.000	.949	.675	.938	.375	.000	.921	.333	.793	.600	.000	.780	.800	.843	.863	.000	.845	



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Intersection: Ten Mile Rd / Amity Rd
City, State: Ada County, Idaho
Control: All Stop

File Name : Ten Mile Rd & Amity Rd
Site Code : 00000000
Start Date : 2/26/2020
Page No : 7

Image 1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 1

Groups Printed- Generla Traffic

	Linder Road From North					Lake Hazel Road From East					Linder Road From South					Lake Hazel Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	5	2	0	8	2	14	6	0	22	4	45	1	0	50	1	19	5	0	25	105
07:15 AM	0	9	1	0	10	2	13	5	0	20	5	81	1	0	87	6	32	12	0	50	167
07:30 AM	0	14	1	0	15	3	19	0	0	22	9	91	3	0	103	4	59	6	0	69	209
07:45 AM	0	10	1	0	11	1	20	8	0	29	8	60	3	0	71	6	58	7	0	71	182
Total	1	38	5	0	44	8	66	19	0	93	26	277	8	0	311	17	168	30	0	215	663
08:00 AM	1	9	1	0	11	1	12	2	0	15	4	47	3	0	54	10	37	5	0	52	132
08:15 AM	1	12	1	0	14	2	14	3	0	19	5	38	6	0	49	7	27	3	0	37	119
08:30 AM	1	6	0	0	7	0	18	3	0	21	6	27	1	0	34	5	17	2	0	24	86
08:45 AM	0	12	0	0	12	1	9	3	0	13	3	28	0	0	31	4	24	0	0	28	84
Total	3	39	2	0	44	4	53	11	0	68	18	140	10	0	168	26	105	10	0	141	421

04:00 PM	4	36	4	0	44	2	34	5	0	41	7	22	2	0	31	1	8	0	0	9	125
04:15 PM	3	37	1	0	41	2	38	3	0	43	7	20	4	0	31	0	16	0	0	16	131
04:30 PM	6	52	2	0	60	1	45	4	0	50	3	23	6	0	32	6	14	2	0	22	164
04:45 PM	13	50	2	0	65	0	48	9	0	57	4	21	4	0	29	1	19	2	0	22	173
Total	26	175	9	0	210	5	165	21	0	191	21	86	16	0	123	8	57	4	0	69	593
05:00 PM	7	72	2	0	81	2	39	1	0	42	2	15	1	0	18	2	18	2	0	22	163
05:15 PM	7	58	2	0	67	2	40	3	0	45	3	17	0	0	20	4	13	1	0	18	150
05:30 PM	5	54	1	0	60	1	52	10	0	63	1	29	4	0	34	3	11	2	0	16	173
05:45 PM	8	54	2	0	64	0	49	4	0	53	4	21	1	0	26	5	13	2	0	20	163
Total	27	238	7	0	272	5	180	18	0	203	10	82	6	0	98	14	55	7	0	76	649
Grand Total	57	490	23	0	570	22	464	69	0	555	75	585	40	0	700	65	385	51	0	501	2326
Apprch %	10	86	4	0		4	83.6	12.4	0		10.7	83.6	5.7	0		13	76.8	10.2	0		
Total %	2.5	21.1	1	0	24.5	0.9	19.9	3	0	23.9	3.2	25.2	1.7	0	30.1	2.8	16.6	2.2	0	21.5	

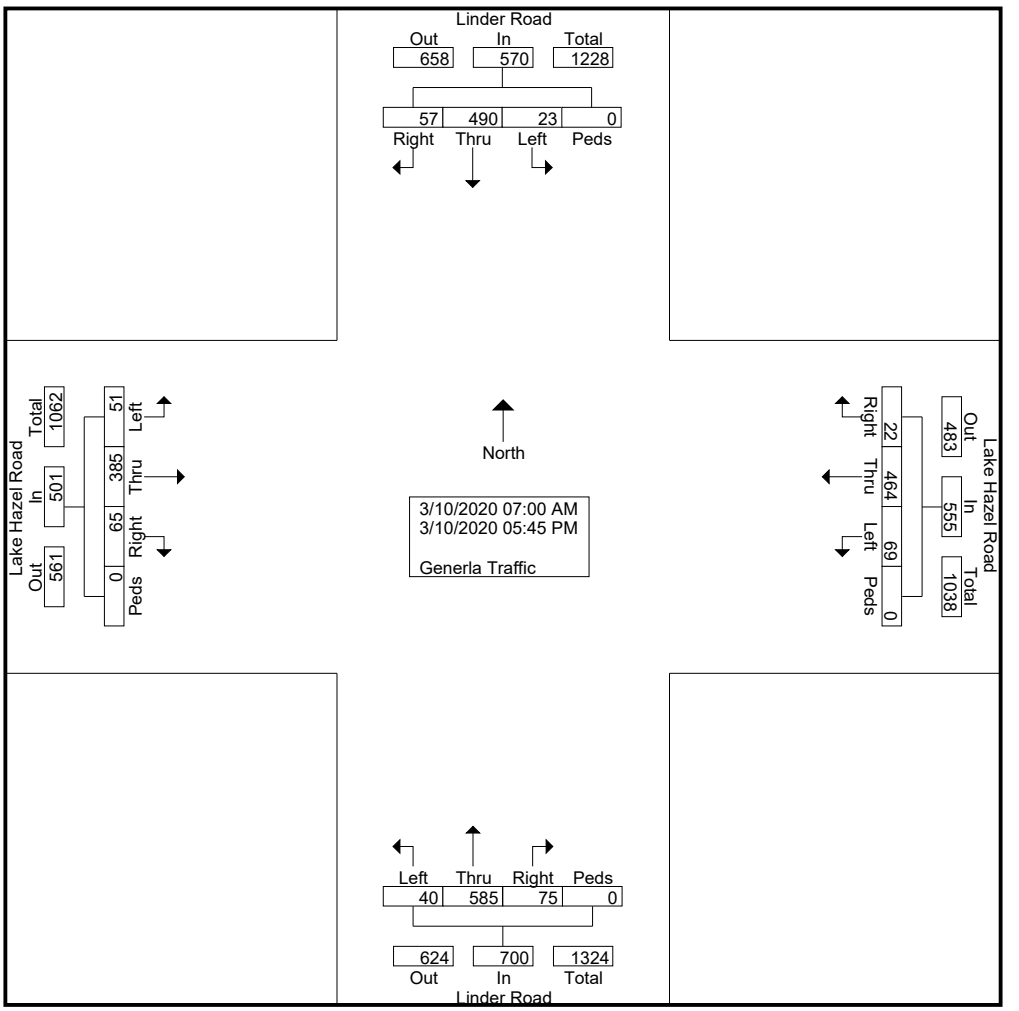
DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 2



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

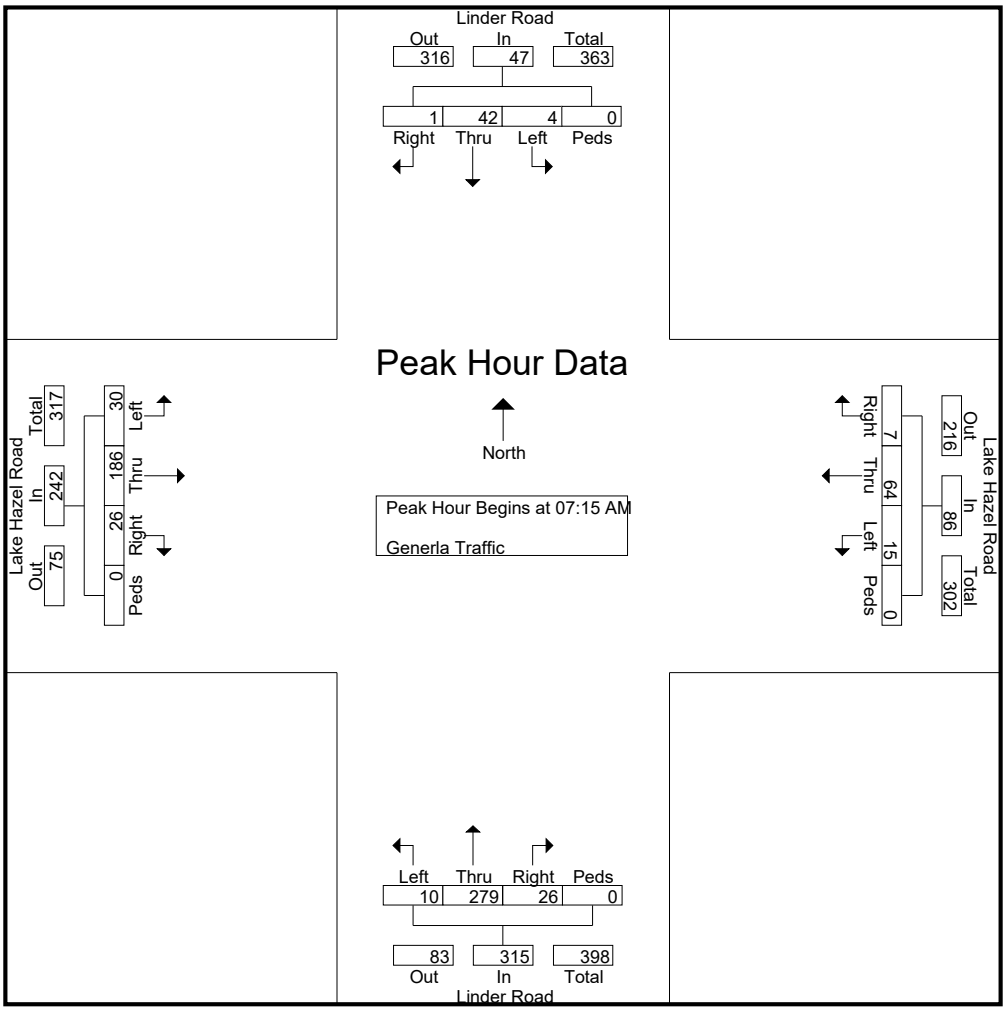
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 3

	Linder Road From North					Lake Hazel Road From East					Linder Road From South					Lake Hazel Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	9	**1**	0	10	2	13	5	0	20	5	81	1	0	87	6	32	**12**	0	50	167
07:30 AM	0	**14**	1	0	**15**	**3**	19	0	0	22	**9**	**91**	**3**	0	**103**	4	**59**	6	0	69	**209**
07:45 AM	0	10	1	0	11	1	**20**	**8**	0	**29**	8	60	3	0	71	6	58	7	0	**71**	182
08:00 AM	**1**	9	1	0	11	1	12	2	0	15	4	47	3	0	54	**10**	37	5	0	52	132
Total Volume	1	42	4	0	47	7	64	15	0	86	26	279	10	0	315	26	186	30	0	242	690
% App. Total	2.1	89.4	8.5	0		8.1	74.4	17.4	0		8.3	88.6	3.2	0		10.7	76.9	12.4	0		
PHF	.250	.750	1.00	.000	.783	.583	.800	.469	.000	.741	.722	.766	.833	.000	.765	.650	.788	.625	.000	.852	.825



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

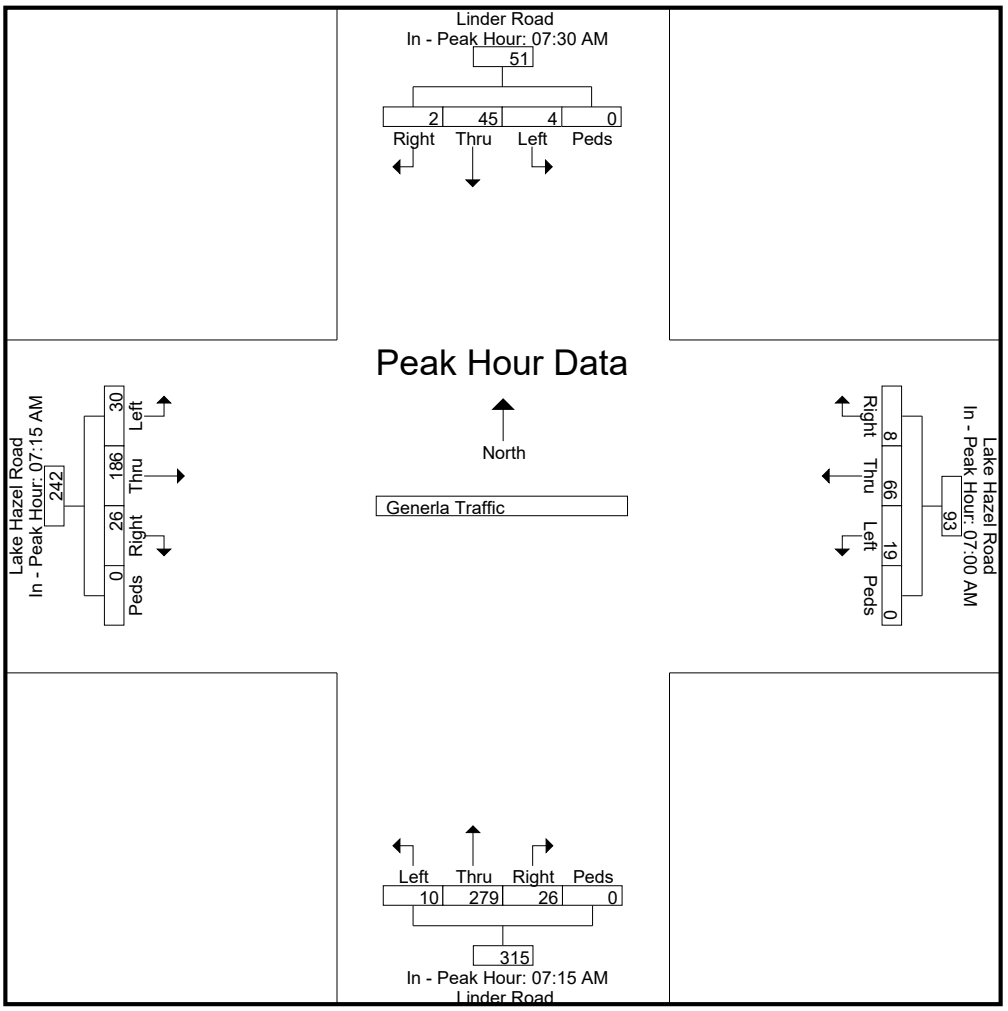
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 4

	Linder Road From North					Lake Hazel Road From East					Linder Road From South					Lake Hazel Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:30 AM					07:00 AM					07:15 AM					07:15 AM					
+0 mins.	0	**14**	**1**	0	**15**	2	14	6	0	22	5	81	1	0	87	6	32	**12**	0	50	
+15 mins.	0	10	1	0	11	2	13	5	0	20	**9**	**91**	**3**	0	**103**	4	**59**	6	0	69	
+30 mins.	**1**	9	1	0	11	**3**	19	0	0	22	8	60	3	0	71	6	58	7	0	**71**	
+45 mins.	1	12	1	0	14	1	**20**	**8**	0	**29**	4	47	3	0	54	**10**	37	5	0	52	
Total Volume	2	45	4	0	51	8	66	19	0	93	26	279	10	0	315	26	186	30	0	242	
% App. Total	3.9	88.2	7.8	0		8.6	71	20.4	0		8.3	88.6	3.2	0		10.7	76.9	12.4	0		
PHF	.500	.804	1.000																		



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

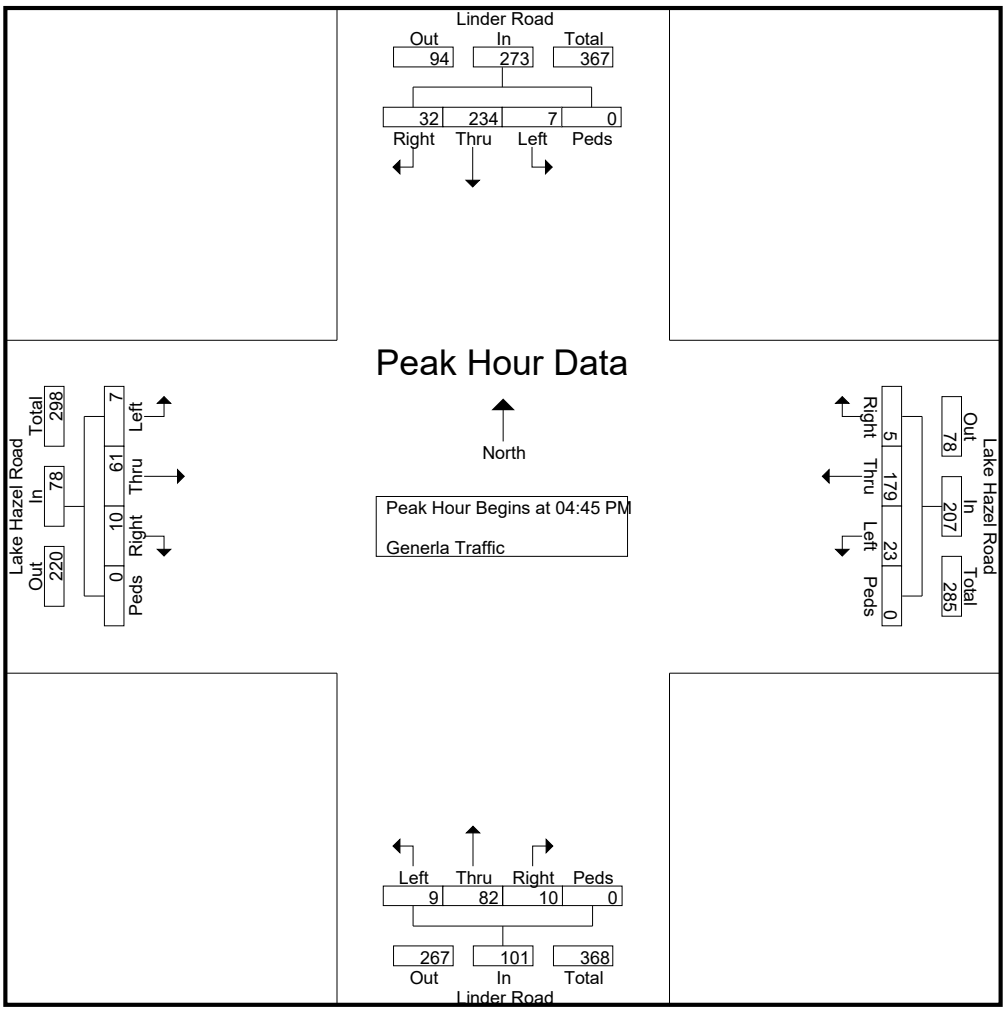
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 5

	Linder Road From North					Lake Hazel Road From East					Linder Road From South					Lake Hazel Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	**13**	50	**2**	0	65	0	48	9	0	57	**4**	21	**4**	0	29	1	**19**	**2**	0	**22**	**173**
05:00 PM	7	**72**	2	0	**81**	**2**	39	1	0	42	2	15	1	0	18	2	18	2	0	22	163
05:15 PM	7	58	2	0	67	2	40	3	0	45	3	17	0	0	20	**4**	13	1	0	18	150
05:30 PM	5	54	1	0	60	1	**52**	**10**	0	**63**	1	**29**	4	0	**34**	3	11	2	0	16	173
Total Volume	32	234	7	0	273	5	179	23	0	207	10	82	9	0	101	10	61	7	0	78	659
% App. Total	11.7	85.7	2.6	0		2.4	86.5	11.1	0		9.9	81.2	8.9	0		12.8	78.2	9	0		
PHF	.615	.813	.875	.000	.843	.625	.861	.575	.000	.821	.625	.707	.563	.000	.743	.625	.803	.875	.000	.886	.952



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

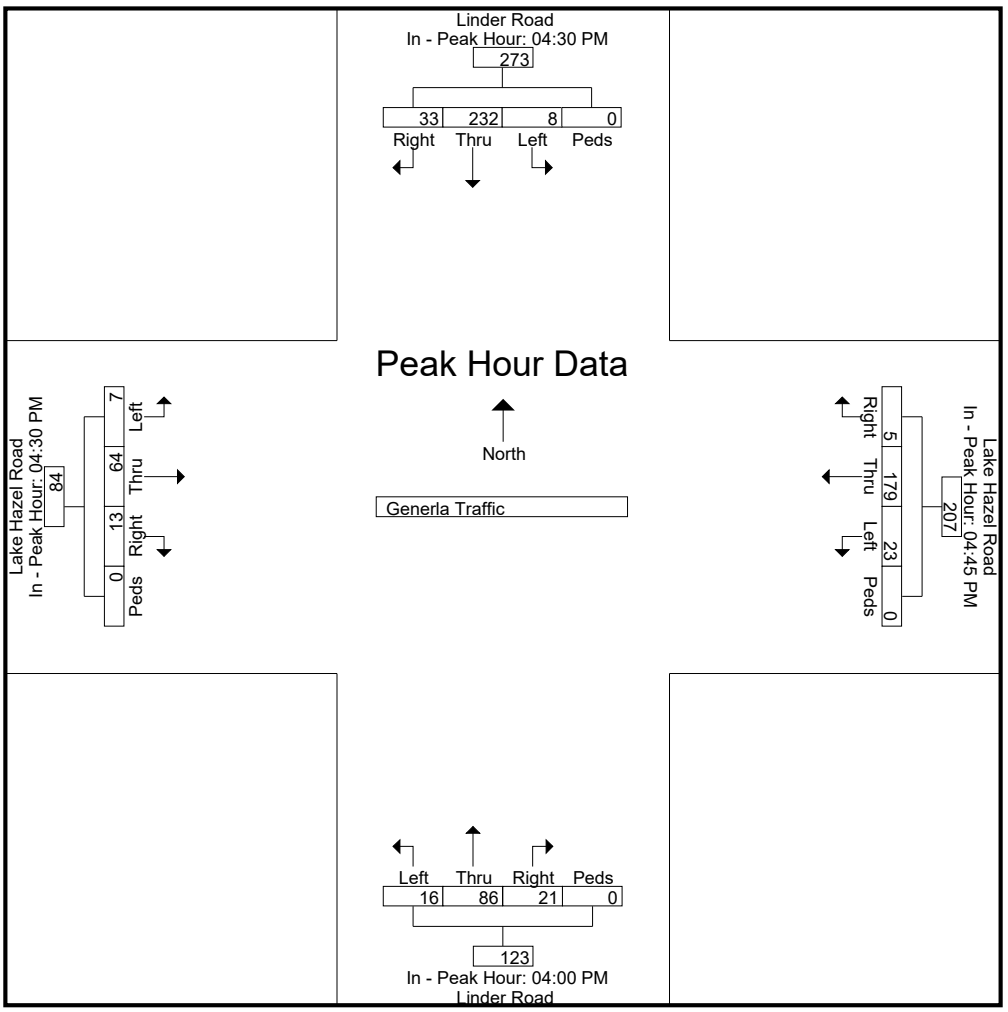
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 6

	Linder Road From North					Lake Hazel Road From East					Linder Road From South					Lake Hazel Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:30 PM					04:45 PM					04:00 PM					04:30 PM					
+0 mins.	6	52	**2**	0	60	0	48	9	0	57	**7**	22	2	0	31	**6**	14	**2**	0	**22**	
+15 mins.	**13**	50	2	0	65	**2**	39	1	0	42	7	20	4	0	31	1	**19**	2	0	22	
+30 mins.	7	**72**	2	0	**81**	2	40	3	0	45	3	**23**	**6**	0	**32**	2	18	2	0	22	
+45 mins.	7	58	2	0	67	1	**52**	**10**	0	**63**	4	21	4	0	29	4	13	1	0	18	
Total Volume	33	232	8	0	273	5	179	23	0	207	21	86	16	0	123	13	64	7	0	84	
% App. Total	12.1	85	2.9	0		2.4	86.5	11.1	0		17.1	69.9	13	0		15.5	76.2	8.3	0		
PHF	.635	.806	1.000																		



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: WHP0011
Intersection: Linder Rd / Lake Hazel Rd
City, State: Kuna, Idaho
Control: All Stop

File Name : Linder Rd & Lake Hazel Rd
Site Code : 00000000
Start Date : 3/10/2020
Page No : 7

Image 1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 27-Feb-20
Date End: 27-Feb-20
Lake Hazel Rd b Black Cat & Ten Mile VOL
Lake Hazel between Black Cat & Ten Mile
Ada County, Idaho
Site Code:

Start Time	27-Feb-20 Thu	WB	EB							Total
12:00 AM		2	0							2
12:15		0	1							1
12:30		1	1							2
12:45		2	0							2
01:00		0	1							1
01:15		0	0							0
01:30		0	1							1
01:45		1	0							1
02:00		0	2							2
02:15		0	0							0
02:30		0	0							0
02:45		0	1							1
03:00		1	0							1
03:15		1	0							1
03:30		0	1							1
03:45		1	0							1
04:00		0	1							1
04:15		0	1							1
04:30		0	2							2
04:45		1	4							5
05:00		0	6							6
05:15		1	1							2
05:30		0	5							5
05:45		4	6							10
06:00		1	8							9
06:15		12	16							28
06:30		10	24							34
06:45		12	34							46
07:00		18	**50**							**68**
07:15		16	**64**							**80**
07:30		16	**68**							**84**
07:45		**20**	**50**							**70**
08:00		**16**	44							60
08:15		**29**	45							74
08:30		**31**	33							64
08:45		16	34							50
09:00		14	26							40
09:15		28	20							48
09:30		15	18							33
09:45		22	24							46
10:00		10	13							23
10:15		14	12							26
10:30		12	21							33
10:45		27	26							53
11:00		7	14							21
11:15		16	22							38
11:30		16	19							35
11:45		18	10							28
Total		411	729							1140
Percent		36.1%	63.9%							
Peak	-	07:45	07:00	-	-	-	-	-	-	07:00
Vol.	-	96	232	-	-	-	-	-	-	302
P.H.F.		0.774	0.853							0.899

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 27-Feb-20
Date End: 27-Feb-20
Lake Hazel Rd b Black Cat & Ten Mile VOL
Lake Hazel between Black Cat & Ten Mile
Ada County, Idaho
Site Code:

Start Time	27-Feb-20 Thu	WB	EB							Total
12:00 PM		14	22							36
12:15		22	19							41
12:30		18	18							36
12:45		22	22							44
01:00		16	12							28
01:15		26	21							47
01:30		18	17							35
01:45		8	20							28
02:00		26	24							50
02:15		12	16							28
02:30		27	27							54
02:45		22	18							40
03:00		22	22							44
03:15		44	28							72
03:30		26	34							60
03:45		33	23							56
04:00		50	17							67
04:15		52	24							76
04:30		**58**	**34**							**92**
04:45		**46**	**36**							**82**
05:00		**68**	**28**							**96**
05:15		**59**	**30**							**89**
05:30		54	26							80
05:45		46	16							62
06:00		54	10							64
06:15		38	12							50
06:30		39	15							54
06:45		27	9							36
07:00		20	8							28
07:15		15	6							21
07:30		10	11							21
07:45		11	6							17
08:00		9	1							10
08:15		3	7							10
08:30		12	5							17
08:45		5	4							9
09:00		3	7							10
09:15		7	6							13
09:30		4	3							7
09:45		4	1							5
10:00		5	1							6
10:15		3	3							6
10:30		1	0							1
10:45		2	0							2
11:00		1	0							1
11:15		0	1							1
11:30		3	0							3
11:45		1	0							1
Total		1066	670							1736
Percent		61.4%	38.6%							
Peak	-	16:30	16:30	-	-	-	-	-	-	16:30
Vol.	-	231	128	-	-	-	-	-	-	359
P.H.F.		0.849	0.889							0.935
Grand Total		1477	1399							2876
Percent		51.4%	48.6%							

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study:WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 27-Feb-20
Date End: 27-Feb-20
Ten Mile Rd b Lake Hazel & Columbia VOL
Ten Mile Rd between Ten Mile & Columbia
Ada County, Idaho
Site Code:

Start Time	27-Feb-20 Thu	SB	NB							Total
12:00 AM		3	5							8
12:15		1	2							3
12:30		6	0							6
12:45		2	1							3
01:00		4	0							4
01:15		4	2							6
01:30		3	3							6
01:45		0	2							2
02:00		2	1							3
02:15		1	3							4
02:30		2	1							3
02:45		2	1							3
03:00		2	1							3
03:15		1	1							2
03:30		2	4							6
03:45		0	2							2
04:00		1	5							6
04:15		0	12							12
04:30		0	10							10
04:45		3	10							13
05:00		2	12							14
05:15		3	27							30
05:30		6	45							51
05:45		12	36							48
06:00		10	52							62
06:15		9	82							91
06:30		20	**104**							124
06:45		32	**106**							**138**
07:00		36	**116**							**152**
07:15		46	**124**							**170**
07:30		44	100							**144**
07:45		54	61							115
08:00		36	96							132
08:15		53	80							133
08:30		54	112							166
08:45		50	74							124
09:00		48	61							109
09:15		32	66							98
09:30		28	72							100
09:45		45	64							109
10:00		26	40							66
10:15		34	53							87
10:30		36	44							80
10:45		**53**	54							107
11:00		**46**	52							98
11:15		**42**	50							92
11:30		**65**	56							121
11:45		46	42							88
Total		1007	1947							2954
Percent		34.1%	65.9%							
Peak	-	10:45	06:30	-	-	-	-	-	-	06:45
Vol.	-	206	450	-	-	-	-	-	-	604
P.H.F.		0.792	0.907							0.888

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study:WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 27-Feb-20
Date End: 27-Feb-20
Ten Mile Rd b Lake Hazel & Columbia VOL
Ten Mile Rd between Ten Mile & Columbia
Ada County, Idaho
Site Code:

Start Time	27-Feb-20 Thu	SB	NB							Total
12:00 PM		40	36							76
12:15		52	61							113
12:30		65	41							106
12:45		62	60							122
01:00		42	44							86
01:15		44	55							99
01:30		45	62							107
01:45		67	42							109
02:00		72	59							131
02:15		74	49							123
02:30		56	66							122
02:45		70	55							125
03:00		69	56							125
03:15		84	72							156
03:30		84	56							140
03:45		100	**74**							**174**
04:00		77	**94**							**171**
04:15		96	**66**							**162**
04:30		83	**74**							**157**
04:45		**100**	68							168
05:00		**108**	64							172
05:15		**104**	62							166
05:30		**88**	62							150
05:45		86	52							138
06:00		90	76							166
06:15		89	51							140
06:30		68	56							124
06:45		58	32							90
07:00		82	40							122
07:15		56	37							93
07:30		60	29							89
07:45		50	32							82
08:00		42	25							67
08:15		41	19							60
08:30		34	18							52
08:45		36	12							48
09:00		36	36							72
09:15		41	18							59
09:30		27	22							49
09:45		24	12							36
10:00		25	8							33
10:15		16	10							26
10:30		21	6							27
10:45		10	6							16
11:00		8	5							13
11:15		6	2							8
11:30		9	4							13
11:45		1	2							3
Total		2698	1988							4686
Percent		57.6%	42.4%							
Peak	-	16:45	15:45	-	-	-	-	-	-	15:45
Vol.	-	400	308	-	-	-	-	-	-	664
P.H.F.		0.926	0.819							0.954
Grand Total		3705	3935							7640
Percent		48.5%	51.5%							

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 26-Feb-20
Date End: 26-Feb-20
Lake Hazel Rd b Linder Rd & Ten Mile Rd VOL
Lake Hazel Rd between Linder & Ten Mile
Ada County, Idaho
Site Code:

Start Time	26-Feb-20 Wed	WB	EB							Total
12:00 AM		1	0							1
12:15		0	0							0
12:30		2	0							2
12:45		2	0							2
01:00		0	0							0
01:15		0	2							2
01:30		0	1							1
01:45		0	0							0
02:00		0	0							0
02:15		0	1							1
02:30		0	0							0
02:45		0	0							0
03:00		1	0							1
03:15		0	0							0
03:30		1	0							1
03:45		0	0							0
04:00		2	2							4
04:15		0	2							2
04:30		1	0							1
04:45		0	1							1
05:00		0	8							8
05:15		2	4							6
05:30		6	4							10
05:45		0	4							4
06:00		8	14							22
06:15		7	16							23
06:30		8	32							40
06:45		12	32							44
07:00		**26**	**47**							**73**
07:15		**21**	**59**							**80**
07:30		**24**	**69**							**93**
07:45		**20**	**66**							**86**
08:00		22	44							66
08:15		15	31							46
08:30		10	30							40
08:45		6	16							22
09:00		4	12							16
09:15		13	12							25
09:30		13	17							30
09:45		10	9							19
10:00		16	16							32
10:15		14	12							26
10:30		18	10							28
10:45		4	10							14
11:00		13	12							25
11:15		4	5							9
11:30		10	12							22
11:45		17	16							33
Total		333	628							961
Percent		34.7%	65.3%							
Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	91	241	-	-	-	-	-	-	332
P.H.F.		0.875	0.873							0.892

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 26-Feb-20
Date End: 26-Feb-20
Lake Hazel Rd b Linder Rd & Ten Mile Rd VOL
Lake Hazel Rd between Linder & Ten Mile
Ada County, Idaho
Site Code:

Start Time	26-Feb-20 Wed	WB	EB	Total
12:00 PM		12	6	18
12:15		10	10	20
12:30		14	16	30
12:45		10	11	21
01:00		20	12	32
01:15		5	4	9
01:30		16	14	30
01:45		18	7	25
02:00		16	12	28
02:15		20	7	27
02:30		11	12	23
02:45		15	15	30
03:00		22	14	36
03:15		27	18	45
03:30		24	13	37
03:45		26	21	47
04:00		34	14	48
04:15		42	24	66
04:30		42	23	65
04:45		**62**	**26**	**88**
05:00		**44**	**21**	**65**
05:15		**60**	**33**	**93**
05:30		**52**	**24**	**76**
05:45		48	25	73
06:00		35	14	49
06:15		30	12	42
06:30		34	10	44
06:45		24	9	33
07:00		14	8	22
07:15		17	9	26
07:30		4	7	11
07:45		8	4	12
08:00		6	4	10
08:15		17	6	23
08:30		12	8	20
08:45		7	5	12
09:00		6	3	9
09:15		7	3	10
09:30		4	1	5
09:45		6	4	10
10:00		9	5	14
10:15		5	1	6
10:30		2	3	5
10:45		0	1	1
11:00		3	0	3
11:15		0	3	3
11:30		2	0	2
11:45		2	1	3
Total		904	503	1407
Percent		64.3%	35.7%	
Peak	-	16:45	16:45	16:45
Vol.	-	218	104	322
P.H.F.		0.879	0.788	0.866
Grand Total		1237	1131	2368
Percent		52.2%	47.8%	

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 26-Feb-20
Date End: 26-Feb-20
Ten Mile Rd b Amity Rd & Lake Hazel Rd VOL
Ten Mile Rd between Amity & Lake Hazel
Ada County, Idaho
Site Code:

Start Time	26-Feb-20 Wed	SB	NB	Total
12:00 AM		6	2	8
12:15		2	2	4
12:30		5	4	9
12:45		0	2	2
01:00		1	2	3
01:15		3	1	4
01:30		3	5	8
01:45		2	0	2
02:00		1	3	4
02:15		1	1	2
02:30		1	1	2
02:45		0	1	1
03:00		0	4	4
03:15		0	1	1
03:30		1	3	4
03:45		0	4	4
04:00		0	7	7
04:15		2	15	17
04:30		1	9	10
04:45		1	11	12
05:00		3	12	15
05:15		2	26	28
05:30		6	49	55
05:45		8	46	54
06:00		20	56	76
06:15		17	75	92
06:30		26	**108**	134
06:45		28	**99**	**127**
07:00		**41**	**126**	**167**
07:15		**45**	**122**	**167**
07:30		**48**	95	**143**
07:45		**44**	78	122
08:00		39	94	133
08:15		26	73	99
08:30		42	84	126
08:45		38	76	114
09:00		28	59	87
09:15		32	54	86
09:30		34	65	99
09:45		34	56	90
10:00		30	44	74
10:15		35	50	85
10:30		29	44	73
10:45		40	54	94
11:00		20	51	71
11:15		39	45	84
11:30		36	66	102
11:45		40	24	64
Total		860	1909	2769
Percent		31.1%	68.9%	
Peak	-	07:00	06:30	06:45
Vol.	-	178	455	604
P.H.F.		0.927	0.903	0.904

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WHP0010
Type: Volume / Direction
Tech: Judd / Klaren
Count: Axle Hits / 2

Date Start: 26-Feb-20
Date End: 26-Feb-20
Ten Mile Rd b Amity Rd & Lake Hazel Rd VOL
Ten Mile Rd between Amity & Lake Hazel
Ada County, Idaho
Site Code:

Start Time	26-Feb-20 Wed	SB	NB							Total
12:00 PM		46	40							86
12:15		48	53							101
12:30		48	50							98
12:45		47	46							93
01:00		38	37							75
01:15		38	50							88
01:30		42	54							96
01:45		49	54							103
02:00		55	34							89
02:15		58	52							110
02:30		65	46							111
02:45		77	44							121
03:00		54	63							117
03:15		47	68							115
03:30		84	58							142
03:45		**90**	50							140
04:00		**90**	**65**							**155**
04:15		**92**	**84**							**176**
04:30		**91**	**60**							**151**
04:45		88	**58**							**146**
05:00		89	50							139
05:15		83	67							150
05:30		82	42							124
05:45		96	52							148
06:00		76	54							130
06:15		86	56							142
06:30		72	63							135
06:45		80	40							120
07:00		55	39							94
07:15		66	31							97
07:30		60	22							82
07:45		56	28							84
08:00		41	15							56
08:15		39	26							65
08:30		39	16							55
08:45		33	20							53
09:00		27	13							40
09:15		24	18							42
09:30		25	28							53
09:45		22	8							30
10:00		16	9							25
10:15		20	3							23
10:30		8	5							13
10:45		13	3							16
11:00		8	3							11
11:15		12	8							20
11:30		7	4							11
11:45		5	4							9
Total		2487	1793							4280
Percent		58.1%	41.9%							
Peak	-	15:45	16:00	-	-	-	-	-	-	16:00
Vol.	-	363	267	-	-	-	-	-	-	628
P.H.F.		0.986	0.795							0.892
Grand Total		3347	3702							7049
Percent		47.5%	52.5%							

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

TRAFFIC SIGNAL WARRANTS

City/Town:	Kuna, ID	Analysis Performed By:	Kbaker
County:	ADA County	Date Analysis Performed:	4/13/2020
Division:		Project Number if Applicable:	
Data Date:	Existing-2020	Weather Conditions:	
Major Route:	Ten Mile Rd	Appr. Lanes: 1	Critical Approach Speed (mph): 50
Minor Route:	Amity Rd	Appr. Lanes: 1	

Volume Level Criteria

1. Is the critical speed of major street traffic > 70 km/h (40 mph) ? [X] Yes [ ] No
2. Is the intersection in a built-up area or isolated community of <10,000 population? [ ] Yes [ ] No

If Question 1 or 2 above is answered "Yes", then use "70%" volume level [X] 70% [ ] 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied.

Warrant is also satisfied if both Condition A and Condition B are "80%" satisfied, given adequate trials of other remedial measures have been tried.

Satisfied: [ ] Yes [X] No

Adequate trial(s) of other remedial measures tried: [ ] Yes [X] No

List Remedial Measures Tried (Required for 80% Combination of A & B)

Condition A - Minimum Vehicular Volume & Condition B - Interruption of Continuous Traffic

100% Satisfied: [ ] Yes [X] No

(Used if neither Condition A or B is satisfied) 80% Satisfied: [ ] Yes [X] No

	(volumes in veh/hr)	Minimum Requirements				Eight Highest Hours							
	Approach Lanes	1		2 or more									
	Volume Level	100%	70%	100%	70%	6AM	7AM	8AM	9 AM	10AM	11AM	12PM	1 PM
W - 1A 100%	Both Approaches on Major Street	500	350	600	420	604	752	584	418	343	332	338	348
	Highest Approach on Minor Street	150	105	200	140	382	476	370	265	217	210	214	221
	(volumes in veh/hr)	Minimum Requirements											
	Approach Lanes	1		2 or more									
	Volume Level	100%	70%	100%	70%								
W - 1B 100%	Both Approaches on Major Street	750	525	900	630	604	752	584	418	343	332	338	348
	Highest Approach on Minor Street	75	53	100	70	382	476	370	265	217	210	214	221
	(volumes in veh/hr)	Minimum Requirements											
	Approach Lanes	1		2 or more									
	Volume Level	100%	70%	100%	70%								
W - 1A 80%	Both Approaches on Major Street	400	280	480	336	604	752	584	418	343	332	338	348
	Highest Approach on Minor Street	120	84	160	112	382	476	370	265	217	210	214	221
	(volumes in veh/hr)	Minimum Requirements											
	Approach Lanes	1		2 or more									
	Volume Level	100%	70%	100%	70%								
W - 1B 80%	Both Approaches on Major Street	600	420	720	504	604	752	584	418	343	332	338	348
	Highest Approach on Minor Street	60	42	80	56	382	476	370	265	217	210	214	221

NOTE: *The satisfaction of a warrant or warrants shall not in itself require the installation of a traffic control signal*

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

TRAFFIC SIGNAL WARRANTS

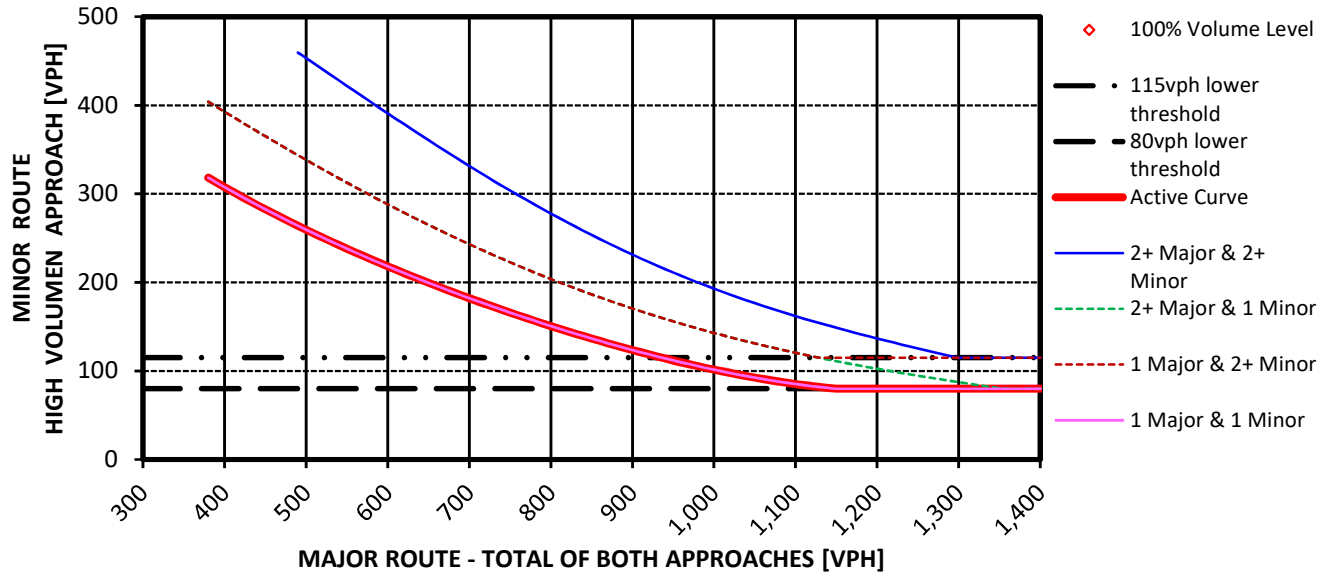
WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

Satisfied: [X] Yes [ ] No

If all four points lie above the appropriate line, then this warrant is satisfied.

(Volumes in veh/hr)	Four Highest Hours			
	6 AM	7 AM	8 AM	9 AM
SUM of Both Approaches on Major Street	604	752	584	418
Highest Minor Street Approach	382	476	370	265

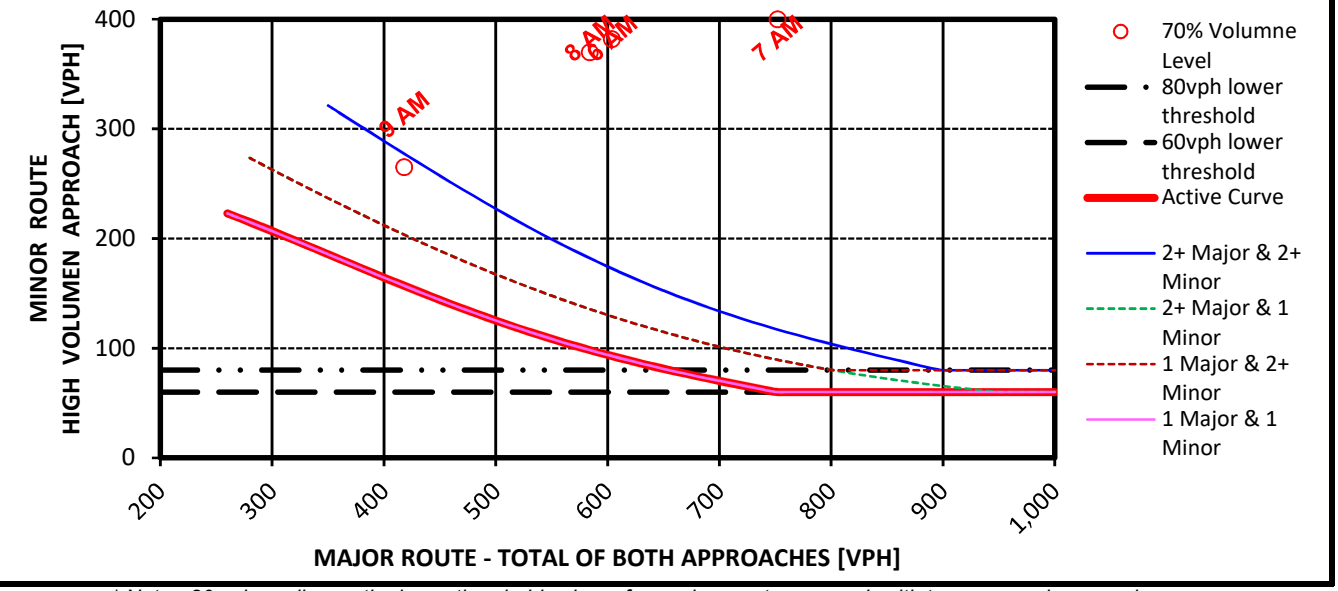
FIGURE W-2: Criteria for "100%" Volume Level



** Note: 115 vph applies as the lower threshold volume for a minor route approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor route approach with one lane.*

FIGURE W-2: Criteria for "70%" Volume Level

(Community less-than 10,000 population or speeds greater-than 70 km/hr [40 mph] on Major Street)



** Note: 80 vph applies as the lower threshold volume for a minor route approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor route approach with one lane.*

NOTE: *The satisfaction of a warrant or warrants shall not in itself require the installation of a traffic control signal.*

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

TRAFFIC SIGNAL WARRANTS

WARRANT 3 - PEAK HOUR VEHICULAR VOLUME

Applicable: [ ] Yes [X] No

Satisfied: [ ] Yes [X] No

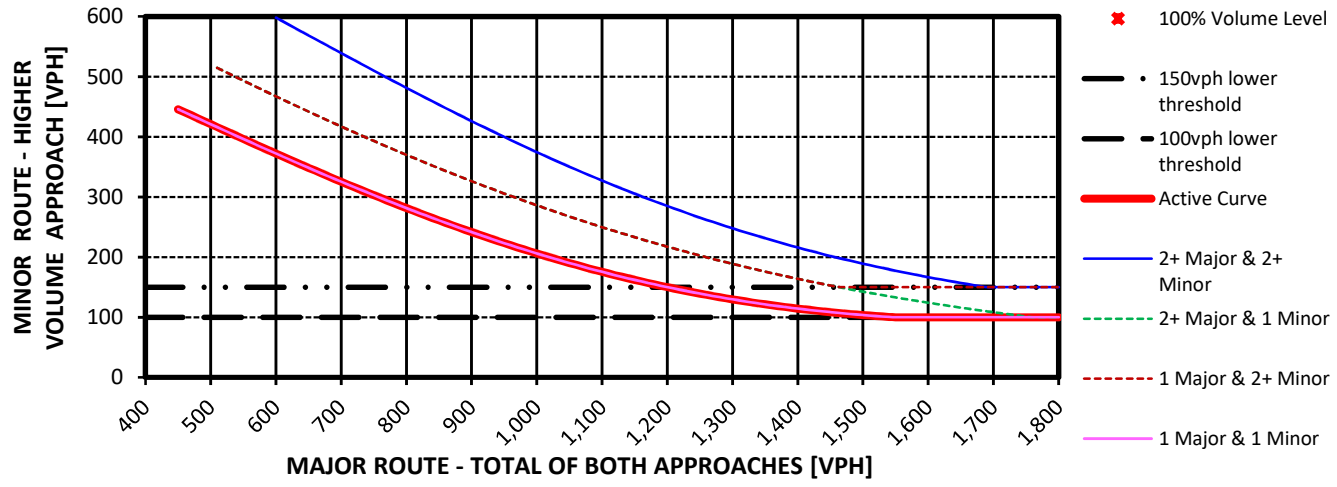
This signal warrant sahll be applied only in unsual cases, such as office complexes, manufacturing plants, industrial complexes, or high-ocupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time period.

Signalization shall be considered if a point lies above the appropriate line or the Delay criteria is met.

Unusual case(s) justifying this Warrant:

Peak Hour Data		
Peak Hour	Major Route	Minor Route
7AM	851	637

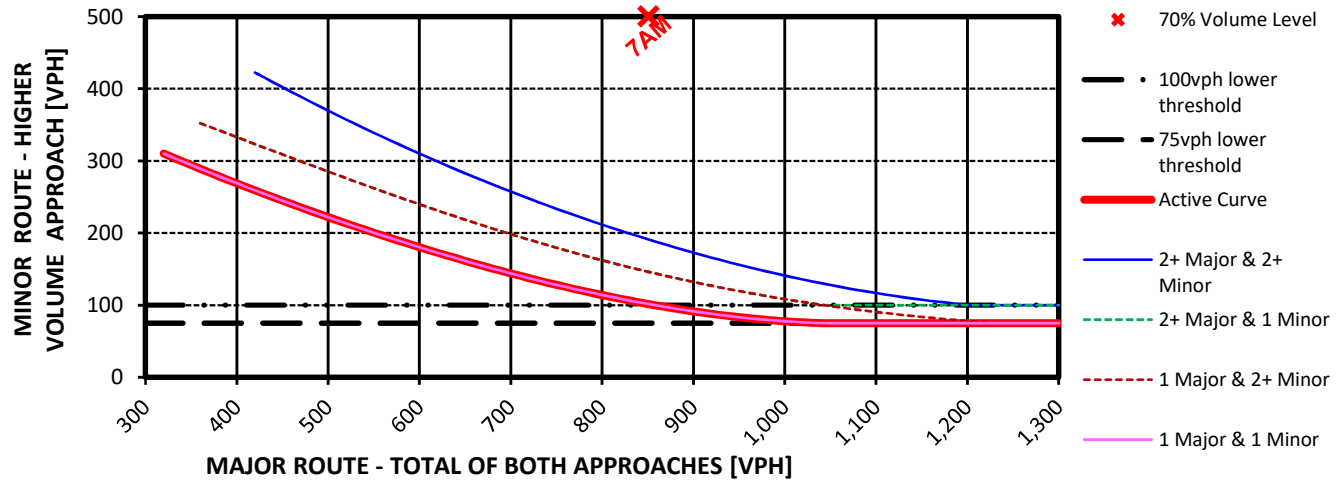
FIGURE W-3: Criteria for "100%" Volume Level



** Note: 150 vph applies as the lower threshold volume for a minor route approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor route approach with one lane.*

FIGURE W-3: Criteria for "70%" Volume Level

(Community less-than 10,000 population or speeds greater-than 70 km/hr [40 mph] on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor route approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor route approach with one lane.*

DELAY CRITERIA

1. Delay on Minor Approach (vehicle-hours)		
Approaches Lanes:	1	2
Delay Criteria:	4.0	5.0
Delay:		
Fullfilled? [ ] Yes [X] NO		

2. Volume on Minor Approach (veh/hr)		
Approaches Lanes	1	2
Volume Criteria	100	150
Volume :		
Fullfilled? [ ] Yes [X] NO		

3. Total Entering Volume (veh/hr)		
Number of Approaches: [ ] 3 [X] 4 or more		
No. of Approaches	3	4
Volume Criteria	650	800
Volume :		
Fullfilled? [ ] Yes [X] NO		

NOTE: *The satisfaction of a warrant or warrants shall not in itself require the installation of a traffic control signal*

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

TRAFFIC SIGNAL WARRANT SUMMARY

City/Town: Kuna, ID
County: ADA County
Division:
Data Date: Existing

Analysis Performed By: Kbaker
Date Analysis Performed: 4/13/2020
Project Number if Applicable:
Weather Conditions:

Major Route: Ten Mile Rd — Appr. Lanes: 1
Minor Route: Amity Rd — Appr. Lanes: 1
Critical Approach Speed (mph): 50

	SATISFIED	80% Satisfied		100% Satisfied	
Warrant #1: Eight-Hour Vehicular Volume	☐ Yes ☒ No				
1A - Minimum Vehicular Volume:		☒ Yes	☐ No	☐ Yes	☒ No
1B - Interruption of Continuous Traffic:		☐ Yes	☒ No	☐ Yes	☒ No

Any Remedial Measures Tried and their Outcome.

Warrant #2: Four-Hour Vehicular Volume ☒ Yes ☐ No

Warrant #3: Peak Hour ☐ Yes ☒ No

The Unusual Case(s) that Justifies the use of this Warrant.

Warrant #4: Pedestrian Volume ☐ Yes ☒ No

Warrant #5: School Crossing ☐ Yes ☒ No

Any Remedial Measures Implemented to improve the Safety of the Students.

Warrant #6: Coordinated Signal System ☐ Yes ☒ No

Warrant #7: Crash Experience ☐ Yes ☒ No

Other Alternatives that have failed to reduce crashes.

Warrant #8: Roadway Network ☐ Yes ☒ No

Warrant #9: Intersection Near a Grade Crossing ☐ Yes ☒ No

CONCLUSIONS

Warrants Satisfied: 2

Remarks:

NOTE: *The satisfaction of a warrant or warrants shall not in itself require the installation of a traffic control signal.*

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	13.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	177	25	10	59	21	15	358	16	34	121	3
Future Vol, veh/h	23	177	25	10	59	21	15	358	16	34	121	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	192	27	11	64	23	16	389	17	37	132	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.3	10.1	16.1	10.8
HCM LOS	B	B	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	10%	11%	22%
Vol Thru, %	92%	79%	66%	77%
Vol Right, %	4%	11%	23%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	389	225	90	158
LT Vol	15	23	10	34
Through Vol	358	177	59	121
RT Vol	16	25	21	3
Lane Flow Rate	423	245	98	172
Geometry Grp	1	1	1	1
Degree of Util (X)	0.611	0.385	0.16	0.269
Departure Headway (Hd)	5.205	5.668	5.892	5.631
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	693	633	606	635
Service Time	3.247	3.719	3.955	3.683
HCM Lane V/C Ratio	0.61	0.387	0.162	0.271
HCM Control Delay	16.1	12.3	10.1	10.8
HCM Lane LOS	C	B	B	B
HCM 95th-tile Q	4.2	1.8	0.6	1.1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	43.8
Intersection LOS	E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	116	338	12	2	130	36	15	384	13	34	150	16
Future Vol, veh/h	116	338	12	2	130	36	15	384	13	34	150	16
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	126	367	13	2	141	39	16	417	14	37	163	17
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	63.5	16.4	45	18.2
HCM LOS	F	C	E	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	25%	1%	17%
Vol Thru, %	93%	73%	77%	75%
Vol Right, %	3%	3%	21%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	412	466	168	200
LT Vol	15	116	2	34
Through Vol	384	338	130	150
RT Vol	13	12	36	16
Lane Flow Rate	448	507	183	217
Geometry Grp	1	1	1	1
Degree of Util (X)	0.891	0.987	0.406	0.482
Departure Headway (Hd)	7.159	7.018	8.002	7.987
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	502	512	451	454
Service Time	5.256	5.113	6.018	6
HCM Lane V/C Ratio	0.892	0.99	0.406	0.478
HCM Control Delay	45	63.5	16.4	18.2
HCM Lane LOS	E	F	C	C
HCM 95th-tile Q	9.9	13.3	1.9	2.6

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	30	186	26	15	64	7	10	279	26	4	42	1
Future Vol, veh/h	30	186	26	15	64	7	10	279	26	4	42	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	33	202	28	16	70	8	11	303	28	4	46	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11	9.2	12.1	8.8
HCM LOS	B	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	12%	17%	9%
Vol Thru, %	89%	77%	74%	89%
Vol Right, %	8%	11%	8%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	315	242	86	47
LT Vol	10	30	15	4
Through Vol	279	186	64	42
RT Vol	26	26	7	1
Lane Flow Rate	342	263	93	51
Geometry Grp	1	1	1	1
Degree of Util (X)	0.461	0.365	0.139	0.077
Departure Headway (Hd)	4.847	4.991	5.352	5.393
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	736	713	674	668
Service Time	2.928	3.077	3.352	3.399
HCM Lane V/C Ratio	0.465	0.369	0.138	0.076
HCM Control Delay	12.1	11	9.2	8.8
HCM Lane LOS	B	B	A	A
HCM 95th-tile Q	2.4	1.7	0.5	0.2

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	12.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	57	16	26	167	15	18	184	10	29	291	16
Future Vol, veh/h	5	57	16	26	167	15	18	184	10	29	291	16
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	62	17	28	182	16	20	200	11	32	316	17
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.8	11.8	11.3	13.9
HCM LOS	A	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	6%	12%	9%
Vol Thru, %	87%	73%	80%	87%
Vol Right, %	5%	21%	7%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	212	78	208	336
LT Vol	18	5	26	29
Through Vol	184	57	167	291
RT Vol	10	16	15	16
Lane Flow Rate	230	85	226	365
Geometry Grp	1	1	1	1
Degree of Util (X)	0.345	0.138	0.355	0.527
Departure Headway (Hd)	5.386	5.841	5.645	5.193
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	666	611	635	694
Service Time	3.432	3.898	3.691	3.233
HCM Lane V/C Ratio	0.345	0.139	0.356	0.526
HCM Control Delay	11.3	9.8	11.8	13.9
HCM Lane LOS	B	A	B	B
HCM 95th-tile Q	1.5	0.5	1.6	3.1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	63.9
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	69	182	16	1	350	31	14	190	3	24	319	170
Future Vol, veh/h	69	182	16	1	350	31	14	190	3	24	319	170
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	75	198	17	1	380	34	15	207	3	26	347	185
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	26.5	46.3	21.2	113.6
HCM LOS	D	E	C	F

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	26%	0%	5%
Vol Thru, %	92%	68%	92%	62%
Vol Right, %	1%	6%	8%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	207	267	382	513
LT Vol	14	69	1	24
Through Vol	190	182	350	319
RT Vol	3	16	31	170
Lane Flow Rate	225	290	415	558
Geometry Grp	1	1	1	1
Degree of Util (X)	0.521	0.651	0.876	1.147
Departure Headway (Hd)	8.885	8.677	8.13	7.404
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	410	418	448	496
Service Time	6.885	6.677	6.13	5.404
HCM Lane V/C Ratio	0.549	0.694	0.926	1.125
HCM Control Delay	21.2	26.5	46.3	113.6
HCM Lane LOS	C	D	E	F
HCM 95th-tile Q	2.9	4.5	9.1	19.6

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	64	10	23	179	5	9	82	10	7	234	32
Future Vol, veh/h	7	64	10	23	179	5	9	82	10	7	234	32
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	70	11	25	195	5	10	89	11	8	254	35
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9	10.5	9.1	11
HCM LOS	A	B	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	9%	11%	3%
Vol Thru, %	81%	79%	86%	86%
Vol Right, %	10%	12%	2%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	101	81	207	273
LT Vol	9	7	23	7
Through Vol	82	64	179	234
RT Vol	10	10	5	32
Lane Flow Rate	110	88	225	297
Geometry Grp	1	1	1	1
Degree of Util (X)	0.154	0.127	0.315	0.396
Departure Headway (Hd)	5.064	5.175	5.043	4.802
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	700	685	707	745
Service Time	3.152	3.269	3.122	2.871
HCM Lane V/C Ratio	0.157	0.128	0.318	0.399
HCM Control Delay	9.1	9	10.5	11
HCM Lane LOS	A	A	B	B
HCM 95th-tile Q	0.5	0.4	1.3	1.9

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Timings
1: Ten Mile & Lake Hazel

04/27/2020

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	36	266	15	89	17	405	38	171
Future Volume (vph)	36	266	15	89	17	405	38	171
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4	3	8	5	2	1	6
Permitted Phases	4		8		2		6	
Detector Phase	7	4	3	8	5	2	1	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	11.0	24.0	11.0	24.0
Total Split (s)	20.0	32.0	20.0	32.0	20.0	48.0	20.0	48.0
Total Split (%)	16.7%	26.7%	16.7%	26.7%	16.7%	40.0%	16.7%	40.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 72.2
Natural Cycle: 70
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Ten Mile & Lake Hazel

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

HCM 6th Signalized Intersection Summary
1: Ten Mile & Lake Hazel

04/27/2020

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	266	38	15	89	32	17	405	18	38	171	3
Future Volume (veh/h)	36	266	38	15	89	32	17	405	18	38	171	3
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	39	289	41	16	97	35	18	440	20	41	186	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	370	359	51	207	269	97	463	540	25	258	592	10
Arrive On Green	0.04	0.24	0.24	0.02	0.22	0.22	0.02	0.32	0.32	0.04	0.34	0.34
Sat Flow, veh/h	1688	1518	215	1688	1243	448	1688	1682	76	1688	1739	28
Grp Volume(v), veh/h	39	0	330	16	0	132	18	0	460	41	0	189
Grp Sat Flow(s),veh/h/ln	1688	0	1733	1688	0	1691	1688	0	1758	1688	0	1767
Q Serve(g_s), s	1.1	0.0	11.3	0.5	0.0	4.2	0.4	0.0	15.1	1.0	0.0	5.0
Cycle Q Clear(g_c), s	1.1	0.0	11.3	0.5	0.0	4.2	0.4	0.0	15.1	1.0	0.0	5.0
Prop In Lane	1.00		0.12	1.00		0.27	1.00		0.04	1.00		0.02
Lane Grp Cap(c), veh/h	370	0	410	207	0	366	463	0	564	258	0	601
V/C Ratio(X)	0.11	0.00	0.81	0.08	0.00	0.36	0.04	0.00	0.82	0.16	0.00	0.31
Avail Cap(c_a), veh/h	680	0	718	551	0	701	803	0	1177	566	0	1182
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.9	0.0	22.6	19.3	0.0	20.9	13.8	0.0	19.6	15.0	0.0	15.3
Incr Delay (d2), s/veh	0.1	0.0	3.8	0.2	0.0	0.6	0.0	0.0	2.9	0.3	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	4.7	0.2	0.0	1.6	0.2	0.0	6.0	0.4	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.1	0.0	26.4	19.5	0.0	21.5	13.9	0.0	22.5	15.3	0.0	15.6
LnGrp LOS	B	A	C	B	A	C	B	A	C	B	A	B
Approach Vol, veh/h		369			148			478			230	
Approach Delay, s/veh		25.5			21.3			22.2			15.5	
Approach LOS		C			C			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.6	26.1	7.2	20.8	7.3	27.4	8.5	19.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	42.0	14.0	26.0	14.0	42.0	14.0	26.0
Max Q Clear Time (g_c+I1), s	3.0	17.1	2.5	13.3	2.4	7.0	3.1	6.2
Green Ext Time (p_c), s	0.0	3.0	0.0	1.6	0.0	1.1	0.0	0.6

Intersection Summary	
HCM 6th Ctrl Delay	21.8
HCM 6th LOS	C

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	2	2	2	2
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	676	244	506	246
Demand Flow Rate, veh/h	689	249	515	251
Vehicles Circulating, veh/h	234	670	714	214
Vehicles Exiting, veh/h	231	559	209	705
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	10.4	7.2	17.5	4.8
Approach LOS	B	A	C	A

Lane	Left	Right	Left	Right	Left	Right	Left	Right
Designated Moves	LT	R	LT	R	LT	R	LT	R
Assumed Moves	LT	R	LT	R	LT	R	LT	R
RT Channelized								
Lane Util	0.975	0.025	0.787	0.213	0.969	0.031	0.920	0.080
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.544	4.544	4.544	4.544
Entry Flow, veh/h	672	17	196	53	499	16	231	20
Cap Entry Lane, veh/h	1148	1148	772	772	741	741	1169	1169
Entry HV Adj Factor	0.981	1.000	0.981	0.981	0.981	1.000	0.980	1.000
Flow Entry, veh/h	659	17	192	52	490	16	226	20
Cap Entry, veh/h	1126	1148	757	757	727	741	1145	1169
V/C Ratio	0.586	0.015	0.254	0.069	0.673	0.022	0.198	0.017
Control Delay, s/veh	10.5	3.3	7.6	5.4	17.9	5.1	4.9	3.2
LOS	B	A	A	A	C	A	A	A
95th %tile Queue, veh	4	0	1	0	5	0	1	0

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	18
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	280	39	23	96	11	13	373	35	5	56	1
Future Vol, veh/h	45	280	39	23	96	11	13	373	35	5	56	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	304	42	25	104	12	14	405	38	5	61	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	18	11.3	21.3	10.4
HCM LOS	C	B	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	12%	18%	8%
Vol Thru, %	89%	77%	74%	90%
Vol Right, %	8%	11%	8%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	421	364	130	62
LT Vol	13	45	23	5
Through Vol	373	280	96	56
RT Vol	35	39	11	1
Lane Flow Rate	458	396	141	67
Geometry Grp	1	1	1	1
Degree of Util (X)	0.71	0.627	0.243	0.122
Departure Headway (Hd)	5.587	5.701	6.194	6.506
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	645	629	574	555
Service Time	3.656	3.776	4.292	4.506
HCM Lane V/C Ratio	0.71	0.63	0.246	0.121
HCM Control Delay	21.3	18	11.3	10.4
HCM Lane LOS	C	C	B	B
HCM 95th-tile Q	5.9	4.4	0.9	0.4

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

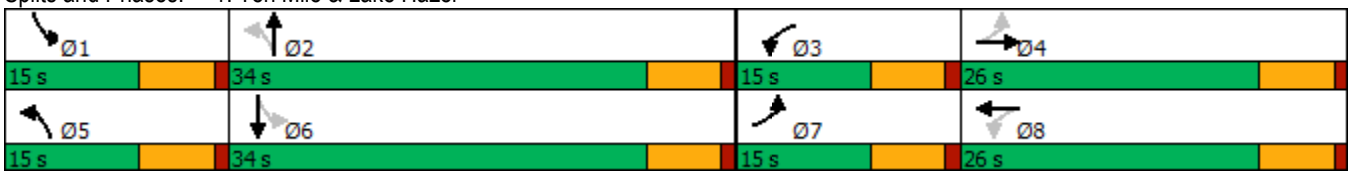
Timings
1: Ten Mile & Lake Hazel

04/27/2020

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	8	86	39	251	20	208	33	329
Future Volume (vph)	8	86	39	251	20	208	33	329
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4	3	8	5	2	1	6
Permitted Phases	4		8		2		6	
Detector Phase	7	4	3	8	5	2	1	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	11.0	24.0	11.0	24.0
Total Split (s)	15.0	26.0	15.0	26.0	15.0	34.0	15.0	34.0
Total Split (%)	16.7%	28.9%	16.7%	28.9%	16.7%	37.8%	16.7%	37.8%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 90
Actuated Cycle Length: 53.4
Natural Cycle: 70
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Ten Mile & Lake Hazel



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

HCM 6th Signalized Intersection Summary
1: Ten Mile & Lake Hazel

04/27/2020

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	86	24	39	251	23	20	208	11	33	329	18
Future Volume (veh/h)	8	86	24	39	251	23	20	208	11	33	329	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	9	93	26	42	273	25	22	226	12	36	358	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	225	252	71	377	354	32	262	440	23	375	460	26
Arrive On Green	0.01	0.19	0.19	0.04	0.22	0.22	0.03	0.26	0.26	0.04	0.28	0.28
Sat Flow, veh/h	1688	1332	372	1688	1599	146	1688	1667	89	1688	1662	93
Grp Volume(v), veh/h	9	0	119	42	0	298	22	0	238	36	0	378
Grp Sat Flow(s),veh/h/ln	1688	0	1705	1688	0	1746	1688	0	1756	1688	0	1755
Q Serve(g_s), s	0.2	0.0	3.1	1.0	0.0	8.3	0.5	0.0	6.0	0.8	0.0	10.3
Cycle Q Clear(g_c), s	0.2	0.0	3.1	1.0	0.0	8.3	0.5	0.0	6.0	0.8	0.0	10.3
Prop In Lane	1.00		0.22	1.00		0.08	1.00		0.05	1.00		0.05
Lane Grp Cap(c), veh/h	225	0	323	377	0	387	262	0	463	375	0	486
V/C Ratio(X)	0.04	0.00	0.37	0.11	0.00	0.77	0.08	0.00	0.51	0.10	0.00	0.78
Avail Cap(c_a), veh/h	499	0	659	596	0	675	511	0	950	602	0	950
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.0	0.0	18.3	15.7	0.0	18.9	14.1	0.0	16.2	13.2	0.0	17.2
Incr Delay (d2), s/veh	0.1	0.0	0.7	0.1	0.0	3.3	0.1	0.0	0.9	0.1	0.0	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	1.2	0.4	0.0	3.3	0.2	0.0	2.2	0.3	0.0	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.1	0.0	19.0	15.8	0.0	22.2	14.3	0.0	17.1	13.3	0.0	20.0
LnGrp LOS	B	A	B	B	A	C	B	A	B	B	A	B
Approach Vol, veh/h		128			340			260			414	
Approach Delay, s/veh		18.8			21.4			16.9			19.4	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	19.7	8.3	15.8	7.4	20.3	6.6	17.5
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	9.0	28.0	9.0	20.0	9.0	28.0	9.0	20.0
Max Q Clear Time (g_c+I1), s	2.8	8.0	3.0	5.1	2.5	12.3	2.2	10.3
Green Ext Time (p_c), s	0.0	1.3	0.0	0.5	0.0	2.0	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	19.4
HCM 6th LOS	B

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	2	2	2	2
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	388	555	254	630
Demand Flow Rate, veh/h	395	566	259	643
Vehicles Circulating, veh/h	431	358	402	537
Vehicles Exiting, veh/h	749	303	424	387
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.9	9.3	6.3	9.4
Approach LOS	A	A	A	A

Lane	Left	Right	Left	Right	Left	Right	Left	Right
Designated Moves	LT	R	LT	R	LT	R	LT	R
Assumed Moves	LT	R	LT	R	LT	R	LT	R
RT Channelized								
Lane Util	0.942	0.058	0.919	0.081	0.988	0.012	0.669	0.331
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.544	4.544	4.544	4.544
Entry Flow, veh/h	372	23	520	46	256	3	430	213
Cap Entry Lane, veh/h	959	959	1025	1025	985	985	871	871
Entry HV Adj Factor	0.980	1.000	0.980	0.978	0.982	1.000	0.979	0.981
Flow Entry, veh/h	365	23	510	45	251	3	421	209
Cap Entry, veh/h	941	959	1005	1003	967	985	853	855
V/C Ratio	0.388	0.024	0.507	0.045	0.260	0.003	0.494	0.245
Control Delay, s/veh	8.2	4.0	9.7	4.0	6.3	3.7	10.7	6.8
LOS	A	A	A	A	A	A	B	A
95th %tile Queue, veh	2	0	3	0	1	0	3	1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	14.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	92	15	35	269	8	12	110	13	9	313	43
Future Vol, veh/h	11	92	15	35	269	8	12	110	13	9	313	43
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	100	16	38	292	9	13	120	14	10	340	47
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.9	15.4	11	16.9
HCM LOS	B	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	9%	11%	2%
Vol Thru, %	81%	78%	86%	86%
Vol Right, %	10%	13%	3%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	135	118	312	365
LT Vol	12	11	35	9
Through Vol	110	92	269	313
RT Vol	13	15	8	43
Lane Flow Rate	147	128	339	397
Geometry Grp	1	1	1	1
Degree of Util (X)	0.244	0.217	0.54	0.608
Departure Headway (Hd)	5.986	6.082	5.733	5.515
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	596	585	624	651
Service Time	4.072	4.171	3.802	3.582
HCM Lane V/C Ratio	0.247	0.219	0.543	0.61
HCM Control Delay	11	10.9	15.4	16.9
HCM Lane LOS	B	B	C	C
HCM 95th-tile Q	1	0.8	3.2	4.1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

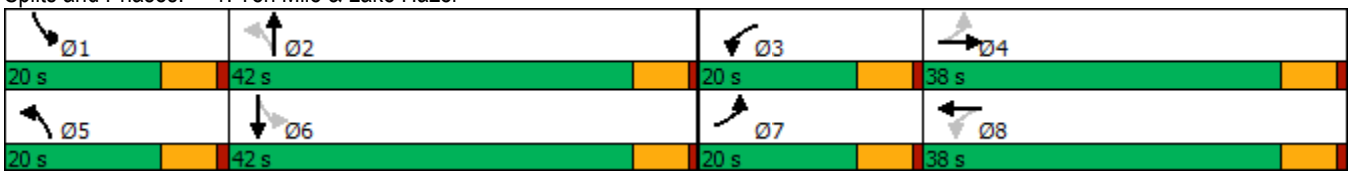
Timings
1: Ten Mile & Lake Hazel

04/27/2020

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	78	331	15	111	24	405	38	171
Future Volume (vph)	78	331	15	111	24	405	38	171
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4	3	8	5	2	1	6
Permitted Phases	4		8		2		6	
Detector Phase	7	4	3	8	5	2	1	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	11.0	24.0	11.0	24.0	11.0	24.0
Total Split (s)	20.0	38.0	20.0	38.0	20.0	42.0	20.0	42.0
Total Split (%)	16.7%	31.7%	16.7%	31.7%	16.7%	35.0%	16.7%	35.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 81.5
Natural Cycle: 80
Control Type: Actuated-Uncoordinated

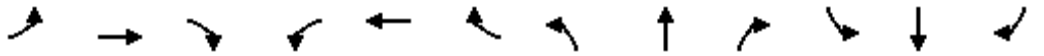
Splits and Phases: 1: Ten Mile & Lake Hazel



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

HCM 6th Signalized Intersection Summary
1: Ten Mile & Lake Hazel

04/27/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	78	331	60	15	111	32	24	405	18	38	171	17
Future Volume (veh/h)	78	331	60	15	111	32	24	405	18	38	171	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	87	368	67	17	123	36	27	450	20	42	190	19
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	419	432	79	188	341	100	421	530	24	225	515	52
Arrive On Green	0.06	0.30	0.30	0.02	0.26	0.26	0.03	0.31	0.31	0.04	0.32	0.32
Sat Flow, veh/h	1688	1459	266	1688	1317	385	1688	1684	75	1688	1585	158
Grp Volume(v), veh/h	87	0	435	17	0	159	27	0	470	42	0	209
Grp Sat Flow(s),veh/h/ln	1688	0	1724	1688	0	1703	1688	0	1758	1688	0	1743
Q Serve(g_s), s	2.7	0.0	17.3	0.5	0.0	5.5	0.8	0.0	18.2	1.2	0.0	6.7
Cycle Q Clear(g_c), s	2.7	0.0	17.3	0.5	0.0	5.5	0.8	0.0	18.2	1.2	0.0	6.7
Prop In Lane	1.00		0.15	1.00		0.23	1.00		0.04	1.00		0.09
Lane Grp Cap(c), veh/h	419	0	510	188	0	441	421	0	553	225	0	567
V/C Ratio(X)	0.21	0.00	0.85	0.09	0.00	0.36	0.06	0.00	0.85	0.19	0.00	0.37
Avail Cap(c_a), veh/h	648	0	759	480	0	750	697	0	871	484	0	864
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.2	0.0	24.1	20.6	0.0	22.0	16.2	0.0	23.3	17.9	0.0	18.8
Incr Delay (d2), s/veh	0.2	0.0	6.2	0.2	0.0	0.5	0.1	0.0	4.8	0.4	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	7.5	0.2	0.0	2.2	0.3	0.0	7.8	0.5	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.4	0.0	30.3	20.8	0.0	22.5	16.2	0.0	28.1	18.3	0.0	19.2
LnGrp LOS	B	A	C	C	A	C	B	A	C	B	A	B
Approach Vol, veh/h		522			176			497			251	
Approach Delay, s/veh		28.3			22.3			27.4			19.1	
Approach LOS		C			C			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.9	28.9	7.5	27.5	8.1	29.6	10.1	24.8
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	36.0	14.0	32.0	14.0	36.0	14.0	32.0
Max Q Clear Time (g_c+I1), s	3.2	20.2	2.5	19.3	2.8	8.7	4.7	7.5
Green Ext Time (p_c), s	0.0	2.7	0.0	2.2	0.0	1.2	0.1	0.9

Intersection Summary	
HCM 6th Ctrl Delay	25.7
HCM 6th LOS	C

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	12.3
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	2	2	2	2
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	679	246	553	257
Demand Flow Rate, veh/h	692	251	564	262
Vehicles Circulating, veh/h	247	711	714	225
Vehicles Exiting, veh/h	240	567	225	737
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	10.6	7.5	20.0	4.9
Approach LOS	B	A	C	A

Lane	Left	Right	Left	Right	Left	Right	Left	Right
Designated Moves	LT	R	LT	R	LT	R	LT	R
Assumed Moves	LT	R	LT	R	LT	R	LT	R
RT Channelized								
Lane Util	0.971	0.029	0.789	0.211	0.957	0.043	0.924	0.076
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.544	4.544	4.544	4.544
Entry Flow, veh/h	672	20	198	53	540	24	242	20
Cap Entry Lane, veh/h	1134	1134	744	744	741	741	1157	1157
Entry HV Adj Factor	0.981	1.000	0.981	0.981	0.980	1.000	0.980	1.000
Flow Entry, veh/h	659	20	194	52	529	24	237	20
Cap Entry, veh/h	1113	1134	729	729	726	741	1134	1157
V/C Ratio	0.592	0.018	0.266	0.071	0.728	0.032	0.209	0.017
Control Delay, s/veh	10.8	3.3	8.0	5.7	20.7	5.2	5.1	3.3
LOS	B	A	A	A	C	A	A	A
95th %tile Queue, veh	4	0	1	0	6	0	1	0

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	23.3
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	67	323	39	23	111	11	13	373	35	5	56	8
Future Vol, veh/h	67	323	39	23	111	11	13	373	35	5	56	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	73	351	42	25	121	12	14	405	38	5	61	9
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	26.5	12.3	25.9	11.1
HCM LOS	D	B	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	16%	16%	7%
Vol Thru, %	89%	75%	77%	81%
Vol Right, %	8%	9%	8%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	421	429	145	69
LT Vol	13	67	23	5
Through Vol	373	323	111	56
RT Vol	35	39	11	8
Lane Flow Rate	458	466	158	75
Geometry Grp	1	1	1	1
Degree of Util (X)	0.764	0.774	0.289	0.144
Departure Headway (Hd)	6.009	5.972	6.596	6.892
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	604	606	544	518
Service Time	4.037	4	4.658	4.962
HCM Lane V/C Ratio	0.758	0.769	0.29	0.145
HCM Control Delay	25.9	26.5	12.3	11.1
HCM Lane LOS	D	D	B	B
HCM 95th-tile Q	7	7.2	1.2	0.5

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	339	5	43	109	14	130
Future Vol, veh/h	339	5	43	109	14	130
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	368	5	47	118	15	141

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	373	0	583	371
Stage 1	-	-	-	-	371	-
Stage 2	-	-	-	-	212	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1185	-	475	675
Stage 1	-	-	-	-	698	-
Stage 2	-	-	-	-	823	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1185	-	455	675
Mov Cap-2 Maneuver	-	-	-	-	455	-
Stage 1	-	-	-	-	698	-
Stage 2	-	-	-	-	788	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.3	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	645	-	-	1185	-
HCM Lane V/C Ratio	0.243	-	-	0.039	-
HCM Control Delay (s)	12.4	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0.1	-

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	4.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	72	72	0	24	24
Future Vol, veh/h	0	72	72	0	24	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	78	78	0	26	26

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	156	78	0	0	78	0
Stage 1	78	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	835	983	-	-	1520	-
Stage 1	945	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	821	983	-	-	1520	-
Mov Cap-2 Maneuver	821	-	-	-	-	-
Stage 1	945	-	-	-	-	-
Stage 2	929	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	3.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	983	1520	-
HCM Lane V/C Ratio	-	-	0.08	0.017	-
HCM Control Delay (s)	-	-	9	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	72	0	0	24	0
Future Vol, veh/h	0	72	0	0	24	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	78	0	0	26	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	52	0	0	0	0	0
Stage 1	0	-	-	-	-	-
Stage 2	52	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	957	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	970	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	957	-	-	-	-	-
Mov Cap-2 Maneuver	957	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	970	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	-	-	-
HCM Lane LOS	-	-	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-	-

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Timings
1: Ten Mile & Lake Hazel

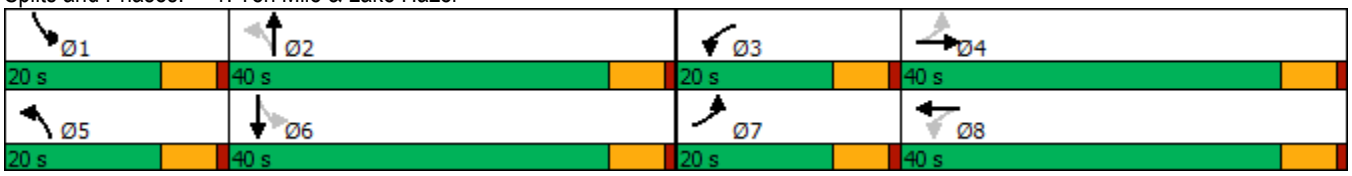
04/27/2020

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	37	129	39	324	44	208	33	329
Future Volume (vph)	37	129	39	324	44	208	33	329
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4	3	8	5	2	1	6
Permitted Phases	4		8		2		6	
Detector Phase	7	4	3	8	5	2	1	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	23.0	11.0	23.0	11.0	23.0	11.0	23.0
Total Split (s)	20.0	40.0	20.0	40.0	20.0	40.0	20.0	40.0
Total Split (%)	16.7%	33.3%	16.7%	33.3%	16.7%	33.3%	16.7%	33.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 82.4
Natural Cycle: 75
Control Type: Actuated-Uncoordinated

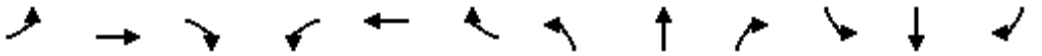
Splits and Phases: 1: Ten Mile & Lake Hazel



DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

HCM 6th Signalized Intersection Summary
1: Ten Mile & Lake Hazel

04/27/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	129	37	39	324	23	44	208	11	33	329	67
Future Volume (veh/h)	37	129	37	39	324	23	44	208	11	33	329	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	41	143	41	43	360	26	49	231	12	37	366	74
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	228	349	100	383	432	31	237	514	27	391	430	87
Arrive On Green	0.04	0.26	0.26	0.04	0.26	0.26	0.04	0.31	0.31	0.04	0.30	0.30
Sat Flow, veh/h	1688	1324	380	1688	1633	118	1688	1670	87	1688	1431	289
Grp Volume(v), veh/h	41	0	184	43	0	386	49	0	243	37	0	440
Grp Sat Flow(s),veh/h/ln	1688	0	1704	1688	0	1751	1688	0	1756	1688	0	1720
Q Serve(g_s), s	1.2	0.0	6.1	1.2	0.0	14.2	1.3	0.0	7.6	1.0	0.0	16.4
Cycle Q Clear(g_c), s	1.2	0.0	6.1	1.2	0.0	14.2	1.3	0.0	7.6	1.0	0.0	16.4
Prop In Lane	1.00		0.22	1.00		0.07	1.00		0.05	1.00		0.17
Lane Grp Cap(c), veh/h	228	0	449	383	0	463	237	0	541	391	0	517
V/C Ratio(X)	0.18	0.00	0.41	0.11	0.00	0.83	0.21	0.00	0.45	0.09	0.00	0.85
Avail Cap(c_a), veh/h	507	0	847	660	0	870	508	0	873	675	0	855
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.6	0.0	20.8	17.3	0.0	23.7	17.2	0.0	19.0	15.7	0.0	22.5
Incr Delay (d2), s/veh	0.4	0.0	0.6	0.1	0.0	4.0	0.4	0.0	0.6	0.1	0.0	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	2.2	0.4	0.0	5.6	0.5	0.0	2.7	0.3	0.0	6.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.9	0.0	21.4	17.4	0.0	27.7	17.6	0.0	19.6	15.8	0.0	26.9
LnGrp LOS	B	A	C	B	A	C	B	A	B	B	A	C
Approach Vol, veh/h		225			429			292			477	
Approach Delay, s/veh		21.0			26.7			19.3			26.1	
Approach LOS		C			C			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.5	27.1	8.8	24.0	9.0	26.6	8.7	24.1
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	34.0	14.0	34.0	14.0	34.0	14.0	34.0
Max Q Clear Time (g_c+I1), s	3.0	9.6	3.2	8.1	3.3	18.4	3.2	16.2
Green Ext Time (p_c), s	0.0	1.2	0.0	0.9	0.0	2.1	0.0	1.9

Intersection Summary	
HCM 6th Ctrl Delay	24.0
HCM 6th LOS	C

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	2	2	2	2
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	397	564	286	666
Demand Flow Rate, veh/h	405	575	291	680
Vehicles Circulating, veh/h	477	384	402	552
Vehicles Exiting, veh/h	755	309	480	407
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.3	9.8	6.5	10.4
Approach LOS	A	A	A	B

Lane	Left	Right	Left	Right	Left	Right	Left	Right
Designated Moves	LT	R	LT	R	LT	R	LT	R
Assumed Moves	LT	R	LT	R	LT	R	LT	R
RT Channelized								
Lane Util	0.919	0.081	0.920	0.080	0.969	0.031	0.687	0.313
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.544	4.544	4.544	4.544
Entry Flow, veh/h	372	33	529	46	282	9	467	213
Cap Entry Lane, veh/h	920	920	1001	1001	985	985	859	859
Entry HV Adj Factor	0.980	0.970	0.981	0.978	0.982	1.000	0.980	0.981
Flow Entry, veh/h	365	32	519	45	277	9	457	209
Cap Entry, veh/h	902	892	982	979	967	985	842	843
V/C Ratio	0.404	0.036	0.528	0.046	0.286	0.009	0.543	0.248
Control Delay, s/veh	8.7	4.4	10.3	4.1	6.6	3.7	12.0	6.9
LOS	A	A	B	A	A	A	B	A
95th %tile Queue, veh	2	0	3	0	1	0	3	1

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Intersection Delay, s/veh	18.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	121	15	35	318	8	12	110	13	9	313	67
Future Vol, veh/h	25	121	15	35	318	8	12	110	13	9	313	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	132	16	38	346	9	13	120	14	10	340	73
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.7	20.7	12.2	22
HCM LOS	B	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	16%	10%	2%
Vol Thru, %	81%	75%	88%	80%
Vol Right, %	10%	9%	2%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	135	161	361	389
LT Vol	12	25	35	9
Through Vol	110	121	318	313
RT Vol	13	15	8	67
Lane Flow Rate	147	175	392	423
Geometry Grp	1	1	1	1
Degree of Util (X)	0.271	0.32	0.668	0.702
Departure Headway (Hd)	6.652	6.587	6.13	5.976
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	539	544	589	605
Service Time	4.714	4.647	4.177	4.021
HCM Lane V/C Ratio	0.273	0.322	0.666	0.699
HCM Control Delay	12.2	12.7	20.7	22
HCM Lane LOS	B	B	C	C
HCM 95th-tile Q	1.1	1.4	5	5.6

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	118	16	146	289	10	85
Future Vol, veh/h	118	16	146	289	10	85
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	128	17	159	314	11	92

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	145	0	769	137
Stage 1	-	-	-	-	137	-
Stage 2	-	-	-	-	632	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1437	-	369	911
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	530	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1437	-	320	911
Mov Cap-2 Maneuver	-	-	-	-	320	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	459	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.6	10.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	763	-	-	1437	-
HCM Lane V/C Ratio	0.135	-	-	0.11	-
HCM Control Delay (s)	10.5	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.4	-

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	48	47	0	81	81
Future Vol, veh/h	0	48	47	0	81	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	52	51	0	88	88

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	315	51	0	0	51	0
Stage 1	51	-	-	-	-	-
Stage 2	264	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	678	1017	-	-	1555	-
Stage 1	971	-	-	-	-	-
Stage 2	780	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	637	1017	-	-	1555	-
Mov Cap-2 Maneuver	637	-	-	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	3.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1017	1555	-
HCM Lane V/C Ratio	-	-	0.051	0.057	-
HCM Control Delay (s)	-	-	8.7	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.2	-

DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	47	0	0	81	0
Future Vol, veh/h	0	47	0	0	81	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	51	0	0	88	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	176	0	0	0	0	0
Stage 1	0	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	814	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	855	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	814	-	-	-	-	-
Mov Cap-2 Maneuver	814	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	855	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	-	-	-
HCM Lane LOS	-	-	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-	-

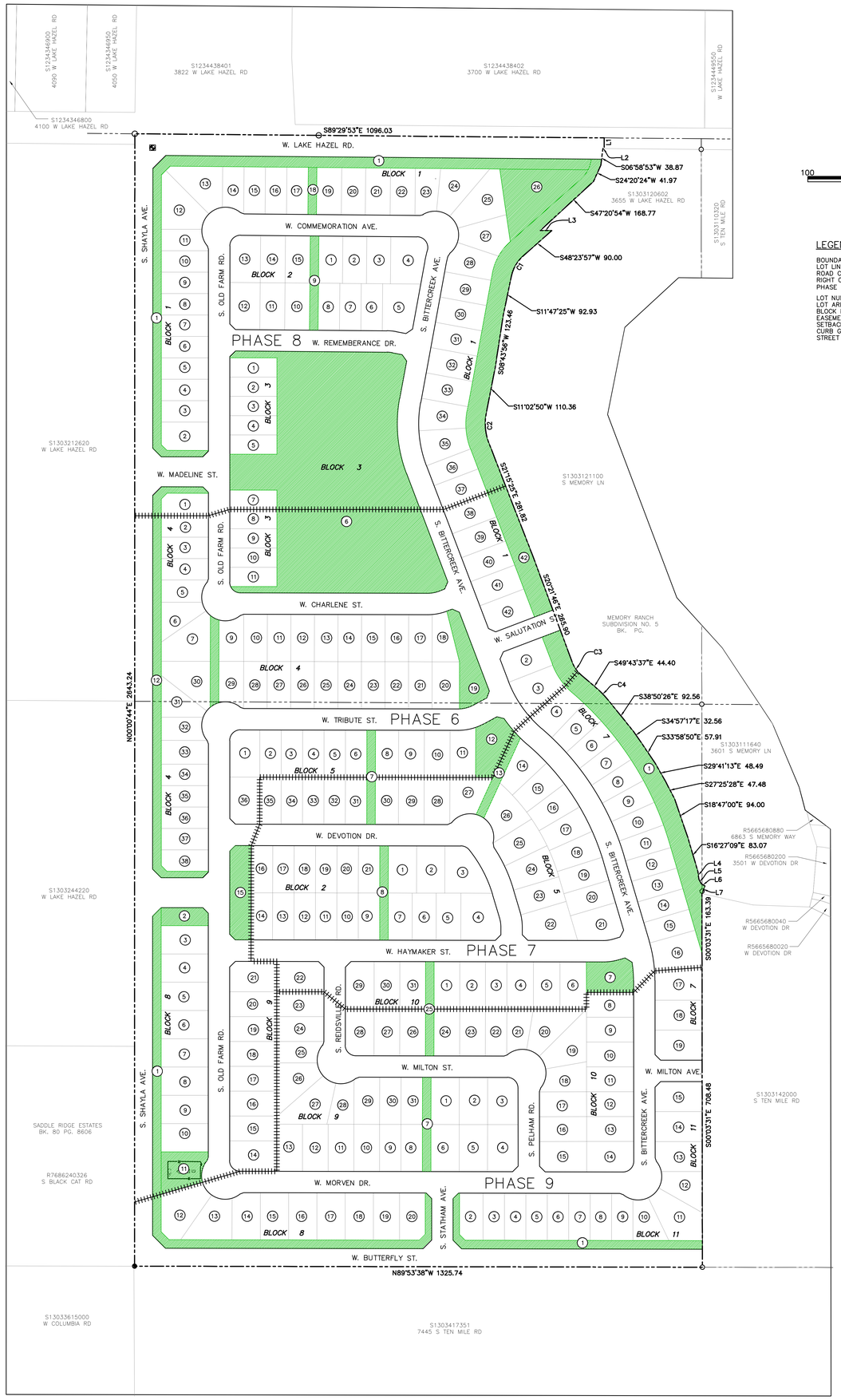
DocuSign Envelope ID: 1C2F0D7D-CE9B-4DDD-B929-4D89761B57BD

NV5

Delivering Solutions
Improving Lives

PRELIMINARY PLAT FOR MEMORY RANCH SUBDIVISION PHASES 6 – 9

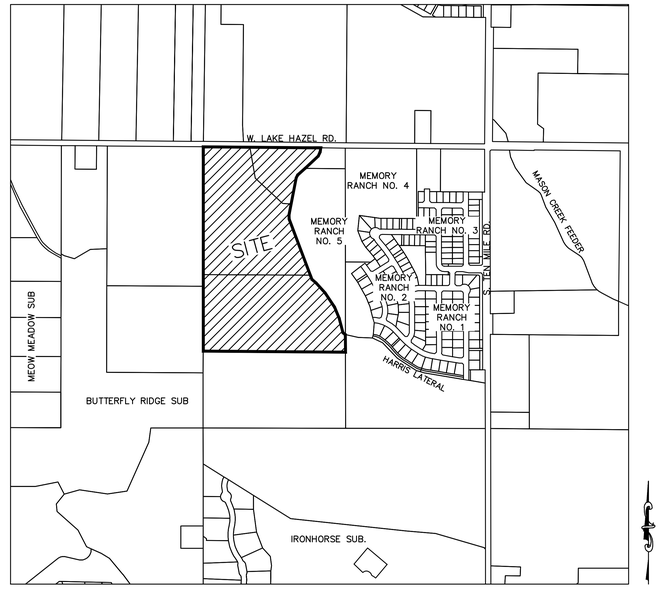
A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2020



100 0 50 100 200
SCALE IN FEET
1"=100'

LEGEND

BOUNDARY		SEWER LINE	
LOT LINES		WATER LINE	
ROAD CENTERLINE		STORM DRAIN LINE	
RIGHT OF WAY		PRESSURE IRRIGATION	
PHASE LINE		GRAVITY IRRIGATION	
		FLOW ARROW	
LOT NUMBER	①	HYDRANT	
LOT AREA	4,000 sf	STREET LIGHT	
BLOCK NUMBER	BLOCK 7	CATCH BASIN	
EASEMENT			
SETBACK			
CURB GUTTER SW			
STREET NAME	W. ASHTON DR.		



VICINITY MAP
1"=500'

Line Table		
Line #	Direction	Length
L1	S00°03'31"E	25.00
L2	N89°29'53"W	3.08
L3	S89°29'57"E	26.88
L4	S07°19'04"E	18.22
L5	S29°40'00"E	11.84
L6	S58°50'42"E	9.81
L7	S21°42'17"W	19.26

Curve Table		
Curve #	Radius	Length
C1	86.00	54.95
C2	121.00	68.22
C3	76.00	38.95
C4	219.00	41.61

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	40303	3612	BUFFER
BLOCK 1 Lot 18 OPEN	2200	260	PATHWAY
BLOCK 1 Lot 26 OPEN	18021	626	USEABLE OPEN
BLOCK 1 Lot 43 OPEN	49404	2477	CANAL
BLOCK 2 Lot 9 OPEN	4400	480	PATHWAY
BLOCK 3 Lot 6 OPEN	193460	2464	PARK
BLOCK 4 Lot 8 OPEN	4050	454	SEWER EASEMENT
BLOCK 4 Lot 19 OPEN	10243	547	USEABLE OPEN
BLOCK 4 Lot 39 OPEN	21157	2251	BUFFER
BLOCK 5 Lot 5 OPEN	8918	387	OPEN
BLOCK 5 Lot 6 OPEN	4179	464	PATHWAY
BLOCK 5 Lot 24 OPEN	4400	480	PATHWAY
BLOCK 6 Lot 8 OPEN	4400	480	PATHWAY
BLOCK 6 Lot 15 OPEN	10866	525	USEABLE OPEN
BLOCK 7 Lot 1 OPEN	34181	1747	CANAL
BLOCK 8 Lot 1 OPEN	29497	3045	BUFFER
BLOCK 8 Lot 2 OPEN	4520	296	BUFFER
BLOCK 8 Lot 11 OPEN	8528	384	OPEN/ SEWER LIFT STATION
BLOCK 9 Lot 7 OPEN	4400	480	PATHWAY
BLOCK 10 Lot 7 OPEN	7983	362	OPEN
BLOCK 10 Lot 25 OPEN	4400	480	PATHWAY
BLOCK 11 Lot 1 OPEN	13098	1397	BUFFER

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP–1	COVER SHEET, INDEX, MAP, & NOTES
PP–2	PRELIMINARY PLAT & DETAILS AND PARCEL TABLES
PP–3	CONCEPTUAL SEWER PLAN & CURVE TABLES
PP–4	CONCEPTUAL SEWER PROFILES

NOTES

1. KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
2. THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2003.
3. ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILTY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
5. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NAMPA MERIDIAN IRRIGATION DISTRICT UNTIL SERVED BY THE CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM.
6. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
7. LOTS 1, 18, 26 & 43, BLOCK 1; LOT 9, BLOCK 2; LOT 6, BLOCK 3; LOTS 8, 19 & 39, BLOCK 4; LOTS 6, 12 & 24, BLOCK 5; LOTS 8 & 15, BLOCK 6; LOT 1, BLOCK 7; LOTS 1, 2 & 11, BLOCK 8; LOT 7, BLOCK 9; LOTS 7 & 25, BLOCK 10, AND LOT 1, BLOCK 11, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
8. ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 67.5 ACRES
TOTAL LOTS - 281
TOTAL DWELLING UNITS - 259
SF RESIDENTIAL 259 LOTS
COMMON LOTS - 22
DENSITY DU/ACRE - 3.84
COMMON AREA - 11.01 ACRES - 16.3%
USEABLE OPEN SPACE - 6.4 ACRES - 9.5%

ZONING
EXISTING - R-6
PROPOSED - R-6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

OWNERS
HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC & UNION SQUARE LLC
9839 W CABLE CAR ST, STE. 101
BOISE, ID 83709

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
208 895-8858

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4262 N. BROOKSIDE LANE
BOISE, ID 83714
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAS/SEB

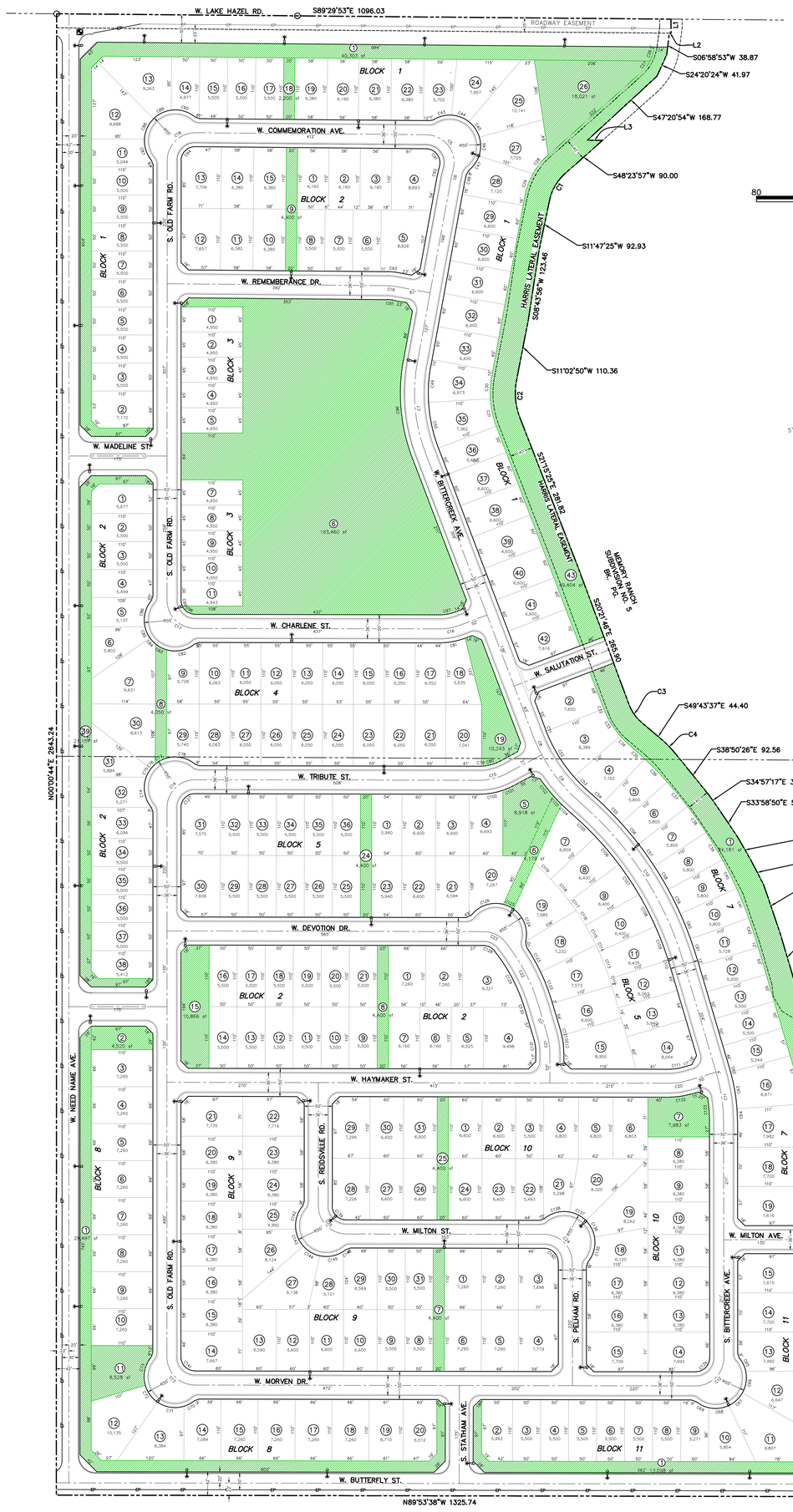
REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT
MEMORY RANCH SUBDIVISION PHASES 6 – 9
TRILOGY DEVELOPMENT, INC.

DATE:
05-18-2020
PROJECT:
C2020-003
SHEET
PP-1

PRELIMINARY PLAT FOR MEMORY RANCH SUBDIVISION PHASES 6- 9

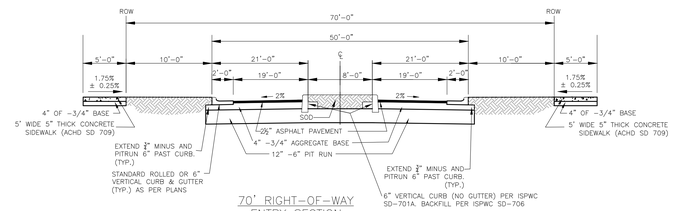
A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2020



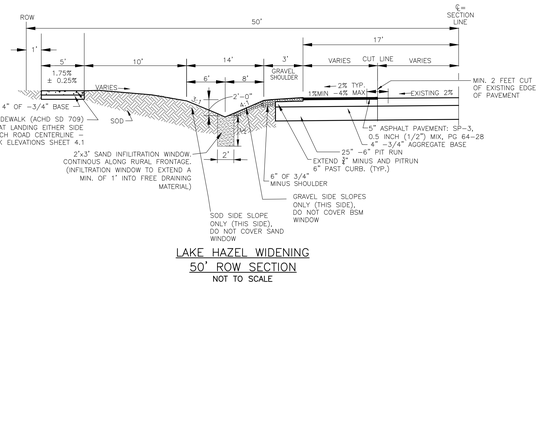
80 0 40 80 160
SCALE IN FEET
1"=80'

LEGEND

BOUNDARY		SEWER LINE	
LOT LINES		WATER LINE	
ROAD CENTERLINE		STORM DRAIN LINE	
RIGHT OF WAY		PRESSURE IRRIGATION	
LOT NUMBER	1	GRAVITY IRRIGATION	
LOT AREA	6,500 sf	FLOW ARROW	
BLOCK NUMBER	BLOCK 7	HYDRANT	
EASEMENT			
SETBACK		STREET LIGHT	
CURB GUTTER SW		CATCH BASIN	
STREET NAME	W. ASHTON DR.		



70' RIGHT-OF-WAY ENTRY SECTION
NOT TO SCALE



LAKE HAZEL WIDENING
50' ROW SECTION
NOT TO SCALE

Parcel Table		
Lot	Area	Perimeter
BLOCK 1 Lot 2	7172	344
BLOCK 1 Lot 3	5500	320
BLOCK 1 Lot 4	5500	320
BLOCK 1 Lot 5	5500	320
BLOCK 1 Lot 6	5500	320
BLOCK 1 Lot 7	5500	320
BLOCK 1 Lot 8	5500	320
BLOCK 1 Lot 9	5500	320
BLOCK 1 Lot 10	5500	320
BLOCK 1 Lot 11	5044	308
BLOCK 1 Lot 12	9688	420
BLOCK 1 Lot 13	9263	411
BLOCK 1 Lot 14	4977	308
BLOCK 1 Lot 15	5500	320
BLOCK 1 Lot 16	5500	320
BLOCK 1 Lot 17	5500	320
BLOCK 1 Lot 19	6380	336
BLOCK 1 Lot 20	6160	332
BLOCK 1 Lot 21	6380	336
BLOCK 1 Lot 22	6380	336
BLOCK 1 Lot 23	5702	321
BLOCK 1 Lot 24	7957	394
BLOCK 1 Lot 25	10141	427
BLOCK 1 Lot 27	7725	360
BLOCK 1 Lot 28	7120	347
BLOCK 1 Lot 29	6600	340
BLOCK 1 Lot 30	6600	340
BLOCK 1 Lot 31	6600	340
BLOCK 1 Lot 32	6600	340
BLOCK 1 Lot 33	6600	340
BLOCK 1 Lot 34	6973	347
BLOCK 1 Lot 35	7362	354
BLOCK 1 Lot 36	5482	320
BLOCK 1 Lot 37	6600	340
BLOCK 1 Lot 38	6600	340
BLOCK 1 Lot 39	6600	340
BLOCK 1 Lot 40	6600	340
BLOCK 1 Lot 41	6600	340
BLOCK 1 Lot 42	7616	352
BLOCK 2 Lot 1	6160	332
BLOCK 2 Lot 2	6160	332
BLOCK 2 Lot 3	6160	332
BLOCK 2 Lot 4	8693	368
BLOCK 2 Lot 5	8826	380
BLOCK 2 Lot 6	5500	320
BLOCK 2 Lot 7	5500	320
BLOCK 2 Lot 8	5500	320
BLOCK 2 Lot 10	6380	336
BLOCK 2 Lot 11	6380	336
BLOCK 2 Lot 12	7657	353
BLOCK 2 Lot 13	7706	352
BLOCK 2 Lot 14	6380	336
BLOCK 2 Lot 15	6380	336
BLOCK 3 Lot 1	4950	310
BLOCK 3 Lot 2	4950	310
BLOCK 3 Lot 3	4950	310
BLOCK 3 Lot 4	4950	310
BLOCK 3 Lot 5	4950	310
BLOCK 3 Lot 7	4950	310
BLOCK 3 Lot 8	4950	310
BLOCK 3 Lot 9	4950	310
BLOCK 3 Lot 10	4950	310
BLOCK 3 Lot 11	4943	308
BLOCK 4 Lot 1	5677	317
BLOCK 4 Lot 2	5500	320
BLOCK 4 Lot 3	5500	320
BLOCK 4 Lot 4	5499	319
BLOCK 4 Lot 5	5137	312
BLOCK 4 Lot 6	5802	338
BLOCK 4 Lot 7	9631	409
BLOCK 4 Lot 9	5728	326
BLOCK 4 Lot 10	6063	330
BLOCK 4 Lot 11	6050	330
BLOCK 4 Lot 12	6050	330
BLOCK 4 Lot 13	6050	330
BLOCK 4 Lot 14	6050	330
BLOCK 4 Lot 15	6050	330
BLOCK 4 Lot 16	6050	330
BLOCK 4 Lot 17	6052	330
BLOCK 4 Lot 18	5635	331
BLOCK 4 Lot 20	7041	348
BLOCK 4 Lot 21	6050	330
BLOCK 4 Lot 22	6050	330
BLOCK 4 Lot 23	6050	330
BLOCK 4 Lot 24	6050	330
BLOCK 4 Lot 25	6050	330
BLOCK 4 Lot 26	6050	330

Parcel Table		
Lot	Area	Perimeter
BLOCK 4 Lot 27	6050	330
BLOCK 4 Lot 28	6063	330
BLOCK 4 Lot 29	5740	326
BLOCK 4 Lot 30	8813	401
BLOCK 4 Lot 31	5884	347
BLOCK 4 Lot 32	5271	316
BLOCK 4 Lot 33	6094	329
BLOCK 4 Lot 34	5500	320
BLOCK 4 Lot 35	5500	320
BLOCK 4 Lot 36	5500	320
BLOCK 4 Lot 37	5500	320
BLOCK 4 Lot 38	5412	312
BLOCK 5 Lot 1	5940	328
BLOCK 5 Lot 2	6600	340
BLOCK 5 Lot 3	6600	340
BLOCK 5 Lot 4	6693	348
BLOCK 5 Lot 7	6859	350
BLOCK 5 Lot 8	6400	336
BLOCK 5 Lot 9	6400	336
BLOCK 5 Lot 10	6400	336
BLOCK 5 Lot 11	6435	337
BLOCK 5 Lot 12	6063	330
BLOCK 5 Lot 13	5940	328
BLOCK 5 Lot 14	8054	356
BLOCK 5 Lot 15	8950	387
BLOCK 5 Lot 16	6600	340
BLOCK 5 Lot 17	7573	358
BLOCK 5 Lot 18	7222	348
BLOCK 5 Lot 19	7685	374
BLOCK 5 Lot 20	7267	371
BLOCK 5 Lot 21	6594	338
BLOCK 5 Lot 22	6600	340
BLOCK 5 Lot 23	5940	328
BLOCK 5 Lot 25	5500	320
BLOCK 5 Lot 26	5500	320
BLOCK 5 Lot 27	5500	320
BLOCK 5 Lot 28	5500	320
BLOCK 5 Lot 29	5500	320
BLOCK 5 Lot 30	7606	352
BLOCK 5 Lot 31	7575	349
BLOCK 5 Lot 32	5500	320
BLOCK 5 Lot 33	5500	320
BLOCK 5 Lot 34	5500	320
BLOCK 5 Lot 35	5500	320
BLOCK 5 Lot 36	5500	320
BLOCK 6 Lot 1	7260	352
BLOCK 6 Lot 2	7260	352
BLOCK 6 Lot 3	9321	395
BLOCK 6 Lot 4	9498	382
BLOCK 6 Lot 5	6325	335
BLOCK 6 Lot 6	6160	332
BLOCK 6 Lot 7	6160	332
BLOCK 6 Lot 9	5500	320
BLOCK 6 Lot 10	5500	320
BLOCK 6 Lot 11	5500	320
BLOCK 6 Lot 12	5500	320
BLOCK 6 Lot 13	5500	320
BLOCK 6 Lot 14	5500	320
BLOCK 6 Lot 16	5500	320
BLOCK 6 Lot 17	5500	320
BLOCK 6 Lot 18	5500	320
BLOCK 6 Lot 19	5500	320
BLOCK 6 Lot 20	5500	320
BLOCK 6 Lot 21	5500	320
BLOCK 7 Lot 2	7650	353
BLOCK 7 Lot 3	8389	373
BLOCK 7 Lot 4	7162	350
BLOCK 7 Lot 5	5800	325
BLOCK 7 Lot 6	5800	325
BLOCK 7 Lot 7	5800	325
BLOCK 7 Lot 8	5800	325
BLOCK 7 Lot 9	5800	325
BLOCK 7 Lot 10	5800	325
BLOCK 7 Lot 11	5728	324
BLOCK 7 Lot 12	5500	320
BLOCK 7 Lot 13	5500	320
BLOCK 7 Lot 14	5500	320
BLOCK 7 Lot 15	5549	321
BLOCK 7 Lot 16	8671	376
BLOCK 7 Lot 17	7982	366
BLOCK 7 Lot 18	7700	360
BLOCK 7 Lot 19	7616	352
BLOCK 8 Lot 3	7260	352
BLOCK 8 Lot 4	7260	352
BLOCK 8 Lot 5	7260	352
BLOCK 8 Lot 6	7260	352
BLOCK 8 Lot 7	7260	352

Parcel Table		
Lot	Area	Perimeter
BLOCK 8 Lot 8	7260	352
BLOCK 8 Lot 9	7260	352
BLOCK 8 Lot 10	7260	352
BLOCK 8 Lot 12	10135	406
BLOCK 8 Lot 13	8384	394
BLOCK 8 Lot 14	7084	342
BLOCK 8 Lot 15	7260	352
BLOCK 8 Lot 16	7260	352
BLOCK 8 Lot 17	7260	352
BLOCK 8 Lot 18	7260	352
BLOCK 8 Lot 19	6710	342
BLOCK 8 Lot 20	6512	332
BLOCK 9 Lot 1	7260	352
BLOCK 9 Lot 2	7260	352
BLOCK 9 Lot 3	7696	352
BLOCK 9 Lot 4	7779	355
BLOCK 9 Lot 5	7260	352
BLOCK 9 Lot 6	7260	352
BLOCK 9 Lot 8	5500	320
BLOCK 9 Lot 9	5500	320
BLOCK 9 Lot 10	6600	340
BLOCK 9 Lot 11	6600	340
BLOCK 9 Lot 12	6600	340
BLOCK 9 Lot 13	6590	340
BLOCK 9 Lot 14	7667	351
BLOCK 9 Lot 15	6380	336
BLOCK 9 Lot 16	6380	336
BLOCK 9 Lot 17	6380	336
BLOCK 9 Lot 18	6380	336
BLOCK 9 Lot 19	6380	336
BLOCK 9 Lot 20	6380	336
BLOCK 9 Lot 21	7735	355
BLOCK 9 Lot 22	7716	354
BLOCK 9 Lot 23	6380	336
BLOCK 9 Lot 24	6380	336
BLOCK 9 Lot 25	4992	308
BLOCK 9 Lot 26	8124	397
BLOCK 9 Lot 27	9136	412
BLOCK 9 Lot 28	5101	310
BLOCK 9 Lot 29	6569	335
BLOCK 9 Lot 30	5500	320
BLOCK 9 Lot 31	5500	320
BLOCK 10 Lot 1	6600	340
BLOCK 10 Lot 2	6600	340
BLOCK 10 Lot 3	5500	320
BLOCK 10 Lot 4	6820	344
BLOCK 10 Lot 5	6820	344
BLOCK 10 Lot 6	6803	344
BLOCK 10 Lot 8	6380	336
BLOCK 10 Lot 9	6380	336
BLOCK 10 Lot 10	6380	336
BLOCK 10 Lot 11	6380	336
BLOCK 10 Lot 12	6380	336
BLOCK 10 Lot 13	6380	336
BLOCK 10 Lot 14	7692	352
BLOCK 10 Lot 15	7709	354
BLOCK 10 Lot 16	6380	336
BLOCK 10 Lot 17	6380	336
BLOCK 10 Lot 18	6120	334
BLOCK 10 Lot 19	8262	409
BLOCK 10 Lot 20	8320	410
BLOCK 10 Lot 21	5298	316
BLOCK 10 Lot 22	5493	318
BLOCK 10 Lot 23	6600	340
BLOCK 10 Lot 24	6600	340
BLOCK 10 Lot 26	6600	340
BLOCK 10 Lot 27	6600	340
BLOCK 10 Lot 28	7226	343
BLOCK 10 Lot 29	7295	347
BLOCK 10 Lot 30	6600	340
BLOCK 10 Lot 31	6600	340
BLOCK 11 Lot 2	5962	322
BLOCK 11 Lot 3	5500	320
BLOCK 11 Lot 4	5500	320
BLOCK 11 Lot 5	5500	320
BLOCK 11 Lot 6	5500	320
BLOCK 11 Lot 7	5500	320
BLOCK 11 Lot 8	5500	320
BLOCK 11 Lot 9	5271	309
BLOCK 11 Lot 10	5854	328
BLOCK 11 Lot 11	9807	405
BLOCK 11 Lot 12	6647	349
BLOCK 11 Lot 13	7460	349
BLOCK 11 Lot 14	7700	360
BLOCK 11 Lot 15	7615	352

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL. 208-954-5013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED DAVID A. BAILEY No. 8272 CONSTRUCTION STATE OF IDAHO

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

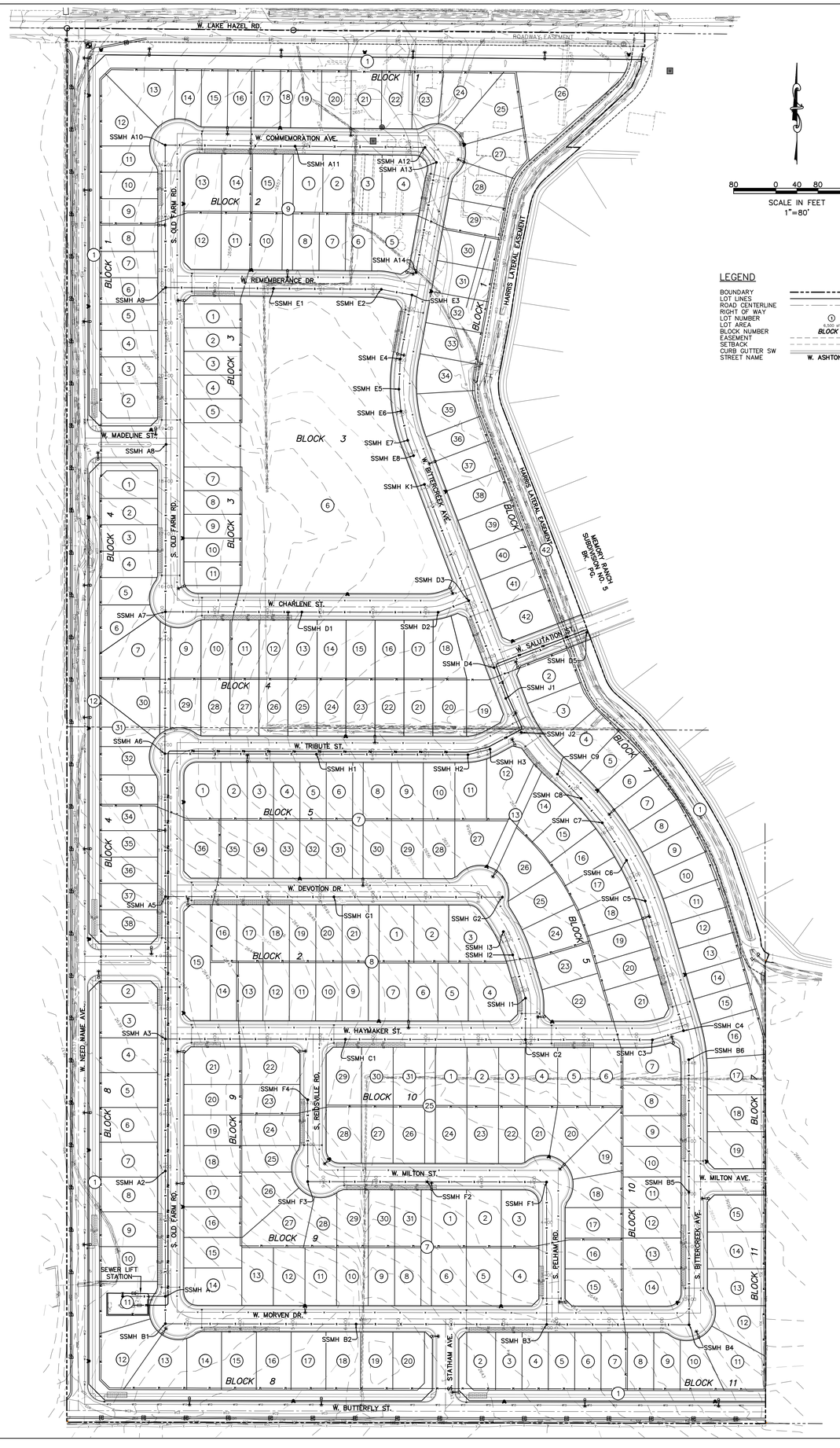
REVISED NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
MEMORY RANCH SUBDIVISION PHASES 6 - 9
TRILOGY DEVELOPMENT, INC.

DATE: 05-18-2020
PROJECT: C2020-053
SHEET PP-2

CONCEPTUAL ENGINEERING PLAN FOR
MEMORY RANCH SUBDIVISION PHASES 6 – 9

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2020



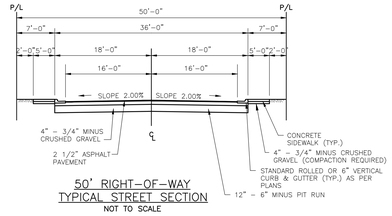
80 0 40 80 160
SCALE IN FEET
1"=80'

LEGEND

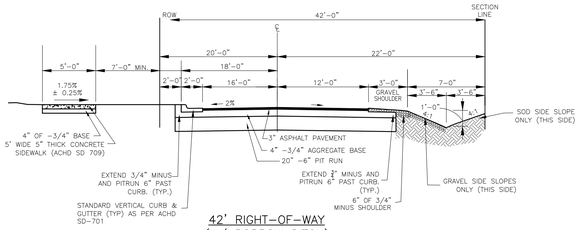
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
1 BLOCK 7
W. ASHTON DR.
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN

Curve Table		
Curve #	Radius	Length
C1	86.00	54.95
C2	121.00	68.22
C3	76.00	38.95
C4	219.00	41.61
C5	50.00	91.58
C6	266.00	23.48
C7	300.00	163.44
C8	300.00	38.85
C9	300.00	110.44
C10	600.00	344.34
C11	300.00	85.84
C12	50.00	78.68
C13	50.00	78.46
C14	50.00	78.62
C15	100.00	49.48
C16	100.00	36.53
C17	50.00	78.46
C18	50.00	78.97
C19	100.00	17.26
C20	100.00	28.90
C21	100.00	28.90
C22	330.00	128.22
C23	50.00	44.66
C24	50.00	78.40
C25	50.00	78.46
C26	70.00	23.93
C27	70.00	25.88
C28	131.00	43.45
C29	131.00	43.45
C30	165.00	39.70
C31	165.00	50.19
C32	165.00	1.49
C33	165.00	57.20
C34	165.00	23.42
C35	735.00	36.62
C36	735.00	56.99
C37	735.00	56.99
C38	735.00	56.99
C39	735.00	56.99
C40	735.00	56.99
C41	735.00	56.99
C42	735.00	43.25
C43	55.00	32.78
C44	55.00	33.59
C45	55.00	33.78
C46	55.00	33.87
C47	55.00	31.20
C48	241.00	21.40
C49	275.00	66.16
C50	275.00	83.66
C51	275.00	2.48
C52	275.00	95.33
C53	275.00	39.04
C54	625.00	31.14
C55	625.00	48.46
C56	625.00	48.46
C57	625.00	48.46
C58	625.00	48.46
C59	625.00	48.46
C60	625.00	48.46
C61	625.00	36.78
C62	325.00	4.15
C63	325.00	66.06
C64	325.00	22.79
C65	55.00	26.32
C66	55.00	39.70
C67	55.00	33.52
C68	55.00	36.79
C69	55.00	25.48
C70	55.00	21.38
C71	55.00	49.71
C72	55.00	37.38
C73	55.00	53.30

Curve Table		
Curve #	Radius	Length
C74	55.00	57.29
C75	55.00	16.77
C76	55.00	11.17
C77	55.00	22.96
C78	55.00	53.61
C79	75.00	2.89
C80	75.00	34.21
C81	125.00	35.01
C82	55.00	52.75
C83	55.00	22.68
C84	55.00	15.05
C85	55.00	21.89
C86	55.00	49.41
C87	55.00	40.97
C88	55.00	39.96
C89	55.00	35.47
C90	55.00	45.47
C91	25.00	45.79
C92	291.00	25.69
C93	125.00	21.58
C94	25.00	39.48
C95	75.00	12.95
C96	325.00	177.06
C97	75.00	27.40
C98	25.00	28.79
C99	25.00	10.44
C100	125.00	41.72
C101	125.00	20.12
C102	325.00	37.87
C103	325.00	21.59
C104	325.00	23.56
C105	575.00	60.63
C106	575.00	64.33
C107	575.00	64.33
C108	575.00	64.33
C109	575.00	64.69
C110	575.00	11.66
C111	75.00	21.68
C112	465.00	9.43
C113	465.00	52.31
C114	465.00	12.46
C115	465.00	39.57
C116	465.00	32.33
C117	465.00	19.70
C118	465.00	52.03
C119	465.00	40.65
C120	125.00	29.64
C121	125.00	6.49
C122	355.00	56.65
C123	355.00	50.10
C124	55.00	65.86
C125	55.00	20.11
C126	55.00	62.31
C127	25.00	39.31
C128	25.00	22.33
C129	305.00	114.74
C130	305.00	3.77
C131	75.00	21.68
C132	125.00	36.13
C133	275.00	42.56
C134	25.00	39.34
C135	55.00	47.36
C136	55.00	33.52
C137	55.00	33.52
C138	55.00	47.36
C139	25.00	39.23
C140	25.00	39.20
C141	25.00	39.23
C142	55.00	44.12
C143	55.00	33.21
C144	55.00	34.92
C145	55.00	44.27
C146	55.00	5.25



50' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE



42' RIGHT-OF-WAY
(W/ BORROW DITCH)
NOT TO SCALE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4262 N. BROOKSIDE LANE
BOISE, ID 83714
TEL. 208-954-5913
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 18272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

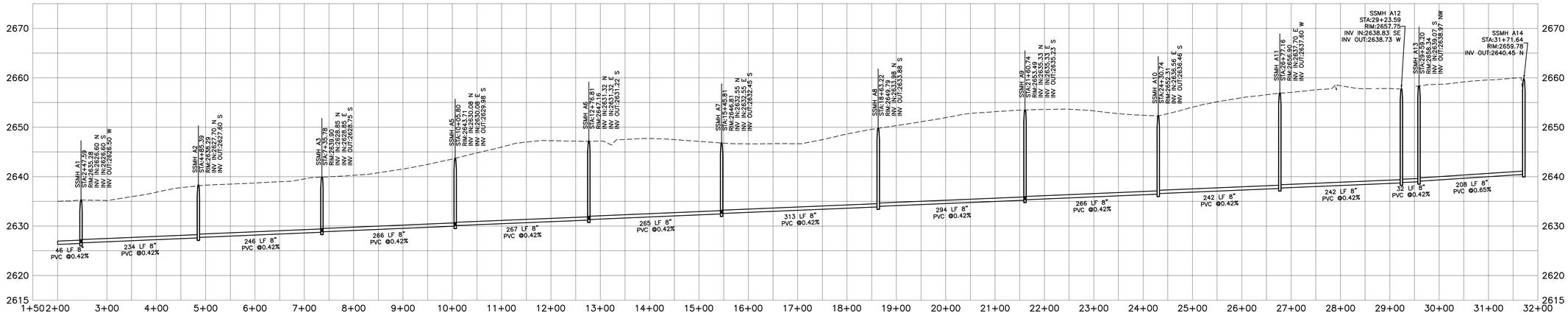
CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/SEB

REVISED
NO. DATE DESCRIPTION

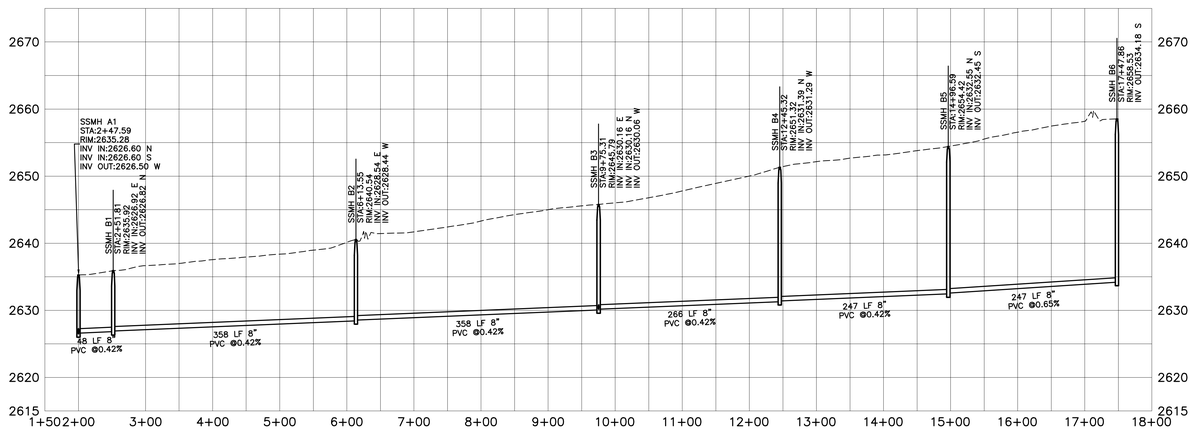
CONCEPTUAL ENGINEERING PLAN
MEMORY RANCH SUBDIVISION PHASES 6 – 9
TRILOGY DEVELOPMENT, INC.

DATE:
05-18-2020
PROJECT:
C2020-003
SHEET
PP-3

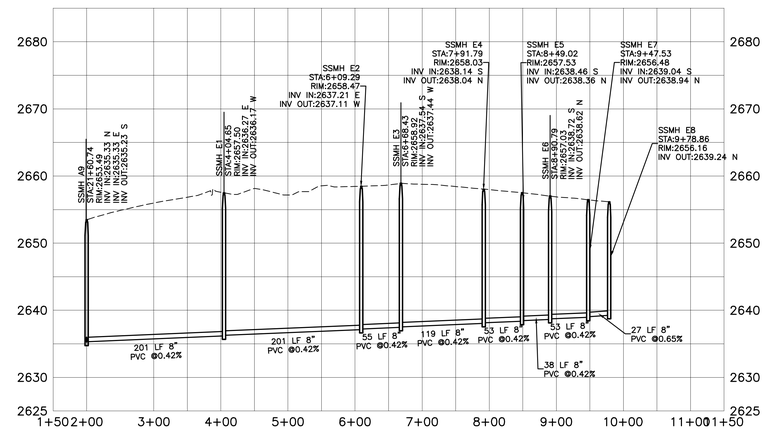
SEWER LINE A PROFILE



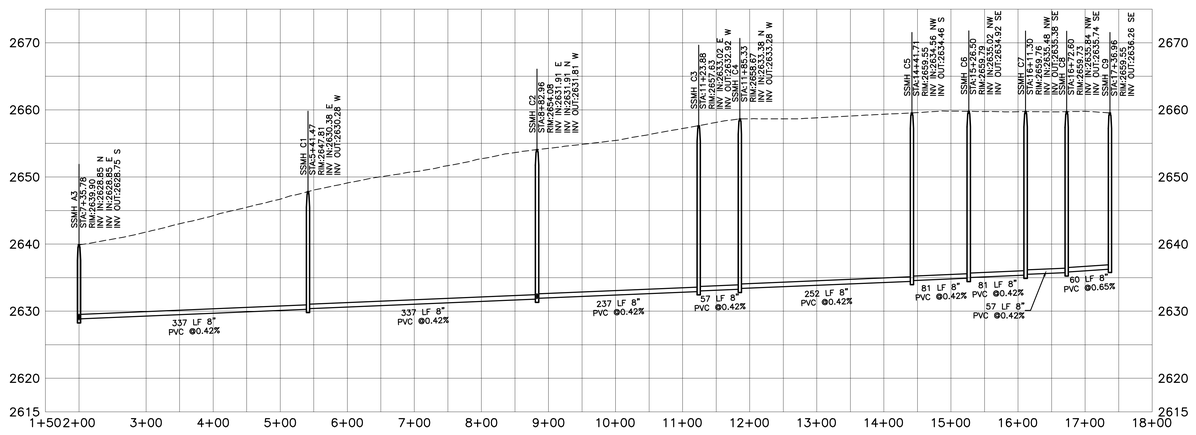
SEWER LINE B PROFILE



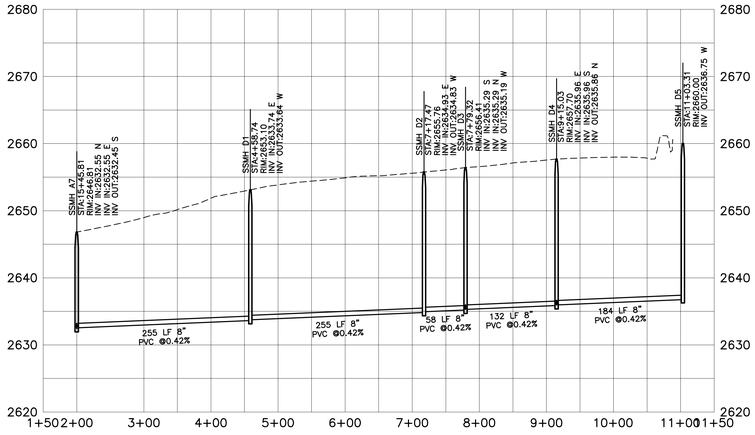
SEWER LINE E PROFILE



SEWER LINE C PROFILE



SEWER LINE D PROFILE



80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4262 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
18272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DAS/BEB

REVISED
NO. DATE DESCRIPTION

CONCEPTUAL SEWER PROFILES

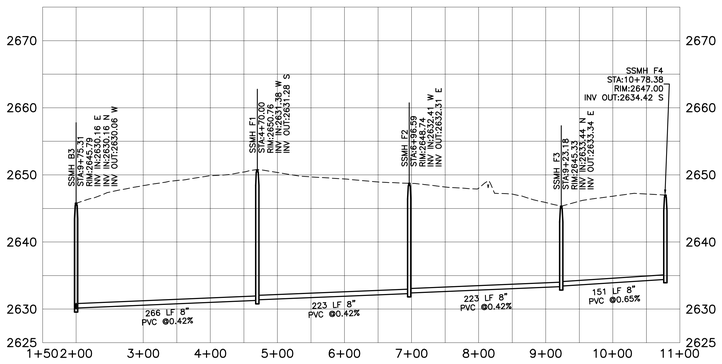
MEMORY RANCH SUBDIVISION PHASES 6 - 9

TRILOGY DEVELOPMENT, INC.

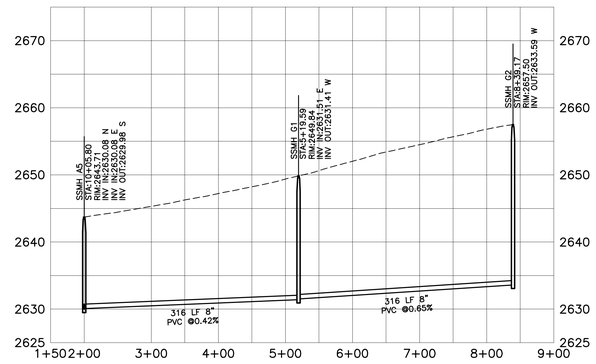
DATE:
05-18-2020
PROJECT:
C2020-053

SHEET
PP-4

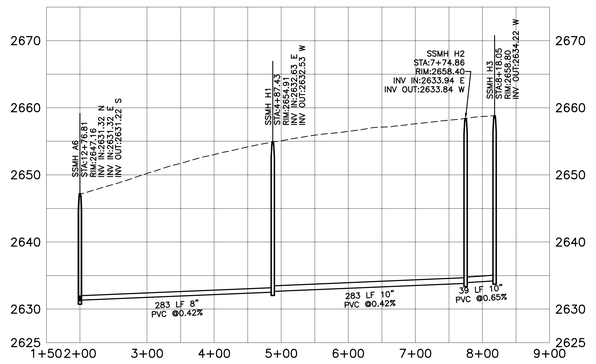
SEWER LINE F PROFILE



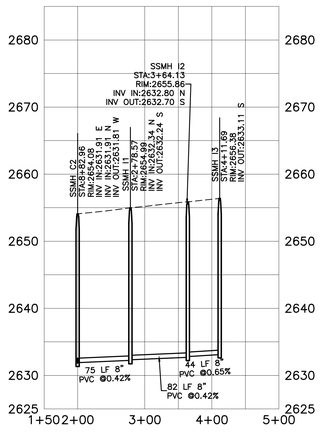
SEWER LINE G PROFILE



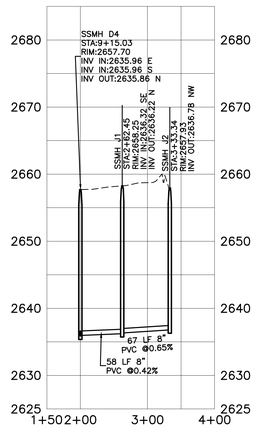
SEWER LINE H PROFILE



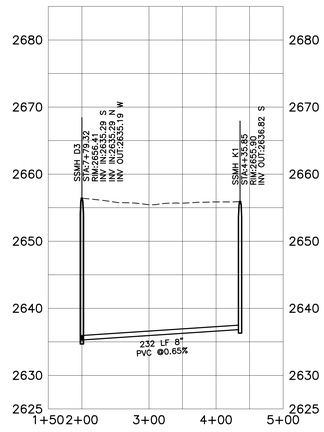
SEWER LINE I PROFILE



SEWER LINE J PROFILE



SEWER LINE K PROFILE



80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4262 N. BROOKSIDE LANE
RATHDRUM, ID 83858
TEL: 208-659-5913
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAS/BEB

REVISED
NO. DATE DESCRIPTION

CONCEPTUAL SEWER PROFILES

MEMORY RANCH SUBDIVISION PHASES 6 – 9

TRILOGY DEVELOPMENT, INC.

DATE:
05-18-2020
PROJECT:
C2020-003
SHEET
PP-5

MEMORY RANCH SUBDIVISION Ph.6-9

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPLULORUM 'MOOGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	SKYLINE HONEYLOCUST	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	LITTLELEAF LINDEN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	AMERICAN SWEETGUM	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

4' / 6' 4' OR 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & CONNECTION PATHWAYS PER PLAN (TYP)

5' HT WROUGHT IRON FENCE ALONG HARRIS LATERAL. (TYP)

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE (34) TREES REQUIRING REMOVAL. MITIGATION REQUIREMENTS WILL BE DEPENDENT UPON CITY FORESTER REVIEW. TREES TO BE MITIGATED FOR WITH TREES PROVIDED BEYOND LANDSCAPE BUFFER AND OPEN SPACE REQUIREMENTS. TREES FOR MITIGATION TO BE LOCATED WITH IN LANDSCAPE BUFFERS AND COMMON OPEN SPACES.

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. LAKE HAZEL RD.	25'	1025' / 100' =	21 TREES	23 TREES (18 SHADE TREES + 10 ORNAMENTAL TREES)
			31 EVERGREENS	31 EVERGREENS
			123 SHRUBS	123+ SHRUBS
W. NEED NAME RD.	20'	2390' / 100' =	48 TREES	59 TREES (58 SHADE TREES + 3 ORNAMENTAL TREES)
			72 EVERGREENS	90 EVERGREENS
			287 SHRUBS	287+ SHRUBS
W. BUTTERFLY ST.	20'	1215' / 100' =	24 TREES	34 TREES
			36 EVERGREENS	54 EVERGREENS
			146 SHRUBS	146+ SHRUBS

TOTAL NUMBER OF BUFFER TREES:	298 TREES
TOTAL NUMBER OF COMMON AREA TREES:	206 TREES
TOTAL NUMBER OF TREES	504 TREES

DEVELOPMENT DATA

TOTAL AREA	67.50 ACRES
RESIDENTIAL LOTS	259
COMMON LOTS	22
TOTAL LOTS	281
GROSS COMMON AREA	11.01 ACRES (16.3%)
USABLE OPEN SPACE	6.4 ACRES (9.5%)
EXISTING ZONING	R-6
PROPOSED ZONING	R-6

OWNER OF RECORD
HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC & UNION SQUARE LLC
9839 W. CABLE CAR ST, STE. 101
BOISE, ID 83709

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

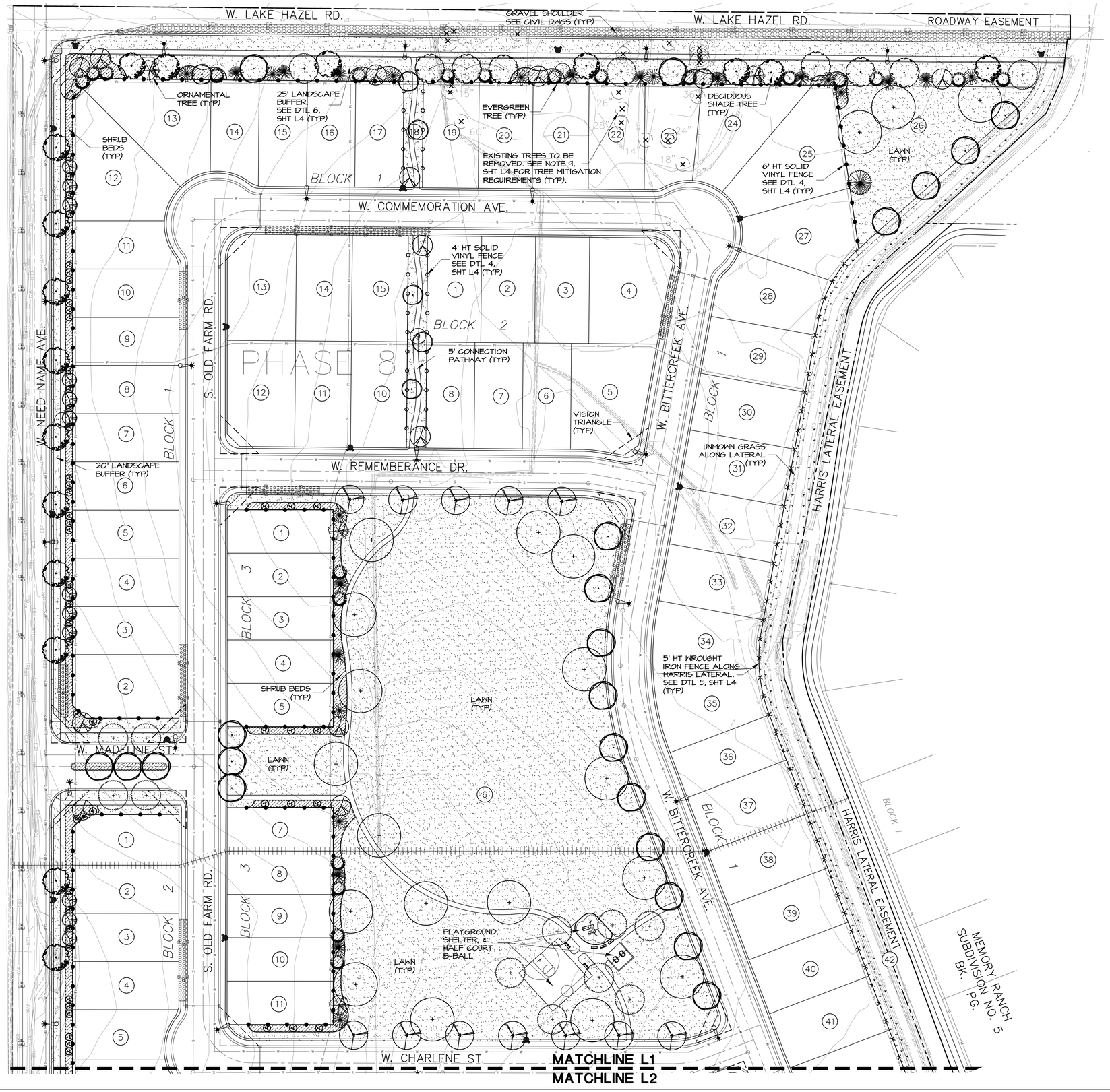
STATE OF IDAHO — TIMOTHY SCOTT BELTS — 16535 — LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 120 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

JUNE 2, 2020

NORTH

SCALE 1" = 120'



PLANT PALETTE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE BLACK HILLS SPRUCE FAT ALBERT BLUE SPRUCE MOONGLOW JUNIPER NORWAY SPRUCE VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE SWAMP OAK
STREET TREES (CLASS II)	
	AUTUMN PURPLE ASH CRIMSON SPIRE OAK SKYLINE HONEYLOCUST LITTLELEAF LINDEN AMERICAN SWEETGUM TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE CANADA RED CHOKECHERRY CRUZAN CRUSADER HAWTHORN HOTWINGS MAPLE ROYAL RAINDROPS CRABAPPLE SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA BLACK EYED SUSAN BLUE GRAMMA GRASS BLUE MIST SPIREA BLUE OAT GRASS BLUE RUG JUNIPER PURPLE CONEFLOWER RED FLONER CARPET ROSE DARTS GOLD NINEBARK STELLA DE ORO DAYLILLY FINE LINE BUCKTHORN GRO-LOW SUMAC RED HOT POKER HUSKER RED PENSTEMON IVORY HALO DOGWOOD KARL FOERSTER REED GRASS LITTLE DEVIL NINEBARK HIDCOTE BLUE ENGLISH LAVENDER IVORY TOWER YUCCA MAIDEN GRASS BRAKELIGHTS RED YUCCA SUMMERWINE NINEBARK TIGER EYE SUMAC
	LAWN
4' / 6'	4' OR 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & CONNECTION PATHWAYS PER PLAN (TYP) SEE DTL 4, SHT L4.
	5' HT WROUGHT IRON FENCE ALONG HARRIS LATERAL (TYP). SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHEET L4 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

KEY MAP

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1500 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7776 www.jensenbelts.com

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.939.0013
www.baileyengineers.com

STATE OF IDAHO — LOUISA S. BELGERIAN — 16535 — LANDSCAPE ARCHITECT

CHECKED BY: KGS

DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN

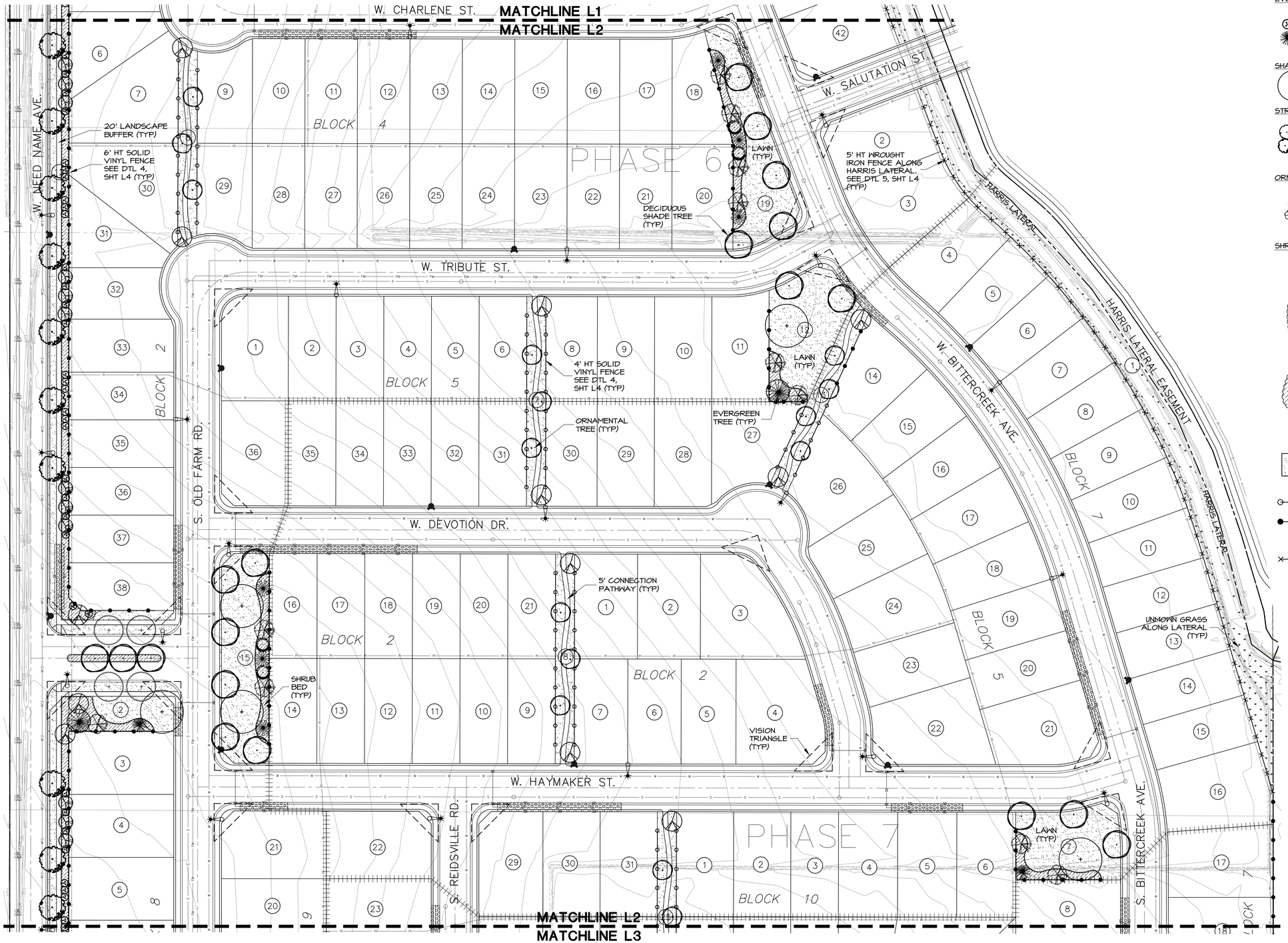
MEMORY RANCH SUBDIVISION Ph.6-9

TRILOGY DEVELOPMENT, INC.

DATE: 6-3-2020

PROJECT: JBA-2032

SHEET L1



PLANT PALETTE

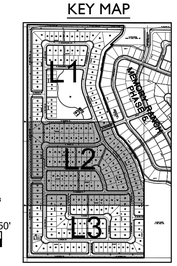
(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
STREET TREES (CLASS II)	
	AUTUMN PURPLE ASH
	CRIMSON SPIRE OAK
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC
	LAWN
4' / 6'	4' OR 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & CONNECTION PATHWAYS PER PLAN (TYP) SEE DTL 4, SHT L4.
	5' HT WROUGHT IRON FENCE ALONG HARRIS LATERAL (TYP). SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHEET L4 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

KEY MAP



NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-938-0013
www.baileyengineers.com

STATE OF IDAHO — LANDSCAPE ARCHITECT — 6535

CHECKED BY: KGS

DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN

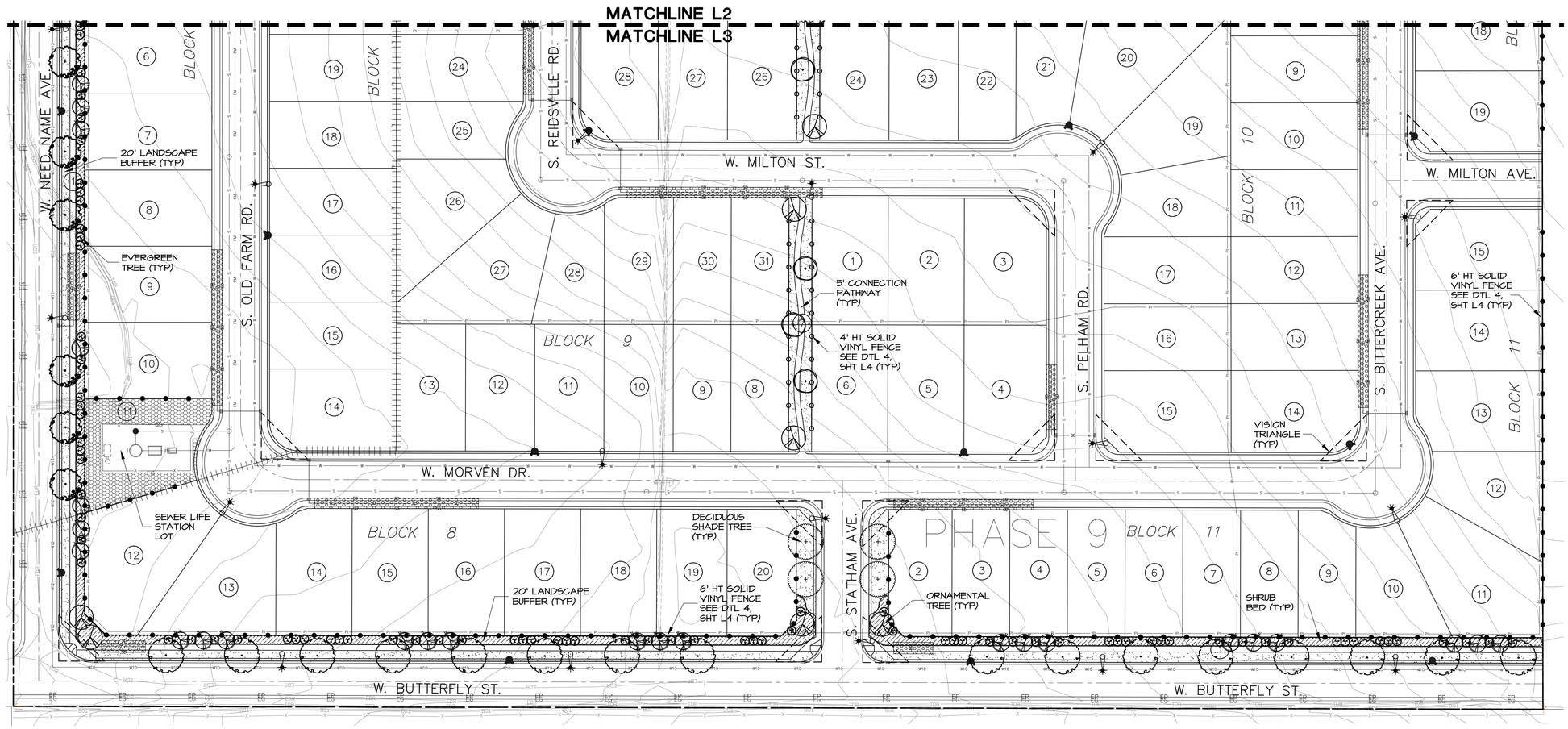
MEMORY RANCH SUBDIVISION Ph.6-9

TRILOGY DEVELOPMENT, INC.

DATE: 6-3-2020

PROJECT: JBA-2032

SHEET L2



PLANT PALETTE

(REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
STREET TREES (CLASS II)	
	AUTUMN PURPLE ASH
	CRIMSON SPIRE OAK
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	
	LAWN
4' / 6'	4' OR 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & CONNECTION PATHWAYS PER PLAN (TYP) SEE DTL 4, SHT L4.
	5' HT WROUGHT IRON FENCE ALONG HARRIS LATERAL (TYP). SEE DTL 5, SHT L4.

NOTES

1. REFER TO SHEET L4 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

NORTH

0' 50' 100' 150'
SCALE 1" = 50'

KEY MAP

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.938.0013
www.baileyengineers.com

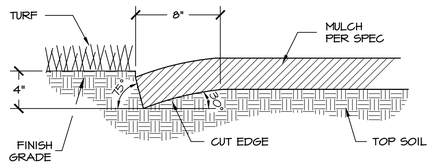
CHECKED BY: KGS
DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

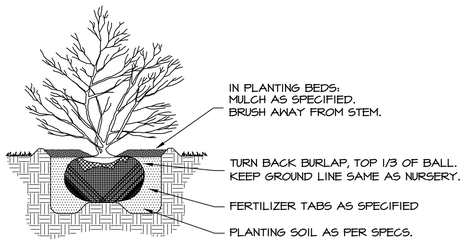
PRELIMINARY PLAT LANDSCAPE PLAN
MEMORY RANCH SUBDIVISION Ph.6-9
TRILOGY DEVELOPMENT, INC.

DATE: 6-3-2020
PROJECT: JBA-2032
SHEET L3



1 PLANTER CUT BED EDGE

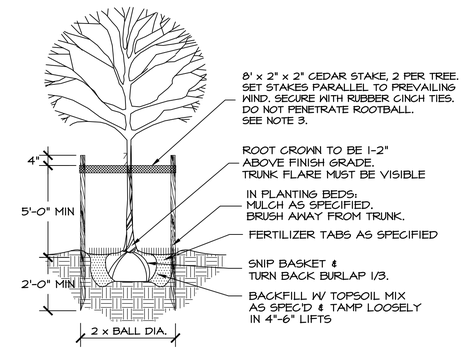
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING

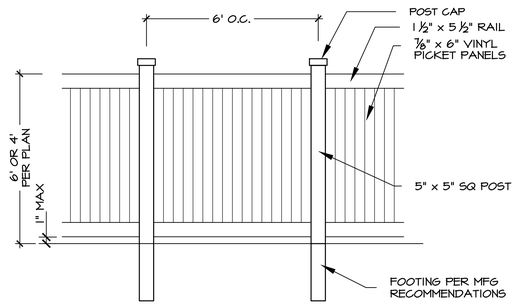
NOT TO SCALE



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

3 TREE PLANTING/STAKING

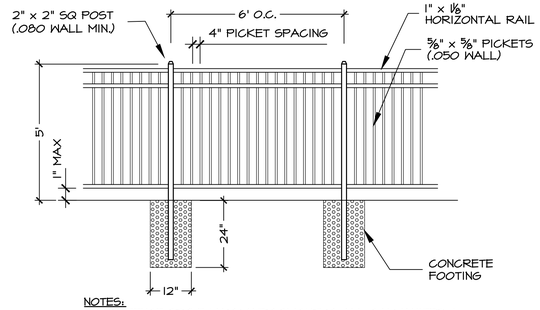
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE

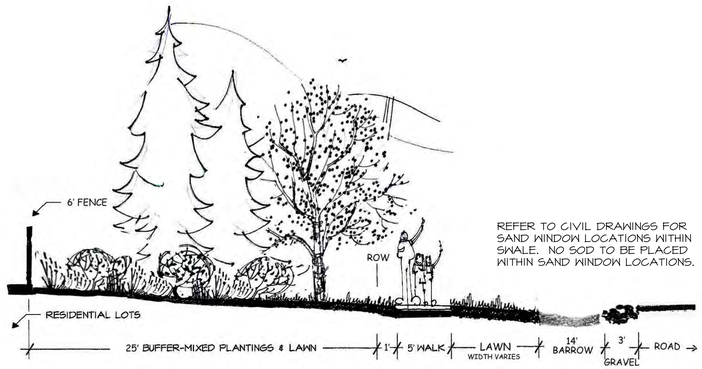
NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

5 IRON FENCE

NOT TO SCALE



6 25' LAKE HAZEL ROAD LANDSCAPE BUFFER SECTION

NOT TO SCALE

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. LAKE HAZEL RD.	25'	1025' / 100' =	21 TREES	23 TREES (18 SHADE TREES + 10 ORNAMENTAL TREES)
			31 EVERGREENS	31 EVERGREENS
			123 SHRUBS	123+ SHRUBS
W. NEED NAME RD.	20'	2340' / 100' =	48 TREES	54 TREES (58 SHADE TREES + 3 ORNAMENTAL TREES)
			72 EVERGREENS	90 EVERGREENS
			287 SHRUBS	287+ SHRUBS
W. BUTTERFLY ST.	20'	1215' / 100' =	24 TREES	34 TREES
			36 EVERGREENS	54 EVERGREENS
			146 SHRUBS	146+ SHRUBS
TOTAL NUMBER OF BUFFER TREES:				298 TREES
TOTAL NUMBER OF COMMON AREA TREES:				206 TREES
TOTAL NUMBER OF TREES				504 TREES

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOOGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	SKYLINE HONEYLOCUST	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	LITTLELEAF LINDEN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	AMERICAN SWEETGUM	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

4' / 6' — 4' OR 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & CONNECTION PATHWAYS PER PLAN (TYP) SEE DTL 4, THIS SHT

5' HT WROUGHT IRON FENCE ALONG HARRIS LATERAL (TYP) SEE DTL 5, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE (34) TREES REQUIRING REMOVAL. MITIGATION REQUIREMENTS WILL BE DEPENDENT UPON CITY FORESTER REVIEW. TREES TO BE MITIGATED FOR WITH TREES PROVIDED BEYOND LANDSCAPE BUFFER AND OPEN SPACE REQUIREMENTS. TREES FOR MITIGATION TO BE LOCATED WITH IN LANDSCAPE BUFFERS AND COMMON OPEN SPACES.

DEVELOPMENT DATA

TOTAL AREA	67.50 ACRES
RESIDENTIAL LOTS	259
COMMON LOTS	22
TOTAL LOTS	281
GROSS COMMON AREA	11.01 ACRES (16.3%)
USABLE OPEN SPACE	6.4 ACRES (9.5%)
EXISTING ZONING	R-6
PROPOSED ZONING	R-6

OWNER OF RECORD
HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC & UNION SQUARE LLC
9839 W. CABLE CAR ST, STE. 101
BOISE, ID 83709

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7176 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.938.0013
www.baileyengineers.com

STATE OF IDAHO — KEVIN S. KOESTER — 10535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KSK
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
MEMORY RANCH SUBDIVISION Ph.6-9
TRILOGY DEVELOPMENT, INC.

DATE: 6-3-2020
PROJECT: JBA-2032
SHEET L4

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 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: preliminary plat for phases 6-9 of Memory Ranch Subdivision

Date and time of neighborhood meeting: Tuesday, June 2, 2020, at 6 pm

Location of neighborhood meeting: on site at the picnic shelter in Memory Ranch on Nordeen Avenue

SITE INFORMATION:

Location: Quarter: ____ Section: 3 Township: 2N Range: 1W Total Acres: 67.5

Subdivision Name: Memory Ranch Lot: ____ Block: ____

Site Address: 3895 W. Lake Hazel Road & add'l parcels Tax Parcel Number(s): S1303120810, S1303120900, S1303121450, S1303121500

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

CURRENT PROPERTY OWNER:

Name: Heartland Townhomes Property Management, LLC / Union Square, LLC

Address: 9839 W. Cable Car Street, Suite 101 City: Boise State: Idaho Zip: 83709

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

Name: Jane Suggs Business (if applicable): Gem State Planning

Address: 9840 W. Overland Road, Suite 120 City: Boise State: Idaho Zip: 83709

PROPOSED USE:

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

Application Type	*Brief Description*
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary plat for 259 single family residential lots, park & amenities
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Jane Suggs / Gem State Planning

Address: 9840 W. Overland Road, Suite 120

City: Boise State: Idaho Zip: 83709

Telephone: 208-602-6941 Fax:

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

Signature: (Applicant) Jane Suggs Date 6/11/20

Gem State Planning, LLC

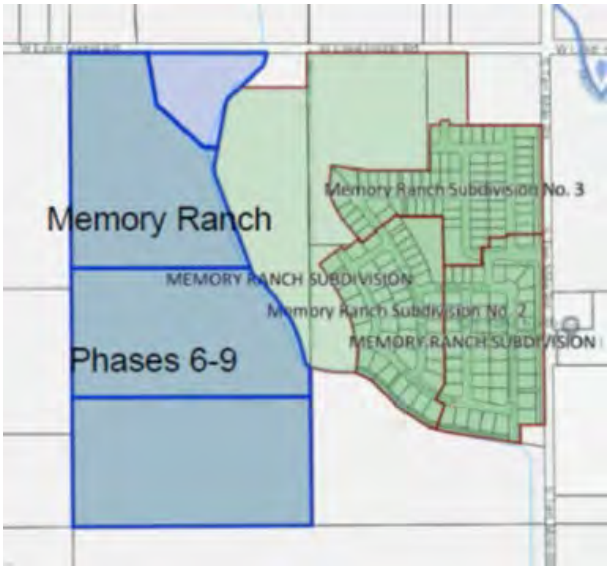
May 22, 2020

Subject: Memory Ranch Subdivision phases 6-9

Dear Neighbors:

You are invited to attend a neighborhood meeting to discuss the plans to develop the remaining phases of Memory Ranch Subdivision. As you know, Memory Ranch is a residential community located at the southwest corner of Lake Hazel Road and Ten Mile Road. The 4th phase of Memory Ranch is currently under construction and the 5th phase will begin in the spring of 2021.

Phases 6-9 are located west of the Harris Lateral and south of Lake Hazel Road. A conceptual plan for these phases of Memory Ranch, with 67.5 acres and 259 new single family home lots is on the back of this letter. These phases of Memory Ranch will include a neighborhood park with play structure, connecting pathways and two new collector streets, a north-south collector street, S. Shayla Avenue, and a portion of a new east-west collector, W. Butterfly Street.



Our meeting will be held on **Tuesday, June 2, 2020, at 6 pm.** We will meet in the parking lot in Memory Ranch on **Nordeen Avenue.**

If you have any questions about the meeting or the proposed community, please do not hesitate to e-mail me at jane@gemstateplanning.com or call me at 208-602-6941.

Sincerely,

Jane Suggs

9840 W. Overland Road, Suite 120, Boise, Idaho 83709

S1234346900
4090 W LAKE HAZEL RD
S1234346950
4050 W LAKE HAZEL RD
S1234438401
3822 W LAKE HAZEL RD
S1234438402
3700 W LAKE HAZEL RD
S1234449550
W LAKE HAZEL RD
S1234346800
4100 W LAKE HAZEL RD
S89°29'53"E 1096.03
W. LAKE HAZEL RD.
S1303120602
3655 W LAKE HAZEL RD
S1303110320
S TEN MILE RD
L2
S06°56'53"W 38.87
S24°20'24"W 41.97
S47°20'54"W 168.77
L3
S46°23'57"W 90.00
C1
S11°47'25"W 92.93
S08°43'56"W 123.49
S11°02'50"W 110.36
C2
S21°15'25"E 281.82
S20°21'46"E 265.90
C3
S48°43'37"E 44.40
C4
S38°50'26"E 92.56
S34°57'17"E 32.56
S33°58'50"E 57.91
S29°41'13"E 48.49
S27°25'28"E 47.48
S18°47'00"E 94.00
S16°27'09"E 83.07
L4
L5
L6
L7
S00°03'31"E 183.39
S00°03'31"E 708.46
N00°00'44"E 2643.24
N89°53'38"W 1325.74
S. SHAYLA AVE.
S. OLD FARM RD.
S. BITTERCREEK AVE.
S. REDSVILLE RD.
S. PELHAM RD.
S. STATHAM AVE.
W. COMMEMORATION AVE.
W. REMEMBERANCE DR.
W. MADELINE ST.
W. CHARLENE ST.
W. SALUTATION ST.
W. TRIBUTE ST.
W. DEVOTION DR.
W. HAYMAKER ST.
W. MILTON ST.
W. MILTON AVE.
W. MORVEN DR.
W. BUTTERFLY ST.
PHASE 8
PHASE 6
PHASE 7
PHASE 9
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
S1303121100
S MEMORY LN
MEMORY RANCH
SUBDIVISION NO. 5
BK. PG.
S1303111640
3601 S MEMORY LN
R5685680880
6863 S MEMORY WAY
R5685680200
3501 W DEVOTION DR
R5685680040
W DEVOTION DR
R5685680020
W DEVOTION DR
S1303212620
W LAKE HAZEL RD
S1303244220
W LAKE HAZEL RD
SADDLE RIDGE ESTATES
BK. 80 PG. 8606
R7688240326
S BLACK CAT RD
S1303033615000
W COLUMBIA RD
S1303417351
7445 S TEN MILE RD
S1303142000
S TEN MILE RD
100 0 50 100 200
SCALE IN FEET
1"=100'
LEGEND
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
PHASE LINE
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
W. ASHTON DR.

Memory Ranch phases 6-9

Neighborhood Meeting

Tuesday, June 2, 2020

6 pm

	Name	Address	Email
1.	Chuck & Sarah Johnson	4180 W Legacy Ln. Meridian	CS_fams@msn
2.	Mary Johnson	853 W. Sandbox St., Kuna ID 8	dwmhjohnson@msn.com
3.	Zach Valencia	3483 W. Devotion Dr. Meridian ID 83642	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: Tuesday, June 2, 2020, at 6 pm Number of Attendees: 4

Meeting Location: on-site at the picnic shelter in Memory Ranch on Nordeen Avenue

Description of Project Presented:

I provided a location map and draft plat in meeting invitation letter, so neighbors would have the info in case they counld not attend the neighborhood meeting.

I presented full-sized copies of the draft plat, with details about lot numbers, open space and amenities.

Attendee's comments:

3 of the 4 attendess were previous owners of the Memory Ranch properties. Comments were mostly about schedule for completion of current phases 4-5 and schedule for phases 6-9.

Mr. Luekenga asked about the schedule for the pool construction. The permit for the pool and changing room is at the Kuna Building Department for review.

The previous owners, Mary Johnson and Chuck & Sarah Johnson, stayed for awhile to discuss changes to the area.

I hereby certify that the above information is complete and correct to the best of by knowledge.

Jane Suggs

Printed Name

Jane Suggs

Signature

4/11/20

Date

City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Agency Transmittal

July 23, 2020

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

File Number & Case Name:	20-07-S (Preliminary Plat) & 20-16-DR (Design Review)– Memory Ranch No. 6-9.
Project Description	Trilogy Development requests to subdivide 67.5 acres into 281 total lots (259 buildable lots, 22 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 3895 W. Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).
Site Location	3895 W. Lake Hazel Road, Kuna, ID 83634
Applicant	**Trilogy Development** 9839 W. Cable Car St, Ste 101 Boise, ID 83709 208-895-8858
Representative	**Gem State Planning** 9840 W. Overland Rd, Ste 120 Boise, ID 83709 208-602-6941 jane@gemstateplanning.com
Public Hearing Date	Tuesday, **October 13, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

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

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

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

received
7.30.20

28 July 2020

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

RE: Memory Ranch N0.6-9.
3985 W Lake Hazel Rd Kuna 83634 **20-07-S**
Nampa-Meridian Irrigation District NM-1600 C, 1600, 1601, 1601 A.
Harris Lateral 39+40, 39+50
Sec. 2, T2N, R1W, BM.

Troy Behunin, Planner:

The United States' Harris Lateral lies within the boundary of the above-mentioned location. The easement for this canal 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 25 feet west and southwest and 25 feet east and northeast of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

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

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

B2

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

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

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

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

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

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick Watermaster, Div.; 2 BPBC
Greg Curtis Water Superintendent NMID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-07-S

Memory Ranch 6-9

- ☐ 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 approvals 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 CDH.
- ☐ 14. _____

Reviewed By: Rob Brody

Date: 8 / 4 / 2020

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **25 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Memory Ranch Subdivisions 6-9 20-07-S, Preliminary Plat**

The Memory Ranch Subdivision 20-07-Sdated 23 July 2020 has been reviewed. The application provides a narrative explaining the developers vision for the subdivision, vicinity map, and legal description with exhibit. These comments apply to the preliminary plat. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed R 6 zone and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. The Memory Ranch Subdivision 20-07-S site is approximately 67.5 acres and is currently zoned R-6 medium density residential.
   b. Equivalent Dwelling Units (EDU) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1288.
   c. The declining balance for Memory Ranch Lift Station shows approximately 1280 EDU remain in the Lift Station after pump upgrades are in place. This subdivision will use approximately 403 EDUs.
   d. The Memory Ranch Subdivision 20-07-S is within the Memory Ranch Lift Station sewer basin. The maximum number of sewer connections in this basin was projected at 3.5 EDU per acre. The proposed zoning density of R-6 or up to six dwelling units per acre exceeds the projected zoning density.
   e. Memory Ranch Subdivision 20-07-S shall obtain pressurized irrigation by connecting to the City of Kuna's pressurized irrigation system and extending pressurized irrigation throughout the subdivision.
   f. Potable water will be provided to Memory Ranch Subdivision 20-07-S by connection to the City of Kuna's potable water system.
   g. A commensurate impact to traffic volumes and densities will follow.
   h. Access to Memory Ranch Subdivision 20-07-S is from Lake Hazel Road and the "to be developed" S. Shayla Ave. S. Shayla Ave will empty onto Lake Hazel Road. There is no schedule for developing the property west of Memory Subdivision. Wherever possible, roads should be continuous and go through to adjoining arterial roads.

i. Areas for outside activities have been shown as part of the project. Connection to the City of Kuna pathways presents a long-term goal that is being considered.
j. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
k. All positional information shall be from the state plane coordinate system, latest version.
l. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
m. State the vertical datum used for elevations on the construction drawings.
n. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
o. The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
p. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in associated with this development. The current inspection fee is $1.00 per lineal foot of pressure irrigation, sewer, and water mainline pipe. Payment is due and payable prior to City's approval of final construction plans. Site work shall not begin until all fees are paid.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.

3. Right-of-Way

a. The Kuna Fire Department shall review all road configurations to verify fire truck access and at least two entrances/exits.
b. Memory Ranch Subdivision 20-07-S will impact travel on Lake Hazel Road, and Ten Mile Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD and City of Kuna approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. Easements shall be provided for all city mainlines crossing proposed lots, running along the back of lots and sides of lots, that allow the City of Kuna to access and maintain the utilities.
f. All mainlines owned by the development shall be placed in easements large enough to allow maintenance and repairs.

4. **Sanitary Sewer & Potable Water**
    a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable. Sewer and water master plans specify minimum pipe sizes and support the "to and through" utility policy.
    b. Improvements must meet or exceed the quality requirements of the City of Kuna.
    c. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
    d. All sewer infrastructure must meet or exceed City of Kuna requirements.
    e. Sewer flows from this development will add a burden to Memory Ranch Lift Station. It is expected that the development shall provide additional lift station and force main capacity if needed to serve the property.
    f. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
    g. Sewer and water connection fees apply to each lot containing a home or other facility.
    h. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
    i. Decommission wells as needed, in accordance with Idaho Department of Water Resources (IDWR) requirements. Provide documentation to the City of Kuna.

5. **Pressurized Irrigation**
    a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan. The Pressurized Irrigation Master Plan specifies minimum pipe size and supports the "to and through" utility policy.
    b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
    c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
    d. Irrigation of Memory Ranch Subdivision 20-07-S shall be an extension of the City of Kuna pressurized irrigation system.
    e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
    f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.

6. **Grading and Storm Drainage**
    a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
    b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
    c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
    d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if any) shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

8. Property Description

a. The applicant provided a legal description and representative figure of Memory Ranch Subdivision 20-07-Swith the application.

Project/File: **Memory Ranch 6-9/ KPP20-0008/ 20-07-S/ 20-16-DR**
This is a preliminary plat and design review application consisting of 281 lots located on 67.5-acres.

Lead Agency: City of Kuna

Site address: 3895 W Lake Hazel Road

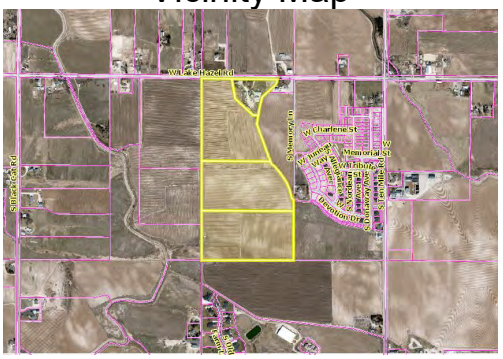
Staff Approval: September 16, 2020

Applicant: Trilogy Development
9839 W Cable Car Street, Ste. 101
Boise, ID 83709

Representative: Gem State Planning
Jane Suggs
9840 W Overland Road, Ste. 120
Boise, ID 83709

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

Vicinity Map



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat and design review application consisting of 281 lots (259 buildable lots, 22 common lots) located on 67.5-acres. The site is currently zoned R-6 (Medium density Residential) and the applicant's proposal is consistent with the City of Kuna's Future Land Use Map.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Rural Residential (Ada County)	RR
East	Medium density Residential, Medium density Residential (City)/ Rural Residential (Ada County)	R-6 & R-8/ RR
West	Rural Residential (Ada County)	RR

3. **Site History:** ACHD previously reviewed this site as KPP15-0003 Memory Ranch in July 2015. The requirements of this staff report are consistent with those of the prior action.

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

   - Gran Prado Subdivision, a 530 single-family lot development located north of the site was approved by ACHD in December 2017.

- Caspian Subdivision, a 497 single-family lot development located east of the site was approved by ACHD in April 2017.
- Springhill Subdivision, a 677 single-family lot development located east of the site was approved by ACHD in April 2017.
- Silver Trail Subdivision, a 421 single-family lot development located southeast of the site was approved by ACHD in October 2016.

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

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs, and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 3.06 centerline miles of new public road.

8. **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. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

   - The intersection of Ten Mile Road and Amity Road is scheduled in the IFYWP to be reconstructed as a multi-lane roundabout in 2021. The widening of the Ten Mile Bridge Number 1182 is included as part of the Ten Mile Road and Amity intersection project.
   - The intersection of Lake Hazel Road and Ten Mile Road is scheduled in the IFYWP to be widened to 4-lanes on the north leg, 3-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and reconstructed/signalized in 2023.
   - Lake Hazel Road is listed in the 2016 CIP to be widened to 3-lanes from Black Cat Road to Ten Mile Road between 2026 and 2030.
   - The intersection of Lake Hazel Road and Black Cat Road is listed in the 2016 CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and reconstructed as a single-lane roundabout between 2026 and 2030.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of

existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Lake Hazel Road as a Level 3 facility. The BMP also identifies Level 1 facilities on the two new collector roadways within the site. The applicant will be required to construct the two new collectors (Shayla Avenue and Butterfly Street) consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 2,445 additional vehicle trips per day (9 existing); 256 additional vehicle trips per hour in the PM peak hour (1 existing), based on the traffic impact study.

2. **Traffic Impact Study**
WHPacific prepared a traffic impact study for the proposed Memory Ranch Phases 6 thru 9. Below is an executive summary of the findings **as presented by WHPacific**. 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.

Conclusions:

- ☐ The primary roadway network serving this proposed development includes the following intersections and roadway segments:
  - Intersections
    - Ten Mile Road and Lake Hazel Road
    - Ten Mile Road and Amity Road
    - Linder Road and Lake Hazel Road
    - All site accesses
  - Segments
    - Ten Mile Road between Lake Hazel Road and Amity Road
    - Ten Mile Road between Lake Hazel Road and Columbia Road
    - Lake Hazel Road between Ten Mile Road and Linder Road
    - Lake Hazel Road between Ten Mile Road and New Collector
    - All internal collectors
- ☐ For the existing traffic conditions analyzed with the existing roadway configurations, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.
- ☐ For the existing traffic conditions analyzed with the existing intersection controls and lane configurations, the intersection of Ten Mile/Amity Road does not meet minimum operational thresholds. Future programmed improvements will resolve this issue. All other intersections meet minimum requirements.

Proposed Mitigation for 2025 Background Traffic

- ☐ For the 2025 Background traffic conditions analyzed with the existing roadway lane configurations, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 background traffic.
- ☐ The ACHD *Integrated Five-Year Work Plan* includes the following programmed projects to be constructed in the project study area:
    - Ten Mile Road & Lake Hazel Road – Intersection Widening/Add signal
        - o Construction year 2023
    - Ten Mile Road & Amity Road – Multi-lane Roundabout
        - o Construction year 2021
- ☐ For the 2025 Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, all study area intersections meet the minimum operational thresholds. No additional roadway improvements are needed.

Proposed Mitigation for 2025 Site Plus Background Traffic

- ☐ For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway lane configurations, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate 2025 site plus background traffic.
- ☐ For the 2025 Site Plus Background traffic conditions analyzed with the existing/programmed intersection controls and lane configurations, the intersection of Ten Mile Road & Amity Road does not meet the minimum operational thresholds. All other study area intersections meet minimum operational thresholds.
    - Ten Mile Road & Amity Road
        - o Roundabout or Traffic Signal
- ☐ The intersection of Lake Hazel Road/New Collector warrants a left-turn lane for traffic heading west on Lake Hazel Road, turning left onto the New Collector. No locations warrant a right-turn lane.

Policy:

a. Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.

- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

b. Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS identified that the intersection of Ten Mile Road and Amity Road will need to be signalized or a roundabout constructed by 2025. However, due to the ACHD Ten Mile Road/Amity Road intersection project that is scheduled for construction in 2021, no improvements to this intersection are required as part of this application, consistent with ACHD's Alternative Mitigation policy, which states if the impacted intersection is programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.

Based on the findings of the TIS, a westbound center left-turn lane should be constructed at the Lake Hazel Road/New Collector (Shayla Avenue) intersection.

The TIS indicates that all other roadway segments and intersections are expected to meet ACHD level or service planning thresholds for the existing traffic, 2025 background traffic and 2025 total build out traffic.

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
Lake Hazel Road	1,098-feet	Principal Arterial	231	Better than "E"
Ten Mile Road (north of Lake Hazel Road)	0-feet	Principal Arterial	363	Better than "E"
Ten Mile Road (south of Lake Hazel Road)	0-feet	Minor Arterial	400	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

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

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 Lake Hazel Road west of Ten Mile Road was 1,736 on 02/27/2020.
- The average daily traffic count for Ten Mile Road north of Lake Hazel Road was 4,280 on 02/26/2020.
- The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 4,686 on 02/27/2020.

C. Findings for Consideration

1. Lake Hazel Road

a. Existing Conditions: Lake Hazel 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 Lake Hazel Road (25-feet from centerline).

There are 2 existing residential driveways onto Lake Hazel Road from the site.

b. Policy:

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

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

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

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

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

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

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

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

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

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

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 Lake Hazel Road is designated in the MSM as a Residential/Mobility Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 50-feet from centerline of Lake Hazel Road abutting the site.

   The applicant is proposing to construct 5-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site, within the dedicated right-of-way.

   The applicant is proposing to improve Lake Hazel Road with pavement widening to total 17-feet of pavement from centerline with 3-foot wide gravel shoulder and borrow ditch abutting the site.

   The applicant is proposing to close the 2 existing residential driveways with 5-foot wide sidewalk.

d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 50-feet from centerline of Lake Hazel Road abutting the site meets District policy and should be approved, as proposed. The dedication of right-of-way is impact fee eligible as Lake Hazel Road is listed in the CIP.

   The applicant should construct 5-foot wide detached concrete sidewalk located a minimum 41-feet from centerline of Lake Hazel Road abutting the site. The sidewalk should be located wholly within the right-of-way to 2-feet behind back of sidewalk or within an easement. If detached sidewalks are constructed outside of the dedicated right-of-way, then a permanent easement extending to 2-feet behind the back of the sidewalk should be provided.

   The applicant's proposal to improve Lake Hazel Road abutting the site to total 17-feet of pavement with 3-foot wide gravel shoulder and borrow ditch from centerline of Lake Hazel Road abutting the site meets District policy and should be approved, as proposed.

   The applicant's proposal to close the 2 existing residential driveways with sidewalk meets District policy and should be approved, as proposed.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a westbound center left turn lane at the Lake Hazel/ Shayla Avenue (new collector) intersection. The center left turn lane should be constructed when Shayla Avenue (new collector) is constructed to intersect Lake Hazel Road.

2. Shayla Avenue

a. Existing Conditions: There are no existing streets within 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 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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 sidewalk 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 Shayla Avenue on the south side of Ardell Road and continue through the property stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct the new collector street, Shayla Avenue, as ½ of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement widening, a 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way; and 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way in an easement.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should provide a permanent easement to 2-feet behind back of sidewalk for any public sidewalk placed outside of the dedicated right-of-way. If street trees are desired, then an 8-foot wide planter strip should be provided.

3. Butterfly Street

a. **Existing Conditions:** There are no existing streets within 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 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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 sidewalk 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 Butterfly Street on the east side of Linder 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, and on street parking, a 36-foot street section within 50-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct the new collector street, Butterfly Street, as ½ of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement widening, a 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way; and 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way in an easement.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should provide a permanent easement to 2-feet behind back of sidewalk for any public sidewalk placed outside of the dedicated right-of-way. If street trees are desired, then 8-foot wide planter strip should be provided.

4. Internal Streets

a. **Existing Conditions:** Salutation Street, a stub street to the site's east property line is not yet constructed but was approved as part of the final plat for Memory Ranch 5.

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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

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.

Tangent Length Approaching Intersections: District Policy 7207.5.14 states the minimum centerline tangent length approaching an intersection shall be 150-feet from the near edge of the travel way. If the street is planned for future widening, then the tangent shall be measured from the near edge of the future travel 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's Proposal: The applicant is proposing to extend Salutation Street into the site and construct the internal streets as 36-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant is proposing to construct two entrance roads, Madeline Street and an un-named street, with two 21-foot wide travel lanes, 8-foot wide landscape island, curb, gutter, and 10-foot wide parkway strip within 70-feet of right-of-way; and 5-foot wide detached concrete sidewalk outside of the dedicated right-of-way.

The applicant is proposing to construct 9 knuckles throughout the site.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant may dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

The applicant should be required to plat the center landscape medians as right-of-way owned by ACHD.; and the Applicant or future Homeowners Association should apply for a license agreement if landscaping is to be placed within the center landscape medians.

Prior to plan submittal, the 5 intersections listed above should be redesigned to meet the minimum centerline tangent of 150-feet from the near edge of the travel way.

5. Roadway Offsets

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

b. Policy:

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

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

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, Shayla Avenue, to intersect Lake Hazel Road at the one half-mile between Ten Mile Road and Black Cat Road along the site's west property line.

The applicant is proposing to construct a new collector street, Butterfly Street, to intersect the new collector street, Shayla Avenue, one half-mile south of Lake Hazel Road along the site's south property line.

The applicant is proposing to construct two local streets to intersect Shayla Avenue, Madeline Street, located approximately 795-feet south of Lake Hazel Road and 985-feet north of the un-named street; and the un-named street, located approximately 855-feet north of Butterfly Street (measured centerline to centerline).

The applicant is proposing to construct a local street, Statham Avenue, onto Butterfly Street, located approximately 700-feet east of Shayla Avenue (measured centerline to centerline).

The applicant is proposing to construct the internal local streets with minimum 125-foot offsets (measured centerline to centerline).

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

6. Stub Streets

a. Existing Conditions: Salutation Street, a stub street to the site's east property line is not yet constructed but was approved as part of the final plat for Memory Ranch 5.

b. Policy:

Stub Street Policy: District policy 7206.2.4 (collector)/ 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 7206.2.5.4 (collector)/ 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." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED 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 7206.2.4 (collector)/ 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 the following stub streets:

- A new collector stub street, Shayla Avenue, to the south located at the site's south and west property line.
- A new collector stub street, Butterfly Street, to the west located at the site's west and south property line.
- A local sub street, Milton Avenue, 134-feet in length, located approximately 436-feet north of Butterfly Street to the site's east property line.

- A new collector stub street, Butterfly Street, to the east located approximately 600-feet east of Statham Avenue at the site's east and south property line.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The right-of-way for Shayla Avenue and Butterfly Street collector streets should extend to the south and west property lines to allow the roadways to be constructed in the future as adjacent parcels develop and to allow access to the collector roadways.

The applicant should be required to construct a temporary turnaround at the east terminus of Butterfly Street, as it is greater than 150-feet in length. The temporary turnaround should be paved and constructed with a minimum 45-degree turning radius. The applicant should provide a temporary turnaround easement for the portions of the cul-de-sac which extend beyond the dedicated 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.

The applicant should install a sign at the terminus of the stub street, Milton Avenue, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should install signage at the terminus of the collector streets, Shayla Avenue and the east and west ends of Butterfly Street, stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

7. Bridge for Kuna Canal Crossing

A development agreement and bridge plans for the crossing of the Kuna Canal (Salutation Street) were required to be submitted and approved as part of the Memory Ranch phase 5 ACHD 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.

8. 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.

9. 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.

10. Other Access

Lake Hazel Road is classified as a principal arterial roadway, Shayla Avenue and Butterfly Street 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 additional right-of-way to total 50-feet from centerline of Lake Hazel Road abutting the site.

2. Construct a westbound center left-turn lane at the Lake Hazel Road/New Collector (Shayla Avenue) intersection when Shayla Avenue is constructed to intersect Lake Hazel Road.

3. Construct 5-foot wide detached concrete sidewalk located a minimum 41-feet from centerline of Lake Hazel Road abutting the site. If detached sidewalks are constructed outside of the dedicated right-of-way, then a permanent easement extending to 2-feet behind the back of the sidewalk should be provided.

4. Widen the pavement on Lake Hazel Road to total 17-feet of pavement with 3-foot wide gravel shoulder and borrow ditch from centerline of Lake Hazel Road abutting the site.

5. Close the 2 existing residential driveways onto Lake Hazel Road with 5-foot wide concrete, as proposed.

6. Construct Shayla Avenue, as ½ of a 36-foot collector street section with vertical curb, gutter, plus 12-feet of additional pavement widening, a 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way; and a detached 5-foot wide concrete sidewalk located outside of the dedicated right-of-way. Provide a permanent easement extending to 2-feet behind the back of the sidewalk. If street trees are desired, then an 8-foot wide planter strip should be provided. The right-of-way for Shayla Street should extend to the west property line.

7. Construct Butterfly Street, as ½ of a 36-foot collector street section with vertical curb, gutter, plus 12-feet of additional pavement widening, a 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way; and a detached 5-foot wide concrete sidewalk located outside of the dedicated right-of-way. Provide a permanent easement extending to 2-feet behind the back of the sidewalk. If street trees are desired, then an 8-foot wide planter strip should be provided. The right-of-way for Butterfly Street should extend along the south property line.

8. Extend Salutation Street into the site and construct the internal streets as 36-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

9. Construct the two entrance streets, Madeline Street and un-named street, with two 21-foot wide travel lanes, 8-foot wide center landscape island, curb, gutter, and 10-foot wide parkway strip within 70-feet of right-of-way; and 5-foot wide detached concrete sidewalk outside of the dedicated right-of-way. Provide a permanent easement for sidewalk outside of the dedicated right-of-way to extend to 2-feet behind the back of the sidewalk.

10. Plat the center landscapes islands as right-of-way owned by ACHD; and the Applicant or future Homeowners Association shall apply for a license agreement if landscaping is to be placed within the center landscape islands.

11. Construct 9 knuckles throughout the site, as proposed.

12. Construct a new collector street, Shayla Avenue, to intersect Lake Hazel Road at the one half-mile between Ten Mile Road and Black Cat Road along the site's west property line.

13. Construct a new collector street, Butterfly Street, to intersect the new collector street, Shayla Avenue, one half-mile south of Lake Hazel Road along the site's south property line.

14. Construct two local streets to intersect Shayla Avenue, Madeline Street, located 795-feet south of Lake Hazel Road and 985-feet north of the un-named street; and the un-named street, located 855-feet north of Butterfly Street.

15. Construct a local street, Statham Avenue, onto Butterfly Street, located 700-feet east of Shayla Avenue.

16. Construct the following stub streets:

- Stub street to the south, Shayla Avenue, located at the site's west property line.
- Stub street to the east and west, Butterfly Street, located at the site's east and west property lines.
- Stub street to the east, Milton Avenue, located 436-feet north of Butterfly Street.

17. Install a sign at the terminus of, Milton Avenue, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

18. Install a sign at the terminus of the collector streets, Shayla Avenue and the east and west ends of Butterfly Street, stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

19. Construct a paved temporary turnaround at the east terminus of Butterfly Street. The temporary turnaround should be designed meeting the same dimensional standards of a standard cul-de-sac. If the temporary turnaround extends beyond the dedicated right-of-way and onto a buildable lot then, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

20. Other than the access specifically approved with this application, direct lot access is prohibited to Lake Hazel Road, Shayla Avenue, and Butterfly Street, and should be noted on the final plat.

21. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

22. Payment of impact fees is due prior to issuance of a building permit.

23. 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

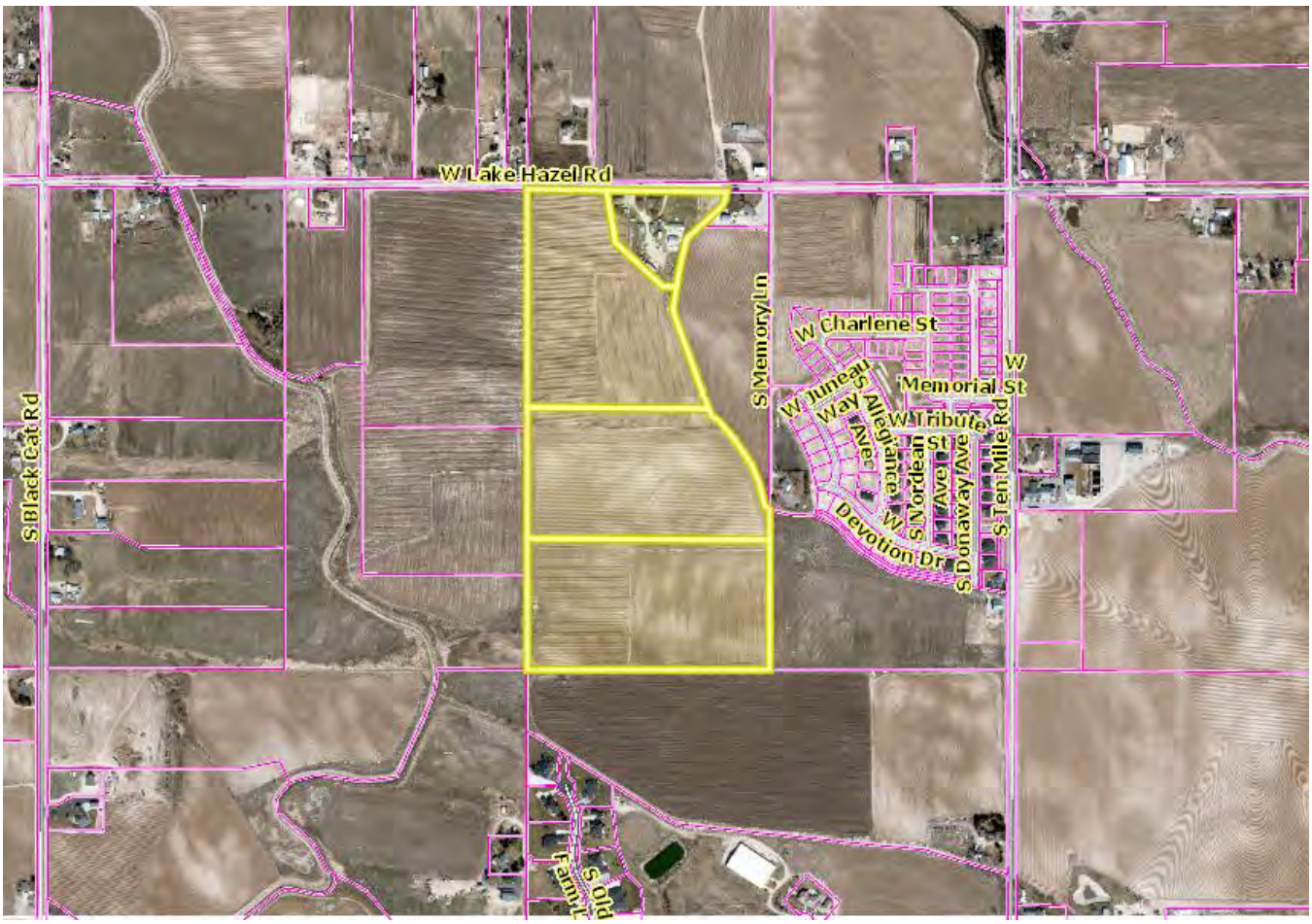
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

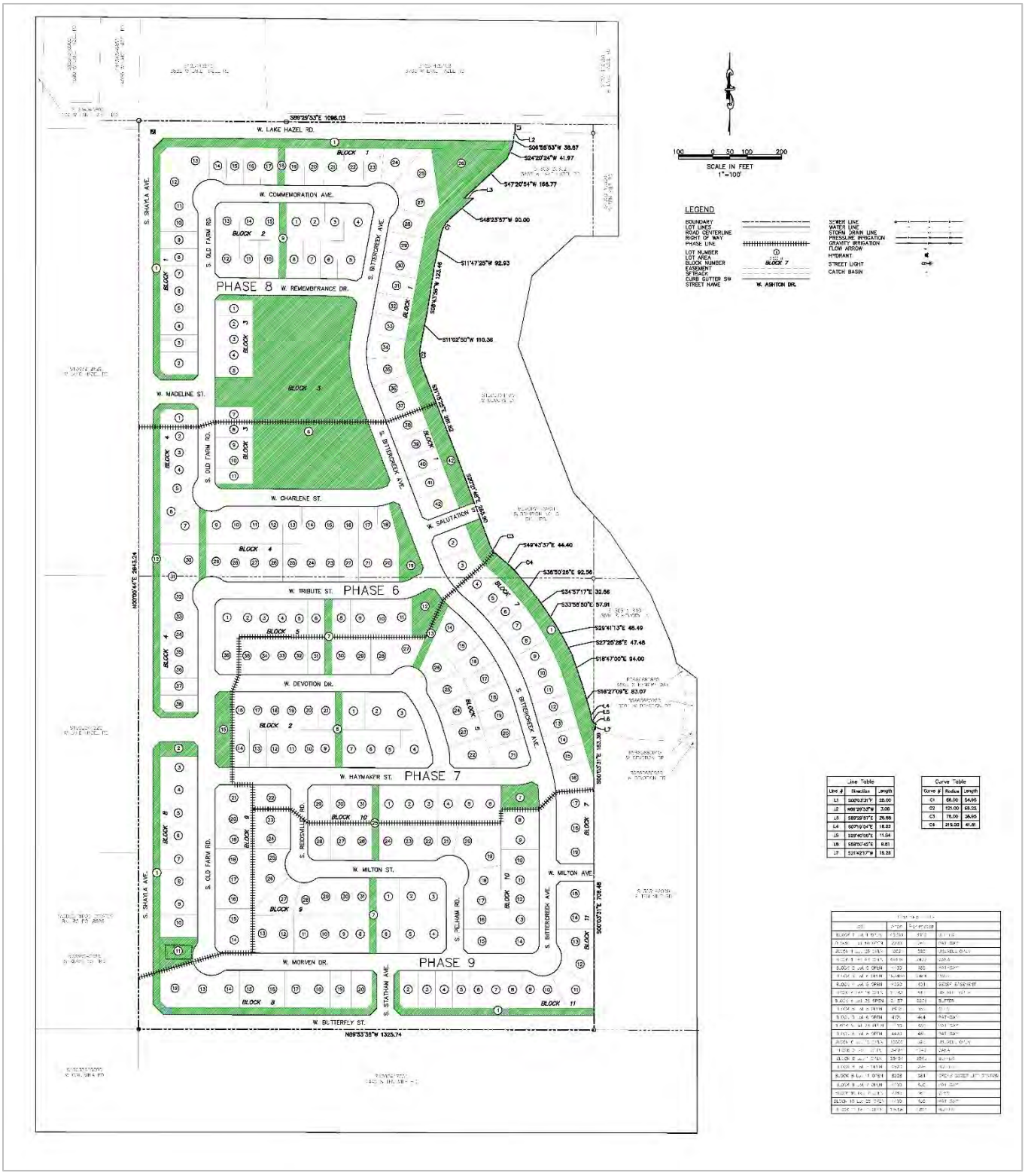
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN


W. LAKE HAZEL RD.
S. SHAYLA AVE.
S. OLD FARM RD.
W. COMMEMORATION AVE.
PHASE 8
W. REMEMBRANCE DR.
S. BITTERCREEK AVE.
W. MADELINE ST.
W. CHARLENE ST.
W. SALUTATION ST.
W. TRIBUTE ST.
PHASE 6
W. DEVOTION DR.
W. HAYMAKER ST.
PHASE 7
S. REDSVILLE RD.
W. MILTON ST.
W. MILTON AVE.
S. PELHAM RD.
W. MORVEN DR.
PHASE 9
S. STATHAM AVE.
W. BUTTERFLY ST.
W. ASHTON DR.
SCALE IN FEET
1"=100'
LEGEND
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
PHASE LINE
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN
Line Table
Curve Table

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

LEGAL NOTICE

File #'s 20-07-S & 20-16-DR,
Memory Ranch Subdivision No. 6-9

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, October 13, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a request from Trilogy Development and Gem State Planning to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

Please do not contact the Planning & Zoning Commission or City Council including the Mayor as this may jeopardize the public hearing process since it is considered ex parte. If you have any questions or require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. Late submissions will not be included in the packet but will be provided at the meeting.
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. Late submissions will not be included.
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - √ Your name
   - √ Address
   - √ Phone Number you will be calling from to give testimony
   - √ Email Address
   - √ Date of Public Hearing
   - √ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department

September 23, 2020 34287

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

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 9/23/2020

To: ☑ 400' Property Owners ☐ Other _____

Planner: Doug Hanson, Planner I

Case Name: 20-07-S & 19-16-DR – Memory Ranch Subdivision No. 6-9

I HEREBY CERTIFY that on this 23rd day of September, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Attest

FIRST-CLASS MAIL
NEOPOST
09/23/2020
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19…

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at **http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes**.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

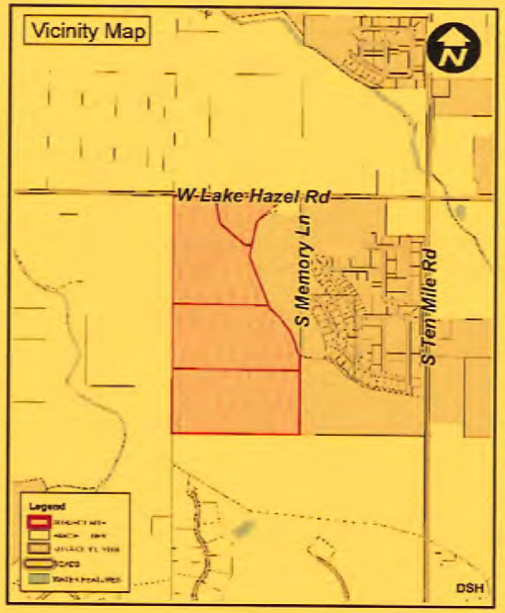
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **October 13, 2020,** beginning **at 6:00 pm** on the following case:



Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

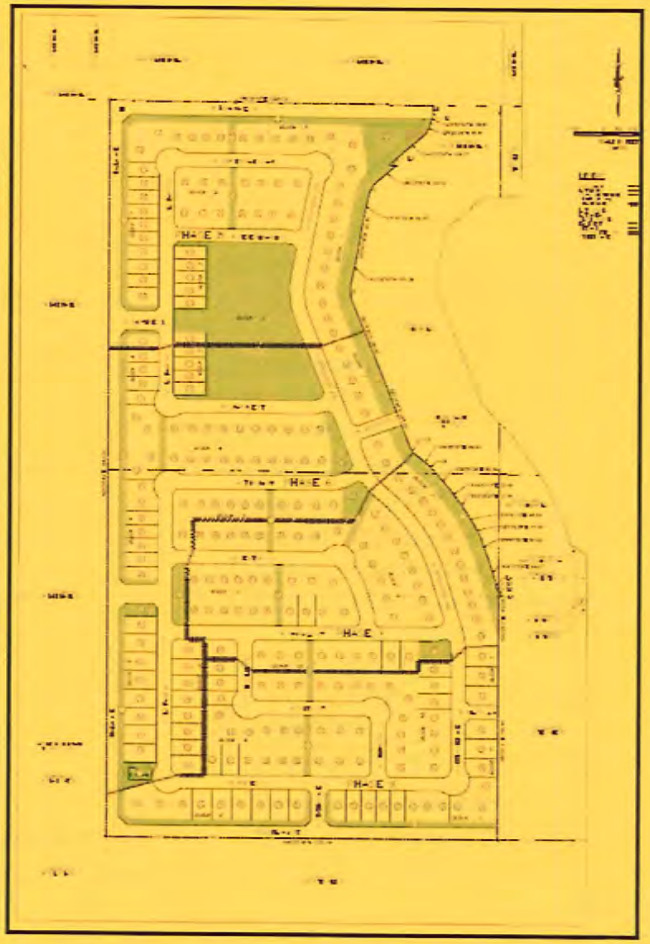
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***October 7, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

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



PRELIMINARY PLAT FOR
MEMORY RANCH SUBDIVISION PHASES 6 – 9

A PORTION OF NE 1/4 OF SECTION 3
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2020

MAILED 9/23/2020

KUNA
Planning & Zoning

With the City Hall limited seating capacity to the public due to COVID-19, the *Kuna Planning and Zoning Commission* will be holding a virtual public hearing on *20-07-S and 20-16-DR; Memory Ranch No. 6-9*. The instructions and options available for public testimony are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Oral – Via electronic call is allowed based on Governor Little's Open Meeting Law suspension proclamation of March 13, 2020, until testimony in person is allowed.

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - ✓ Your name
   - ✓ Address
   - ✓ Phone Number you will be calling from to give testimony
   - ✓ Email Address
   - ✓ Date of Public Hearing
   - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

ALLSUP SHEILA R
ALLSUP BRUCE W
6775 S MEMORY WAY
MERIDIAN, ID 83642-0000

ATTAO JEROME T
ATTAO ABELENE A
3501 W DEVOTION DR
MERIDIAN, ID 83642-0000

CHASE CORY E
CHASE KATHRYN
4040 W COLUMBIA RD
MERIDIAN, ID 83642-0000

CHATHAM BENJAMIN PAYTON JR
CHATHAM DETRESS RENEE
6819 S MEMORY WAY
MERIDIAN, ID 83642-0000

EDMUNDS JAY & NADENE TRUST
EDMUNDS JAY C TRUSTEE
4100 W LAKE HAZEL RD
MERIDIAN, ID 83642-0000

FERGUSON DAVID J
FERGUSON SHARON J
3430 W LAKE HAZEL RD
MERIDIAN, ID 83642-7106

FRENCH CRAIG A
PO BOX 1232
MOUNTAIN HOME, ID 83647-0000

GRIFFIN MARY E
GRIFFIN JAMES R
6863 S MEMORY WAY
MERIDIAN, ID 83642-0000

HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC
9839 W CABLE CAR ST STE 101
BOISE, ID 83709-0000

JOHNSON MARY H
853 SANDBOX
KUNA, ID 83634-0000

LEAVITT DEAN S
LEAVITT ANN B
7445 S TEN MILE RD
MERIDIAN, ID 83642-0000

LERAISTRE LOUIS
LERAISTRE LARAMIE
4090 W LAKE HAZEL RD
MERIDIAN, ID 83642-0000

LUEKENGA ZACH
3483 W DEVOTION DR
MERIDIAN, ID 83642-0000

MAHR EDWARD BRIAN
MAHR ANGELIQUE
6797 S MEMORY WAY
MERIDIAN, ID 83642-0000

MEMORY RANCH SUB HOA INC
PO BOX 2654
EAGLE, ID 83616-0000

ROBINSON TREVOR S
ROBINSON CATHRYNA L
6841 S MEMORY WAY
MERIDIAN, ID 83642-0000

ROEDER JOHN W S
6854 W WRIGHT ST
BOISE, ID 83709-0000

ROWAN JERRY
ROWAN PAULINE
3465 W DEVOTION DR
MERIDIAN, ID 83642-0000

SCHOOP RENE A
SCHOOP CHERYL K
3822 W LAKE HAZEL RD
MERIDIAN, ID 83642-7106

SKYLINE HOMES AND DEVELOPMENT LLC
3516 BLACK BUTTE CT
NAMPA, ID 83687-0000

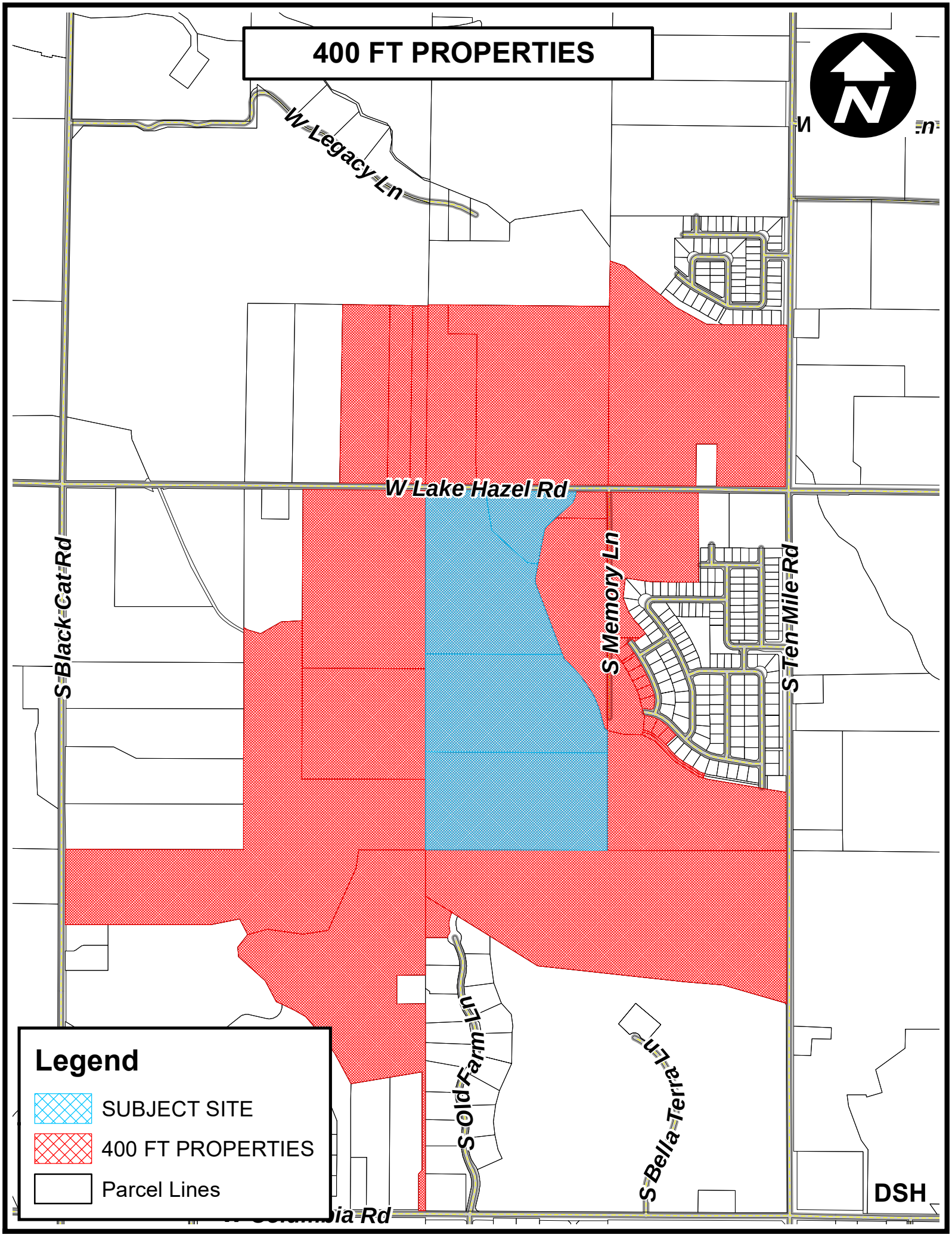
TIFFANY RONALD J
WARREN GEORGE R
6739 S MEMORY WAY
MERIDIAN, ID 83642-0000

UNION SQUARE LLC
9839 W CABLE CAR ST # 101
BOISE, ID 83709-0000

VIPER INVESTMENTS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642-0000

WITTMUSS KEVIN A
WITTMUSS AMY L
7549 S OLD FARM LN
MERIDIAN, ID 83642-0000

CITY OF KUNA
PO BOX 13
KUNA, ID 83634


400 FT PROPERTIES
W Legacy Ln
W Lake Hazel Rd
S Black Cat Rd
S Memory Ln
S Ten Mile Rd
S Old Farm Ln
S Bella Terra Ln
DSH
Legend
SUBJECT SITE
400 FT PROPERTIES
Parcel Lines

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.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Memory Ranch 6-9 (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, October 2, 2020 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 5th *day of* October, 20 20.

HANNAH CHEREJI
Comm. No. 20191774
NOTARY PUBLIC
Expires: 08/30/2025
STATE OF IDAHO

Signature,

Jane Sieger
Owner/Developer/Agent

STATE OF IDAHO)
): ss
County of Ada)

On this 5th *day of* October, 20 20 *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.

Hannah Cheroji
Notary Public
Residing at Nampa, ID
Commission Expires 8-30-2025

HANNAH CHEREJI
NOTARY PUBLIC
08/30/2025
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 13, 2020 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Preliminary Plat - Memory Ranch Subdivision
Phases 6-9: 67.5 acres, 259 single family home lots, park with playground

PROPERTY LOCATION:
Lake Hazel Road, between Ten Mile Road and Black Cat Road

APPLICATION BY: Gem State Planning

CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov with any questions

10/02/2020

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 13, 2020 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Preliminary Plat - Memory Ranch Subdivision
Phases 6-9: 67.5 acres, 259 single family home lots, park with playground

PROPERTY LOCATION:
Lake Hazel Road, between Ten Mile Road and Black Cat Road

APPLICATION BY: Gem State Planning

CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

10/02/2020

Doug Hanson

From: Wendy Howell
Sent: Monday, October 05, 2020 11:13 AM
To: Doug Hanson; Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form

I am not sure which case this one belongs to.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, October 3, 2020 4:10 PM
To: Wendy Howell <whowell@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Planning &zoning city of kuna
Public Hearing Date	10/13/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	griffin246@outlook.com
Phone Number	2088844422
First Name	Mary
Last Name	Griffin
Address1	6863 S. Memory way
City	Meridian
State	Id
Zip	83642
Written Testimony	No more building,let's keep the farm land and the fields.. no more houses .pretty soon it's going to be like California. Too

	many people.stop the building. Plus the houses are cheap ,with cheap materials. Not good. I'LM means Idaho lives matter

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

City of Kuna

Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 20-04-ZC (Rezone)
Durrant Rezone

Site Location: 252 N. Meridian Road,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: October 13, 2020

Owner: Russel C Durrant and Marie B
Living Trust
8397 S Old Farm Place
Meridian, ID 83642

Applicant: Kent Brown Planning Services
3161 E Springwood Drive
Meridian, ID 83642
208.871.6842
kentlkb@gmail.com

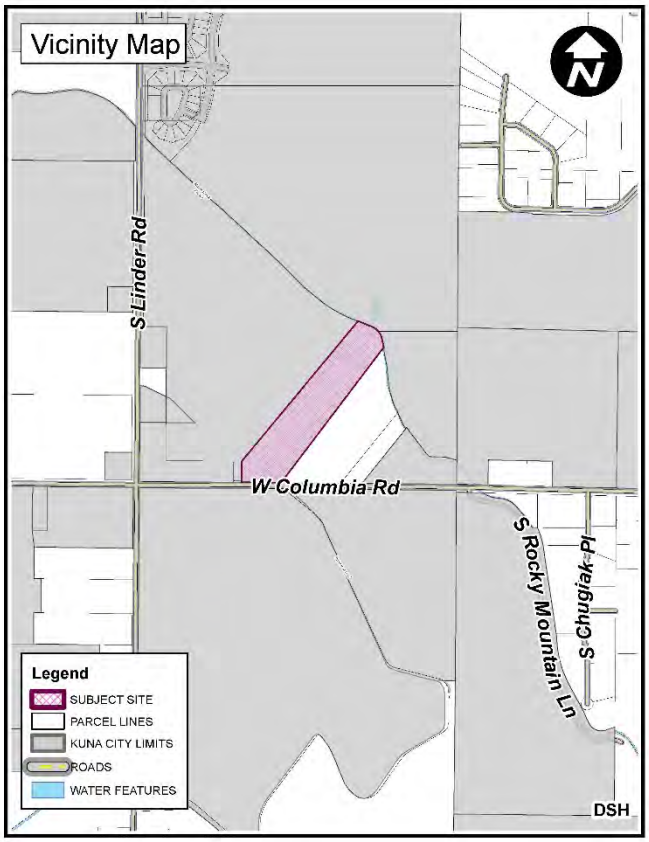


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Proposed Kuna City Code Analysis
I. Commission's Recommendation

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezone applications are designated as a public hearing, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i.	Neighborhood Meeting	August 13, 2020 (No attendees)
ii.	Agency Comment Request	August 25, 2020
iii.	300' Property Owners Notice	September 23, 2020
iv.	Kuna Melba Newspaper	September 23, 2020
v.	Site Posted	September 28, 2020

B. Applicant's Request:

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

C. Site History:

The subject site was annexed into Kuna City Limits in 2006. Historically the site has been used for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 12.16-acre site as Mixed Use.

2. Recreation and Pathways Map: The Recreation and Pathways Master Plan Map indicates a future trail through the subject site.

3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	A	Agriculture – Kuna City
East	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
West	P	Public – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Russel C Durrant & Marie B Living Trust	12.16-acres	A (Agriculture)	S1301336350

5. **Services:**

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

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

The site has no existing structures. Vegetation on site is consistent with that of crop fields. The site has an average slope of 1 to 2.9%. Bedrock depth is estimated to be 20 to 60 inches or greater.

7. **Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Columbia Road.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

9. **Agency Responses:** The following agency comments are included as exhibits with this case file:
   - City Engineer …….. Exhibit B-1

- Boise Project Board of Control …….. Exhibit B-2
- Nampa Meridian Irrigation District …….. Exhibit B-3
- Ada County Highway District ……..……Exhibit B-4

E. Staff Analysis:

The applicant is requesting to rezone approximately 12.16 acres from an "A" (Agriculture) zoning designation to a "R-6" (Medium Density Residential) zone. There is no development associated with this application. A neighborhood meeting was held with residents within 300 feet of the subject site on August 13, 2020, according to the applicants "Neighborhood Meeting Certification", there were no attendees.

The Comprehensive Plan's Future Land Use Map has identified this parcel as Mixed Use. The rezone request to an R-6 (Medium Density Residential) zoning district classification will allow for a future lot line adjustment to the subject site and surrounding parcels. With future land use designations and current zoning districts of public, medium density residential and commercial adjacent to the subject site, staff views the intent of the mixed-use future land use designation to be met.

Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval for Case No. 20-04-ZC (Rezone) to City Council, the applicant be subject to the conditions of approval listed in section "I" of this report.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and has determined the proposed rezone for the site (*is/is not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

H. Proposed Kuna City Code Analysis:

1. This request appears to (*be/not be)* consistent and in compliance with all Kuna City Code (KCC).

   Comment: *The proposed application does (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The site (*is/is not)* physically suitable for the proposed application.

   Comment: *The application proposes no development on the 12.16-acre parcel.*

3. This application (is/is *not)* likely to cause substantial environmental damage or avoidable injury to wildlife or habitat.

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

4. This application (is/is *not*) likely to cause adverse public health problems.

   Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission's Recommendation

Based on the facts outlined in the staff report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *(approval/conditional approval/denial)* of Case No. 20-04-ZC *(Rezone);* a request from Kent Brown Planning Services to rezone approximately 12.16 acres from its current "A" (Agriculture) zoning district to a "R-6" (Medium Density Residential) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
   d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
   e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
   f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
   g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities at the time of future development shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 13th day of October, 2020.

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

Based upon the record contained in Case No. 20-04-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/conditionally approves/denies)* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-04-ZC, a request from Kent Brown Planning Services to rezone approximately 12.16 acres from its current "A" (Agriculture) zoning district to a "R-6" (Medium Density Residential) zoning district.

1. *Based on the evidence contained in Case No. 20-04-ZC, this proposal does generally comply with the City Code.*

   Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

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

   Staff Finding: *Neighborhood notices were mailed to residents within 300-ft of the proposed project site on September 23, 2020 and a legal notice was published in the Kuna Melba Newspaper on September 23, 2020. The applicant posted a sign on the property on September 28, 2020.*

3. Based on the evidence contained in Case No. 20-04-ZC, this proposal does generally comply with the Comprehensive Plan.

   Staff Finding: *A mixture of future land use designations surround the subject site, satisfying the intent of the Comprehensive Plan mixed use designation.*

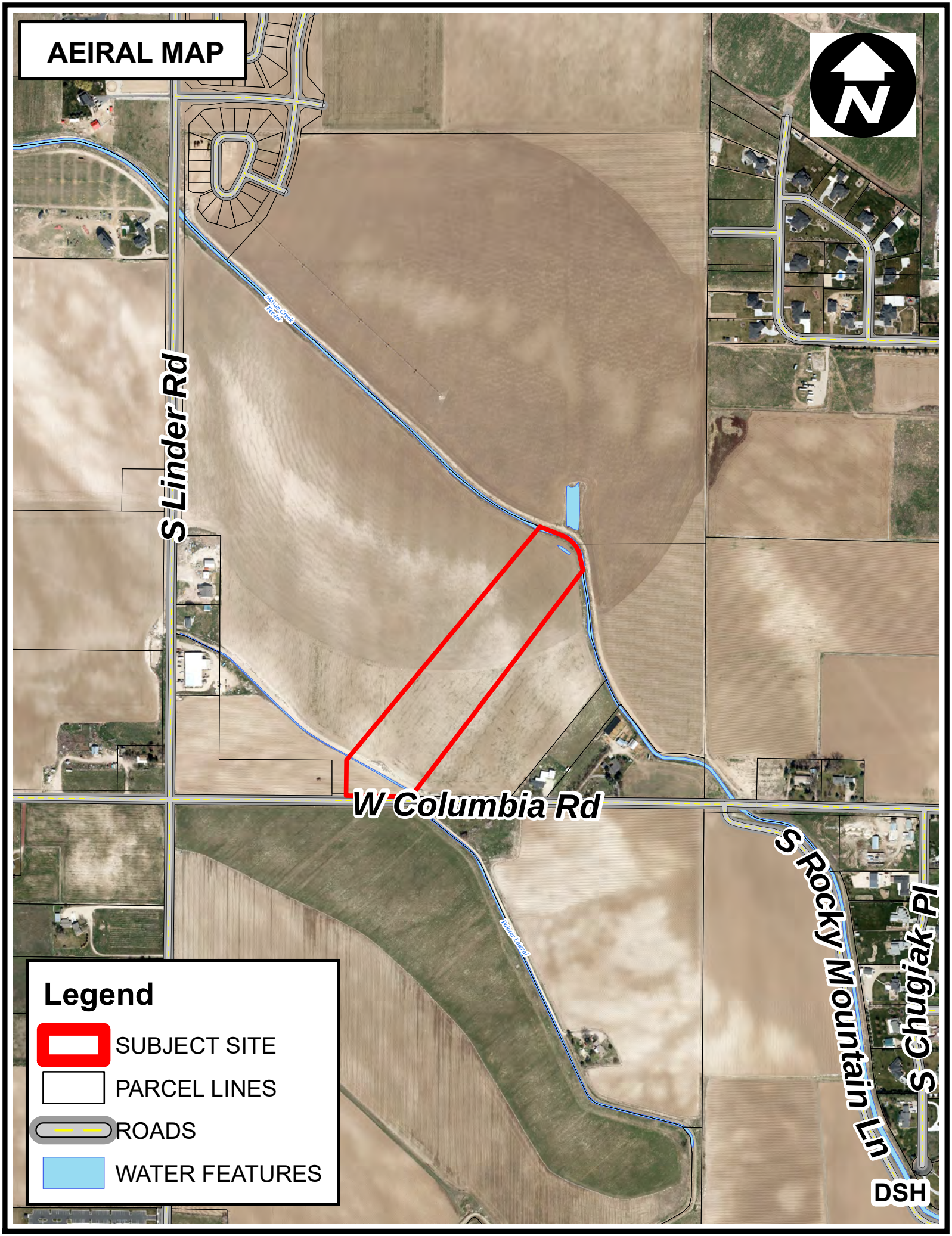
4. The proposed project lands are within Kuna's jurisdiction.

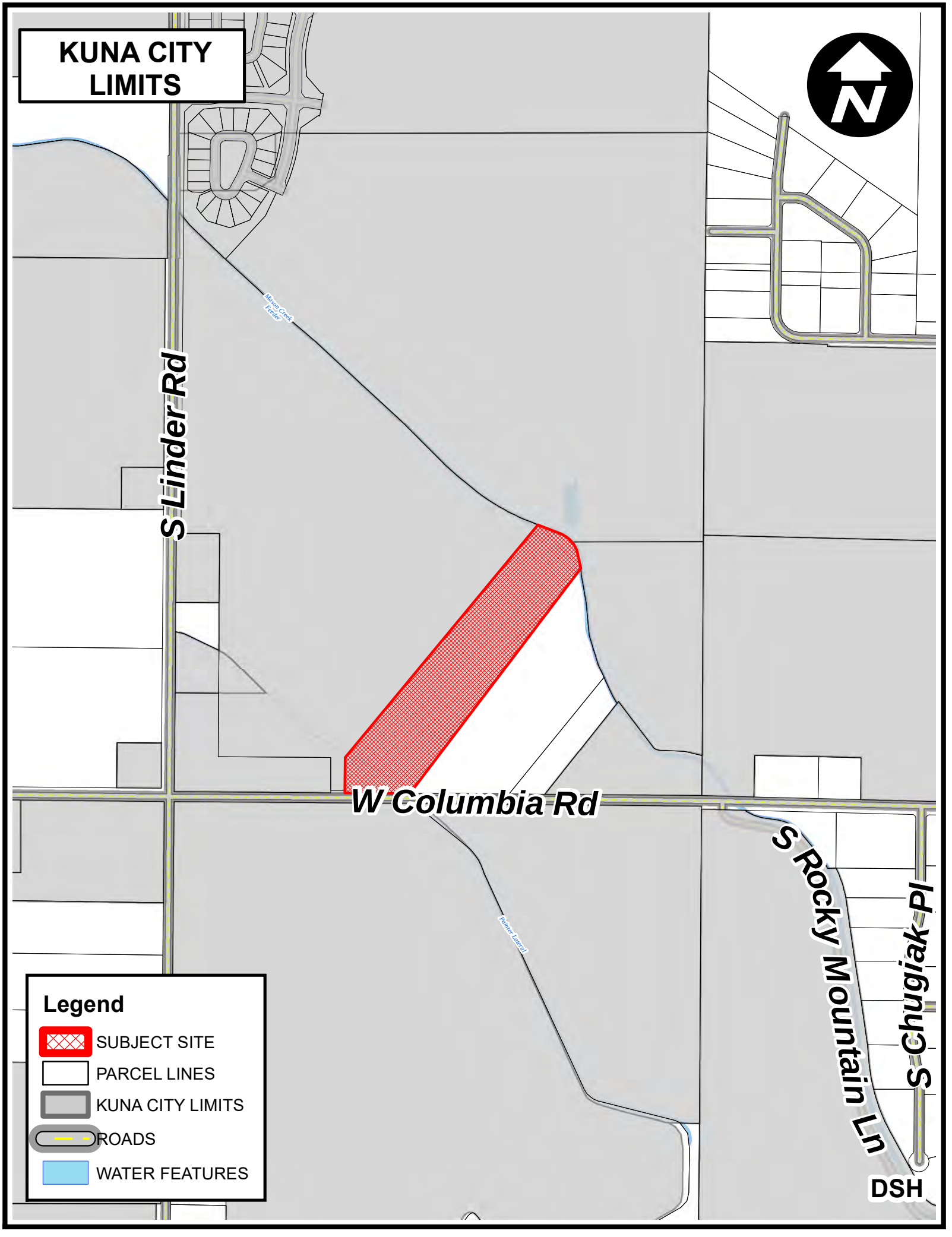
   Staff Finding: *The parcel was annexed into City Limits on May 2, 2006.*

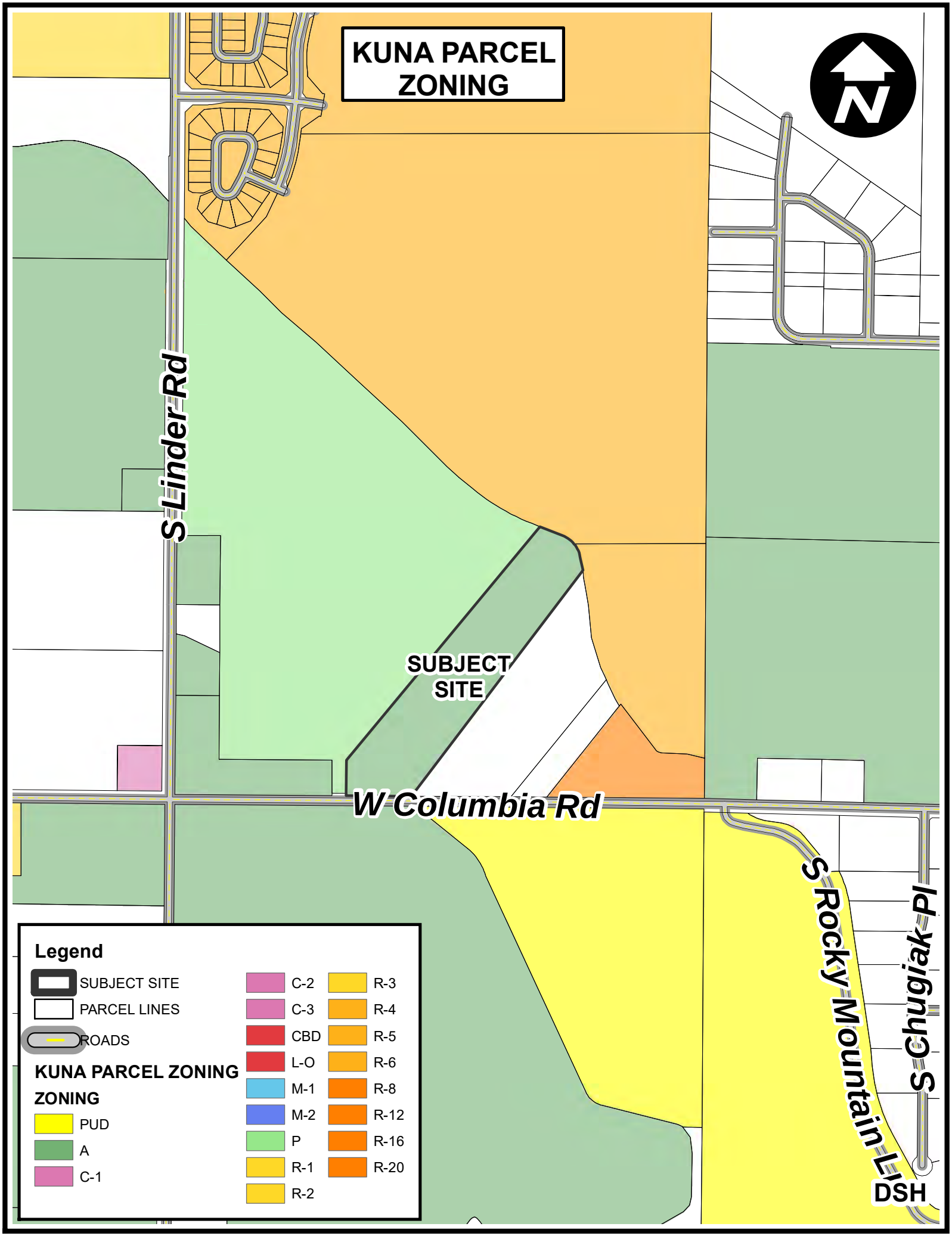
5. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

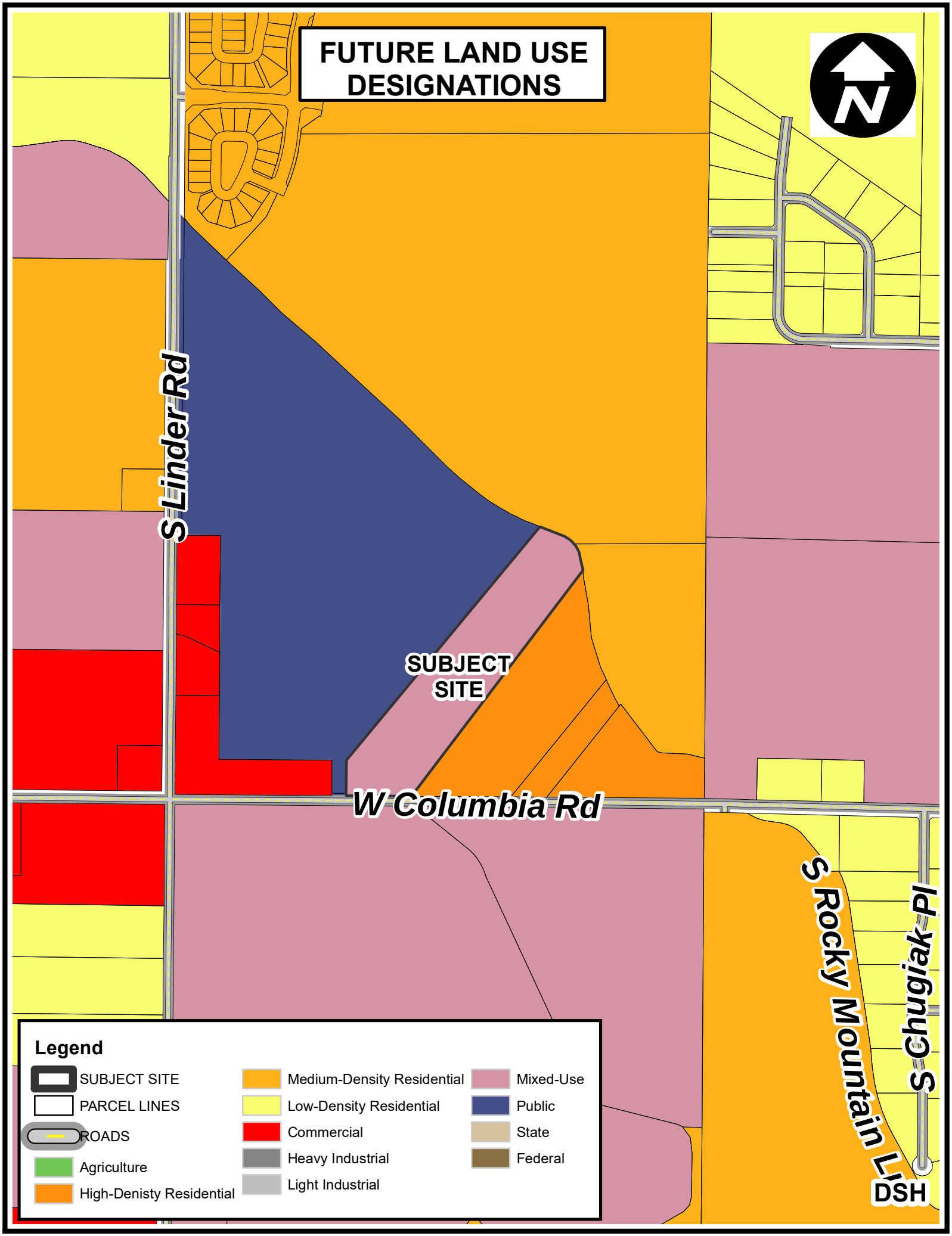
   Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

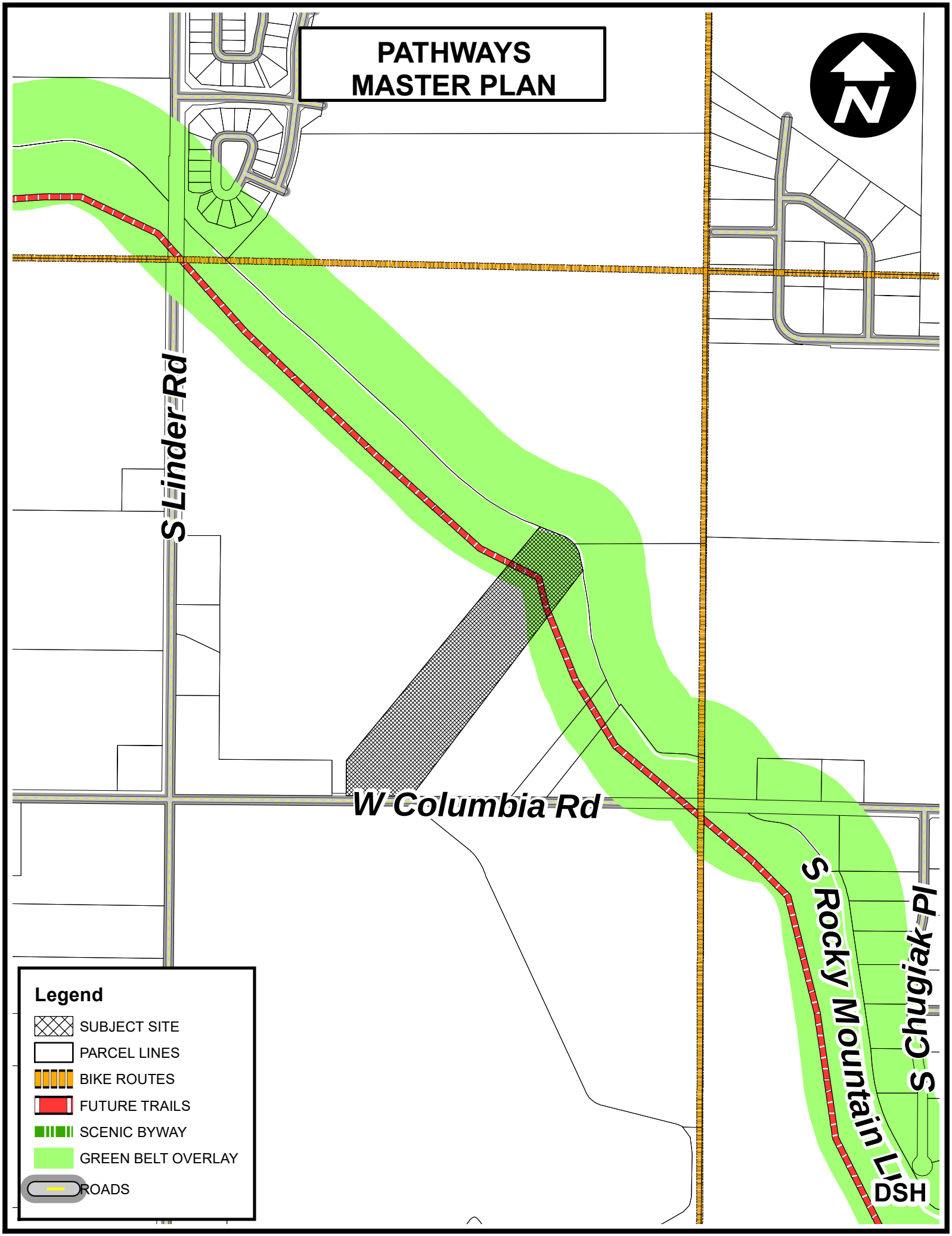
DATED this 13th day of October, 2020.

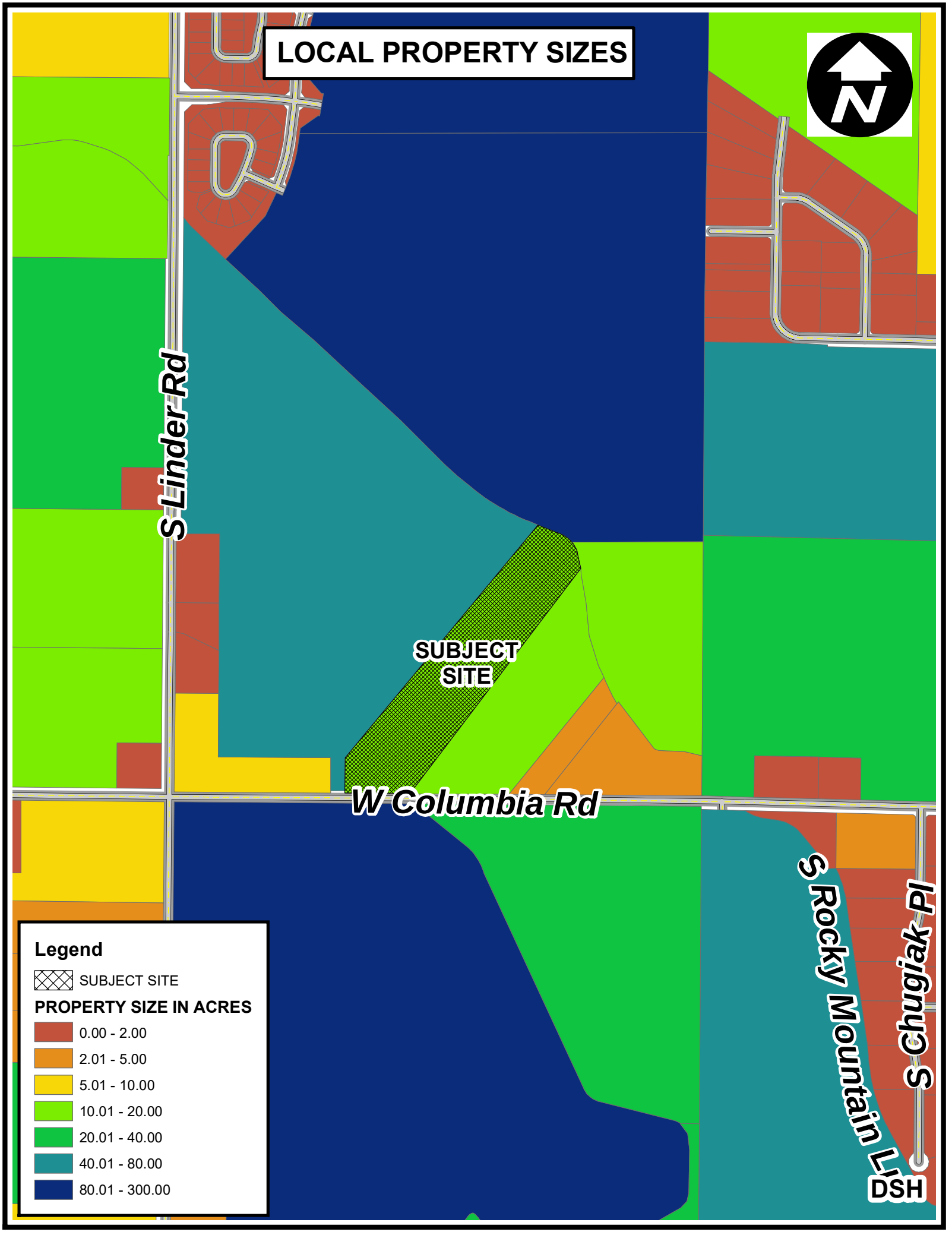

AEIRAL MAP
S Linder Rd
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES

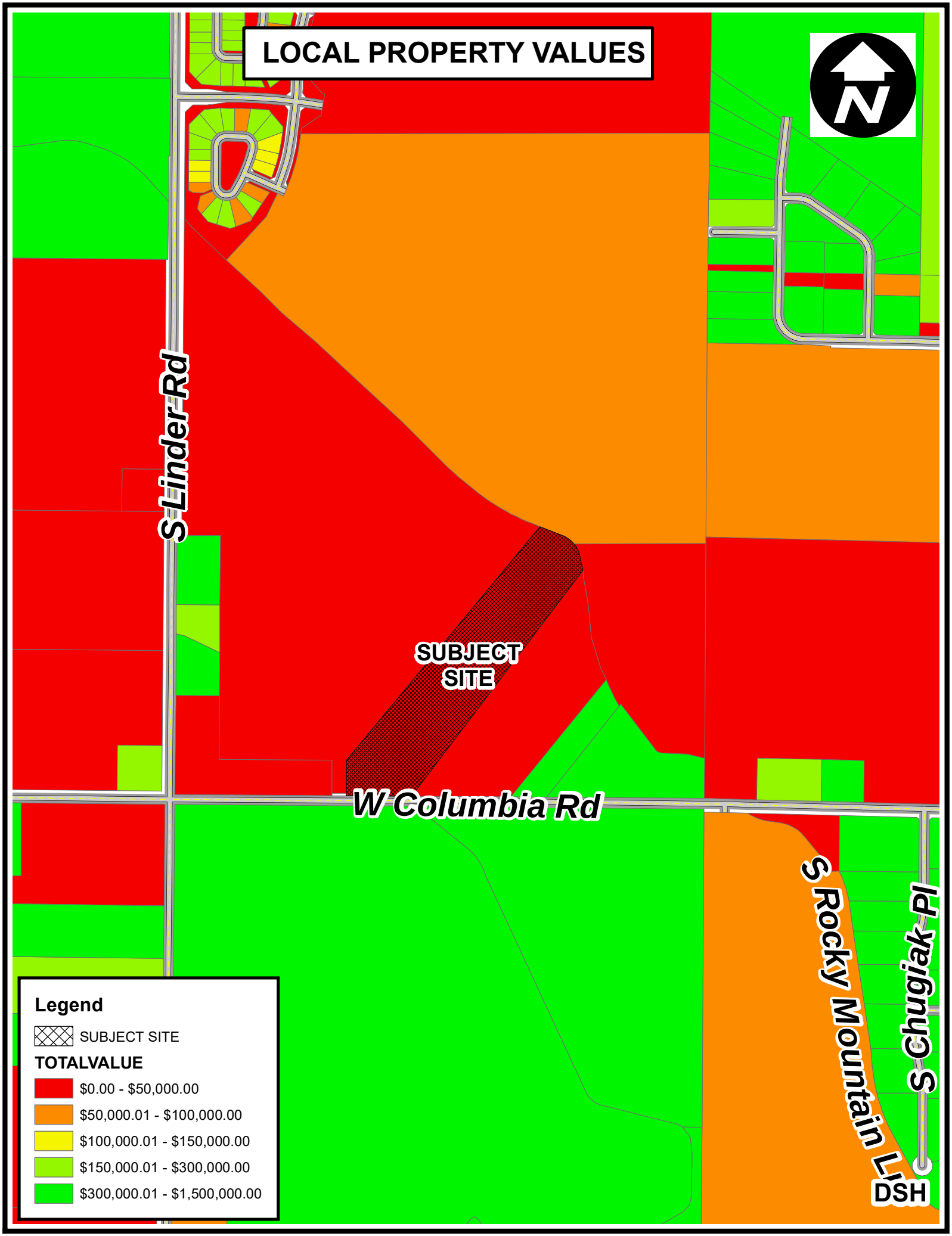

KUNA CITY LIMITS
N
S Linder Rd
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
KUNA CITY LIMITS
ROADS
WATER FEATURES

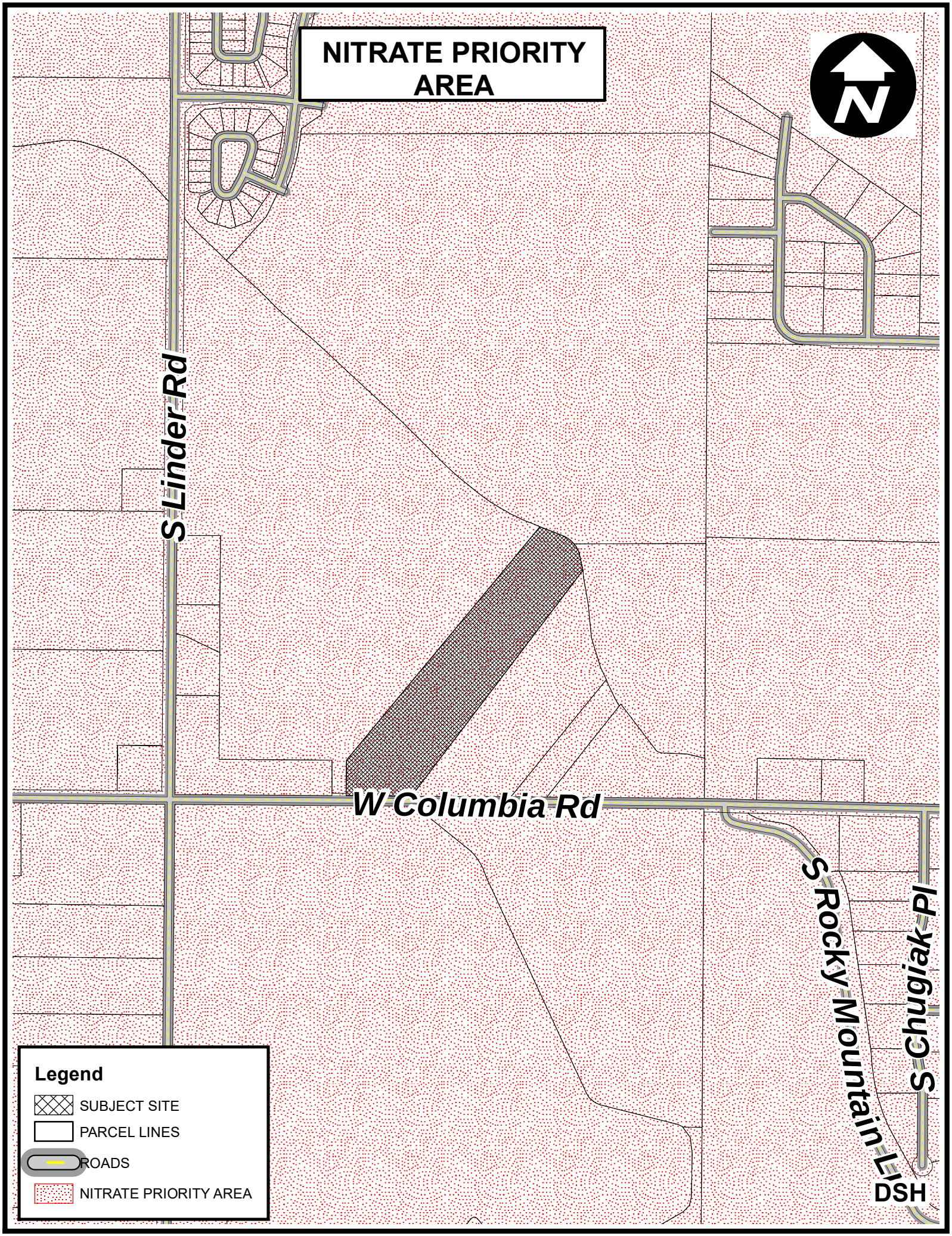

KUNA PARCEL ZONING
N
S Linder Rd
SUBJECT SITE
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS
KUNA PARCEL ZONING
ZONING
PUD
A
C-1
C-2
C-3
CBD
L-O
M-1
M-2
P
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
R-20


FUTURE LAND USE DESIGNATIONS
S Linder Rd
SUBJECT SITE
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS
Agriculture
High-Denisty Residential
Medium-Density Residential
Low-Density Residential
Commercial
Heavy Industrial
Light Industrial
Mixed-Use
Public
State
Federal


PATHWAYS
MASTER PLAN
N
S Linder Rd
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
BIKE ROUTES
FUTURE TRAILS
SCENIC BYWAY
GREEN BELT OVERLAY
ROADS


LOCAL PROPERTY SIZES
N
S Linder Rd
SUBJECT SITE
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PROPERTY SIZE IN ACRES
0.00 - 2.00
2.01 - 5.00
5.01 - 10.00
10.01 - 20.00
20.01 - 40.00
40.01 - 80.00
80.01 - 300.00


LOCAL PROPERTY VALUES
N
S Linder Rd
SUBJECT SITE
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
TOTALVALUE
$0.00 - $50,000.00
$50,000.01 - $100,000.00
$100,000.01 - $150,000.00
$150,000.01 - $300,000.00
$300,000.01 - $1,500,000.00


NITRATE PRIORITY AREA
S Linder Rd
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS
NITRATE PRIORITY AREA

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

For Office Use Only	
File Number (s)	20-04-ZC
Project name	Durrant Rezone
Date Received	8.14.20
Date Accepted/ Complete	8.17.20
Cross Reference Files	
Commission Hearing Date	10.13.20
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: RUSSEL C DURRANT & MARIE B LIVING TRUST — Phone Number:
Address: 8397 S OLD FARM PL — E-Mail:
City, State, Zip: MERIDIAN ID 83642 — Fax #:

Applicant (Developer): KENT BROWN — Phone Number: 208-871-6842
Address: 3161 E SPRINGWOOD DR — E-Mail: KENTKLB@GMAIL.COM
City, State, Zip: MERIDIAN ID 83642 — Fax #:

Engineer/Representative: N/A — Phone Number:
Address: — E-Mail:
City, State, Zip: — Fax #:

Subject Property Information

Site Address: W. COLUMBIA ROAD MERIDIAN ID 83642
Site Location (Cross Streets): NEAR SE CORNER OF LINDER RD AND COLUMBIA ROAD
Parcel Number (s): S1301336350
Section, Township, Range: SEC 1 T2N R1W
Property size : 12.16
Current land use: AG — Proposed land use: RESIDENTIAL
Current zoning district: A — Proposed zoning district: R-6

Project Description

Project / subdivision name: DURRANT REZONE

General description of proposed project / request: Request to rezone 12.16 acres from A to R-6

Type of use proposed (check all that apply):

- [X] Residential TBD
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): N/A

Residential Project Summary (if applicable) N/A KNOWN AT THIS TIME

Are there existing buildings? [ ] Yes [X] No

Please describe the existing buildings:

Any existing buildings to remain? [ ] Yes [X] 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) N/A

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: Date: 8/14/2020

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

Rezone Checklist

Rezone 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: DURRANT REZONE

Applicant: KENT BROWN

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

Applicant (√)	Description	Staff (√)
KB	Completed and signed Commission & Council Review Application.	
KB	Letter of Intent indicating reasons for proposed rezone . If reason for rezone is development, also submit a conceptual plan.	
KB	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	
KB	Legal description of the rezone 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.	
	Development Agreement & Development Agreement Checklist	
KB	Recorded warranty deed for the property. SAME DEED SUBMITTED PBA	
KB	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest. (All parties involved)	
KB	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
KB	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.

KENT BROWN
PLANNING SERVICES

August 14, 2020

Kuna City Planning & Development Services
PO Box 13
Kuna, ID 83634

RE: Durrant Rezone of 12.16 acres on northside W. Columbia Road

Dear Planning Staff:

On behalf of owners, Russel C and Marie B Durrant living Trust, please accept the attached application for, rezone of 12.16 acres The site is located on the north side of W. Columbia Road between S. Linder Road and extension of S Kay Ave.

Rezone

The rezone request is for Durrant Trust property parcel #S1301336350 with a zoning designation of R6. There is no plans for development at this time. The parcel does not have any buildings and is 12.16 acres in size and as zoning designation of A. We are requesting a rezone with a zoning designation of R6.

Neighborhood meeting

The neighborhood meeting was held on Thursday, August 13, 2020, at 6pm at 7800 S Linder Road. No one came to the meeting.

If you have any questions regarding this application for rezone feel free to contact me.

Sincerely,

Kent Brown
Planner

3161E Springwood Dr ◆ Meridian, Idaho 83680 ◆ Tel.: 208-871-6842 ◆

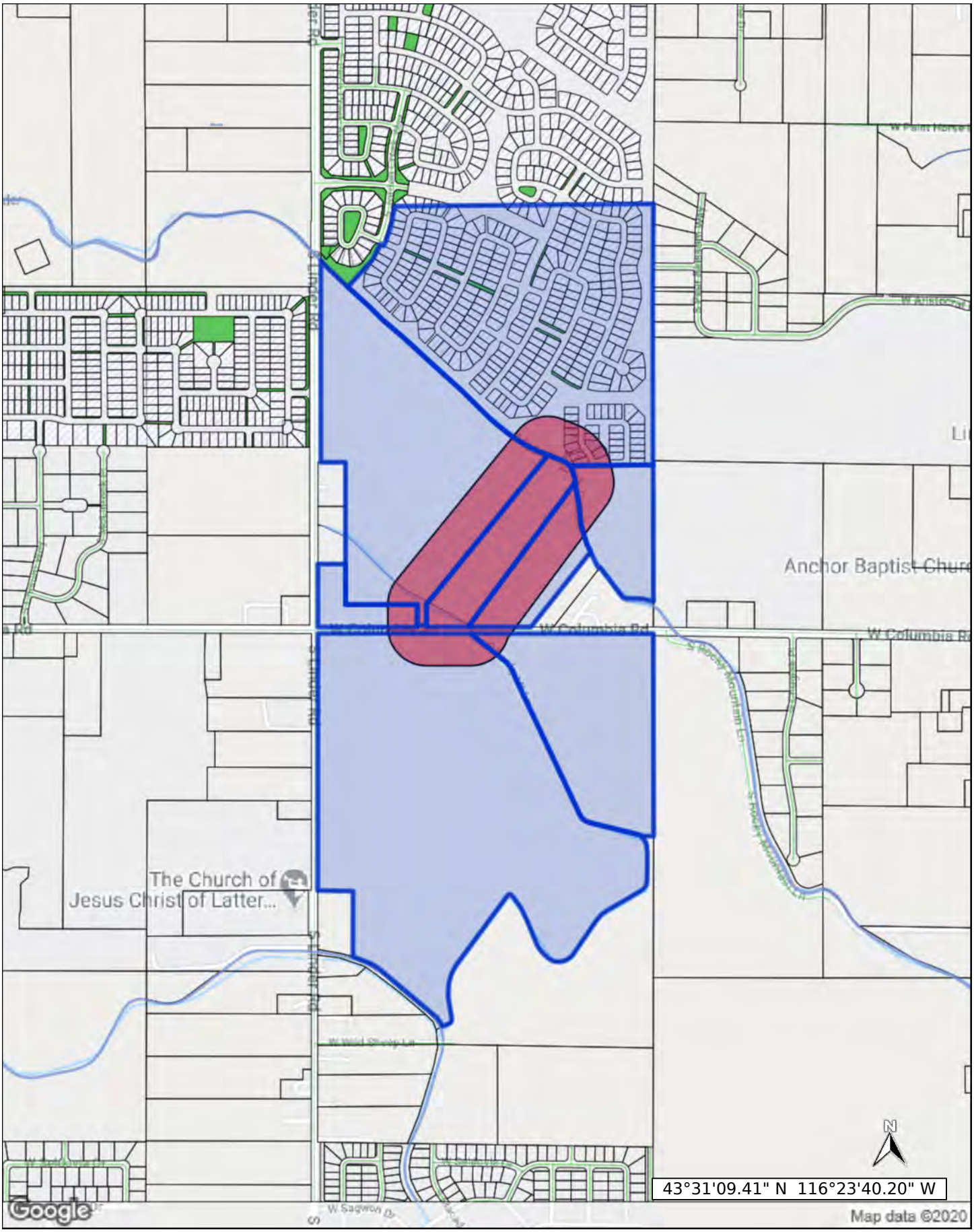
DURRANT REZONE

VICINITY MAP

Jul 16, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

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

DURRANT REZONE PARCELMAP



Jul 16, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

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

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

State of Idaho)
)
County of Ada)

I, RUSSELL C DURRANT & MARIE B LIVING TRUST (**Name**), 8397 S OLD FARM PL. (**Address**)

MERIDIAN (**City**), IDAHO (**State**) 83642 (**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 KENT BROWN (Name) 3161 E SPRINGWOOD DR MERIDIAN ID 83642 (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 29th day of July, 2020

Marie B. Durrant
Signature

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

Tiffany A. Jenkins
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 10/16/2023

TIFFANY A JENKINS NOTARY PUBLIC Comm. No. 58548 STATE OF IDAHO

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 DAN RYALLS
PIONEER TITLE COMPANY OF ADA COUNTY

2017-117685
12/08/2017 04:13 PM
$15.00

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 635509 BA/MA

WARRANTY DEED

For Value Received Marie B. Durrant, Trustee of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004)

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kuna Joint School District No. 3

hereinafter referred to as Grantee, whose current address is 711 E Porter St Kuna, ID 83634

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 5, 2017

The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004)

By: Marie B. Durrant TTE
Marie B. Durrant, Trustee
State of Idaho, County of Canyon

On this 8th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Marie B. Durrant as Trustee(s) of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004) known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Residing at: Blanca E. Acosta
Residing in Nampa, Idaho
Commission Expires: My Commission Expires 9/16/2023

BLANCA E. ACOSTA
NOTARY PUBLIC
STATE OF IDAHO

02/26/2018 12:07 PM

received
3.29.2018

EXHIBIT A

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the W1/4 corner of said Section 1 bears North 00°27'05" East, 2669.26 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 800.00 feet to the REAL POINTOF BEGINNING;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 89°32'42" West, 559.84 feet;

thence North 00°27'12" East, 1105.82 feet;

thence North 89°32'42" West, 240.21 feet to a point on the West boundary line of said Section 1;

thence along said West boundary line North 00°27'05" East, 1,363.44 feet to the W1/4 corner of said Section 1;

thence continuing along said West boundary line North 00°27'02" East, 3.47 feet;

thence leaving said West boundary line South 89°32'58" East, 30.00 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 222.73 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 13 courses and distances:

thence South 39°34'33" East, 79.37 feet;

thence South 46°10'44" East, 235.17 feet;

thence South 47°25'55" East, 231.99 feet;

thence South 44°48'15" East, 151.99 feet;

thence South 49°17'03" East, 221.73 feet;

thence South 47°03'31" East, 292.85 feet;

thence South 47°29'04" East, 288.73 feet;

thence 51.55 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears South 46°08'31" East;

thence South 44°47'58" East, 234.52 feet;

thence 108.16 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears South 47°36'58" East;

thence South 50°25'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;

thence leaving said centerline South 39°38'24" West. 1,499.69 feet;

thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 70.00 feet to the REAL POINT OF BEGINNING.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 16.00 3
BOISE IDAHO 10/21/10 08:45 AM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Bailey Law Group
110098778

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Bailey Law Group, P.C.
504 11th Ave. South
Nampa, Idaho 83651

(Space Above For Recorder's Use)

GRANT DEED

For the consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Marie B. Durrant, a widow ("Grantor"), grants, bargains, sells and conveys to Marie B. Durrant, Trustee of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004) ("Grantee"), whose current address is 8397 S. Old Farm Place, Meridian, Idaho 83642, and its successor and assigns forever, the following described real property:

See Exhibit A attached hereto and made a part hereof by reference.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed her name to this instrument this 19 day of October, 2010.

Marie B. Durrant
Marie B. Durrant

STATE OF IDAHO)
) ss.
County of Canyon)

On this 19th day of October, 2010, before me a Notary Public, personally appeared Marie B. Durrant, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Alaire Christensen

Notary Public for Idaho
504 11th Avenue South
Nampa, Idaho 83651

My Commission Expires: 8-18-12

ALAIRE CHRISTENSEN NOTARY PUBLIC STATE OF IDAHO

Exhibit "A"

A parcel of land located in the SE ¼ of the SW ¼ of Section 1, T.2N, R.1W., Boise Meridian, Ada County, Idaho, more particularly described as follows: Commencing at the ¼ corner common to Section 12 and the said Section 1, from which the Southwest corner of said Section 1 bears North 89°32'42" West 2640.54 feet; Thence along the North-South mid-section line North 00°21'55" East, 222.45 feet to the Real Point of Beginning.

Thence North 74°51'42" West, 89.31 feet;

Thence North 87°09'42" West 125.19 feet;

Thence 38.68 feet along the arc of a curve to the right having a radius of 44.30 feet, a central angle of 50°01'30", and a long chord bearing North 62°08'57" West, 37.46 feet;

Thence North 37°08'12" West, 279.26 feet;

Thence South 38°34'48" West, 12.07 feet to a point in the center of the Mason Creek Feeder Ditch;

Thence along said ditch the following courses and distances:

North 32°56'16" West, 41.13 feet;

North 24°37'30" West, 78.89 feet;

North 21°39'35" West, 44.63 feet;

North 27°12'47" West 47.62 feet;

North 17°42'08" West, 79.89 feet;

North 16°06'01" West, 74.70 feet;

North 06°18'31" West, 80.82 feet;

North 03°58'22" West, 80.04 feet;

North 10°11'33" West, 89.97 feet;

North 09°35'59" West, 50.61 feet;

North 03°44'28" West, 35.56 feet;

North 12°24'16" West, 69.49 feet;

Thence 69.92 feet along the arc of a curve to the left, having a radius of 143.00 feet, a central angel of 28°00'58", a long chord bearing North 26°24'48" West, 69.23 feet;

Thence departing said ditch North 89°55'47" East, 652.59 feet to a point on said North-South mid-section line;

Thence along said line South 00°21'55" West, 1062.96 feet to the Point of Beginning.

ADA COUNTY RECORDER J. DAVID NAVARRO 3
BOISE IDAHO 08/04/04 09:22 AM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Bailey Law Group
AMOUNT 9.00

104099650

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.
504 11TH AVENUE SOUTH
NAMPA, ID 83651
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED

◆◆◆

C. RUSSELL DURRANT AND MARIE B. DURRANT, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to THE C. RUSSELL DURRANT AND MARIE B. DURRANT LIVING TRUST DATED JULY 20, 2004, of which C. Russell Durrant and Marie B. Durrant are the current Trustees, Grantee, whose address is 8397 South Old Farm Place, Meridian, ID 83642, that certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and by this reference incorporated herein.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 28th day of July, 2004.

GRANTORS:

C. Russell Durrant
C. RUSSELL DURRANT

Marie B. Durrant
MARIE B. DURRANT

STATE OF IDAHO)
ss.
COUNTY OF CANYON)

On this 28th day of July, 2004, before me, the undersigned Notary Public in and for said State, personally appeared C. RUSSELL DURRANT AND MARIE B. DURRANT, husband and wife, known or identified to me to be the persons who executed said within instrument, and acknowledged to me that they executed the same.

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

RICK D. BAILEY NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC, State of Idaho
Commission expires: 8/31/04

EXHIBIT A

Parcel #2, Project No. 904, Roylance & Associates P.A., a tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monumenting the West 1/4 Corner of said Section 1, thence along the westerly line of said Section 1, South 00°-27'-12" West a distance of 2669.24 feet to a found brass cap monumenting the Southwest Corner of said Section 1, thence continuing along said westerly line North 00°-27'12" East a distance of 515.00 feet to a set P.K. Nail, said P. K. Nail being the POINT OF BEGINNING.

Thence continuing along said westerly line North 00°-27'-12" East a distance of 303.00 feet to a set P.K. Nail,

Thence leaving said westerly line of said Section 1 South 89°-32'-41" East a distance of 25.00 feet to a set steel pin, to a point on the centerline of the Painter Feeder Ditch,

Thence along said centerline the following courses: South 78.-57'-09" East a distance of 42.99 feet to a point,

South 64°-09'-08" East a distance of 217.78 feet to a point,

South 53°-01'-59" East a distance of 46.16 feet to a point,

South 44°-58'-45" East a distance of 248.31 feet to a point,

Thence North 89°-32'-41" West a distance of 478.00 feet (formerly 488.00 feet) to the POINT OF BEGINNING.

The above described tract of land contains 2.10 acres, more or less, subject to a 25 foot road right-of-way along the westerly line thereof, said tract also being subject to all other existing easements and rights-of-way.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 22.00 5
BOISE IDAHO 10/21/10 08:45 AM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Bailey Law Group
110098777

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Bailey Law Group, P.C.
504 11th Ave. South
Nampa, Idaho 83651

(Space Above For Recorder's Use)

GRANT DEED

For the consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Marie B. Durrant, a widow ("Grantor"), grants, bargains, sells and conveys to Marie B. Durrant, Trustee of The C. Russell Durrant and Marie B. Durrant Living Trust (u/t/d 7/20/2004) ("Grantee"), whose current address is 8397 S. Old Farm Place, Meridian, Idaho 83642, and its successor and assigns forever, the following described real property:

See Exhibit A attached hereto and made a part hereof by reference.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed her name to this instrument this 19 day of October, 2010.

Marie B. Durrant
Marie B. Durrant

STATE OF IDAHO)
) ss.
County of Canyon)

On this 19th day of October, 2010, before me a Notary Public, personally appeared Marie B. Durrant, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Alaire Christensen

ALAIRE CHRISTENSEN NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
504 11th Avenue South
Nampa, Idaho 83651

My Commission Expires: 8-18-12

Exhibit A

A parcel of land situate in the west one-half of Section 1, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the southwest corner of said Section 1, which is the *Real Point of Beginning:*

Thence N00°27'09"E, 515.00 feet along the westerly boundary of said Section 1;
Thence S89°32'44"E, 478.00 feet;
Thence N44°58'48"W, 248.31 feet;
Thence N53°02'02"W, 46.16 feet;
Thence N64°09'11"W, 26.35 feet;
Thence N00°27'09"E, 577.81 feet along a line parallel to the westerly boundary of said Section 1;
Thence N89°32'44"W, 240.19 feet to the westerly boundary of said Section 1;
Thence N00°27'09"E, 1,363.39 feet along the westerly boundary of said Section 1 to the west quarter corner of said Section 1;
Thence N00°27'08"E, 261.92 feet along the westerly boundary of said Section 1;
Thence S39°33'42"E, 126.00 feet;
Thence S46°10'40"E, 235.17 feet;
Thence S47°25'51"E, 231.99 feet;
Thence S44°48'11"E, 151.99 feet;
Thence S49°16'59"E, 221.73 feet;
Thence S47°03'27"E, 292.85 feet;
Thence S47°29'00"E, 288.72 feet;
Thence 51.55 feet along a tangent curve deflecting to the right, with a radius of 1,100.00 feet, a central angle of 02°41'07", a long chord of 51.55 feet and a chord bearing of S46°08'28"E;
Thence S44°47'54"E, 234.52 feet;
Thence 108.16 feet along a tangent curve deflecting to the left, with a radius of 1,100.00 feet, a central angle of 05°38'01", a long chord of 108.11 feet and a chord bearing of S47°36'55"E;
Thence S50°25'55"E, 87.82 feet;
Thence 339.78 feet along a tangent curve deflecting to the left, with a radius of 1,082.00 feet, a central angle of 17°59'34", a long chord of 338.39 feet and a chord bearing of S59°25'42"E;
Thence S68°25'29"E, 163.65 feet;
Thence 69.89 feet along a tangent curve deflecting to the right, with a radius of 143.00 feet, a central angle of 28°00'15", a long chord of 69.20 feet and a chord bearing of S54°25'21"E;
Thence N89°55'51"E, 658.76 to the north-south quarter section line of said Section 1;

Thence S00°38'29"W, 1,063.50 feet along the north-south quarter section line of said Section 1;
Thence N74°42'37"W, 90.47 feet;
Thence N87°09'37"W, 125.19 feet;
Thence 38.68 feet along a tangent curve deflecting to the right, with a radius of 44.30 feet, a central angle of 50°01'30", a long chord of 37.46 feet and a chord bearing of N62°08'52"W;
Thence N37°08'07"W, 279.26 feet;
Thence S38°34'53"W, 12.07 feet;
Thence N32°56'12"W, 41.13 feet;
Thence N24°37'26"W, 78.89 feet;
Thence N21°39'31"W, 25.78 feet;
Thence N21°39'31"W, 18.85 feet;
Thence N27°12'43"W, 47.62 feet;
Thence N17°42'04"W, 79.89 feet;
Thence N16°05'57"W, 74.70 feet;
Thence N06°18'27"W, 80.82 feet;
Thence N03°58'18"W, 80.04 feet;
Thence N10°11'29"W, 89.97 feet;
Thence N09°35'55"W, 50.61 feet;
Thence N03°44'24"W, 35.56 feet;
Thence S37°08'50"W, 1,385.60 feet;
Thence S59°44'55"E, 15.20 feet;
Thence S05°24'48"W, 31.41 feet to the southerly boundary of said Section 1;
Thence N89°32'37"W, 1,215.28 feet along the southerly boundary of said Section 1 to the ***Real Point of Beginning.***

Save and Except:

A parcel of land located in the SE ¼ of the SW ¼ of Section 1, T.2N, R.1W., Boise Meridian, Ada County, Idaho, more particularly described as follows: Commencing at the ¼ corner common to Section 12 and the said Section 1, from which the Southwest corner of said Section 1 bears North 89°32'42" West 2640.54 feet; Thence along the North-South mid-section line North 00°21'55" East, 222.45 feet to the Real Point of Beginning.

Thence North 74°51'42" West, 89.31 feet;

Thence North 87°09'42" West 125.19 feet;

Thence 38.68 feet along the arc of a curve to the right having a radius of 44.30 feet, a central angle of 50°01'30", and a long chord bearing North 62°08'57" West, 37.46 feet;

Thence North 37°08'12" West, 279.26 feet;

Thence South 38°34'48" West, 12.07 feet to a point in the center of the Mason Creek Feeder Ditch;

Thence along said ditch the following courses and distances:

North 32°56'16" West, 41.13 feet;

North 24°37'30" West, 78.89 feet;

North 21°39'35" West, 44.63 feet;

North 27°12'47" West 47.62 feet;

North 17°42'08" West, 79.89 feet;

North 16°06'01" West, 74.70 feet;

North 06°18'31" West, 80.82 feet;

North 03°58'22" West, 80.04 feet;

North 10°11'33" West, 89.97 feet;

North 09°35'59" West, 50.61 feet;

North 03°44'28" West, 35.56 feet;

North 12°24'16" West, 69.49 feet;

Thence 69.92 feet along the arc of a curve to the left, having a radius of 143.00 feet, a central angel of 28°00'58", a long chord bearing North 26°24'48" West, 69.23 feet;

Thence departing said ditch North 89°55'47" East, 652.59 feet to a point on said North-South mid-section line;

Thence along said line South 00°21'55" West, 1062.96 feet to the Point of Beginning.

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 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: Rezone of 12.16 acres from A zone to R-6 zone

Date and time of neighborhood meeting: August 13, 2020 meeting starting at 6pm

Location of neighborhood meeting: 7800 S Linder Road

SITE INFORMATION:

Location: Quarter: SW Section: 1 Township: 2N Range: 1W Total Acres: 12.16acres

Subdivision Name: n/a Lot: n/a Block: n/a

Site Address: W. Columbia Road Tax Parcel Number(s): S1301336350

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

CURRENT PROPERTY OWNER:

Name: RUSSEL C DURRANT & MARIE B LIVING TRUST

Address: 8397 S OLD FARM PL City: MERIDIAN State: ID Zip: 83642

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

Name: KENT BROWN Business (if applicable):

Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642

PROPOSED USE:

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

Application Type	***Brief Description***
Annexation	
Re-zone	Rezone of 12.16 acres from A zone to R-6 zone
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: KENT BROWN

Address: 3161 E SPRINGWOOD DR

City: MERIDIAN State: IDAHO Zip: 83642

Telephone: 208-871-6842 Fax:

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

Signature: (Applicant) Date AUGUST 14, 2020

SIGN IN SHEET

PROJECT NAME: DURRANT REZONE

Date: AUGUST 13, 2020

	Name	Address	Zip	Phone
1	KENT BROWN	3161 E SPRINGWOOD DR	83642	208-871-6842
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

NEIGHBORHOOD MEETING MINUTES

Meeting Date: August 13, 2020 Number of Attendees: _____

Meeting Location: 7800 S. Linder Road north of Warehouse building (outside)

Description of Project Presented:

Proposed Rezone of 12.16 acres to R-6 zoning from A zoning .

Attendee's comments:

N/A

I hereby certify that the above information is complete and correct to the best of by knowledge.

KENT BROWN

Printed Name

Signature

AUGUST 14,2020

Date

August 1, 2020

RE: Notice of Neighborhood Meeting for Durrant Rezone

Dear Land Owner:

Kuna City Code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review: the details of a Preliminary Plat for a residential neighborhood, and rezoning and annexation of the site to R-6 zoning. The site is located on northside of Columbia Road between Cem-10 LLC parcel and Kuna School District property.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Development Services at (208) 922-5274. If you have questions regarding the application, please contact me, Kent Brown.

Purpose: To review proposed Rezone of 12.16 acres to R-6 zone.

When: Thursday, August 13, 2020 starting at 6pm

Where: 7800 S. Linder Road north of warehouse building (outside)

Description: Rezone of 12.16 acres from A to R-6 zone

If you have any questions about the meeting or the proposed development project, please contact:

Kent Brown
(208) 871-6842

Sincerely,

Kent Brown
Project Planner

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

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

City of Kuna
COMMITMENT TO PROPERTY POSTING

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

8-17-2020
Date

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

City of Kuna
Planning & Zoning Department

Agency Transmittal

August 25, 2020

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

FILE NUMBER:	20-04-ZC, (Rezone) – Durrant
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 12.16 ac. in Kuna City from the current Ag. (Agriculture) zone to the R-6 (Medium Density Residential) zone.
SITE LOCATION	Near the NEC of S Linder Road and W Columbia Road, Kuna, Idaho 83634.
OWNER	*Russel C Durrant & Marie B Living Trust* 8397 S Old Farm Place Meridian, ID 83642
APPLICANT/ REPRESENTATIVE	*Kent Brown* 3161 E Springwood Drive Meridian, ID 83642 208.871.6842 kentlkb@gmail.com
SCHEDULED HEARING DATE	Tuesday, **October 13, 2020.** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **26 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **20-04-ZC Durrant Zone Change**

The 20-04-ZC Durrant Property. Request dated 14 August 2020 has been reviewed. The application provides an application, cover letter, vicinity map, rezone parcel map, legal description and exhibit, and a title report. These comments apply to the rezone in relation to public works infrastructure. Landscaping, population density, parking requirements, emergency access, intense pedestrian and vehicular traffic and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received. Although the cover noted that no development is presently planned, the following comments will apply when the development begins.

These comments may be expanded or refined based on future land-use actions and other code or related changes that may occur between the rezone and actual development. The following comments apply considering current, effective requirements:

1. **General**
   a. The Durrant property is located near the intersection of Linder road and Columbia road. The parcel number is S1311336350. The site is approximately 12.16 acres. The rezone requests changing the zoning to R-6 medium density residential.
   b. Typical dwelling units are reckoned at approximately 3.18 people per household. The projected population for this subdivision will be approximately 232 people or 19 people per acre.
   c. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result when development takes place.
   d. A commensurate impact to traffic volumes and densities will follow.
   e. Access to the Durrant property is from W. Columbia Road as shown on the vicinity map. When planning the development, each phase should be serviced by at least two access points.
   f. Connection to the City of Kuna pathways is not yet available but should be considered when planning the development.
   g. A plan approval letter will be required if this project affects any local irrigation districts.
   h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Grading plans are required for subdivisions.

i. Where lots have to be stair stepped to accommodate grades, the privacy fence must be on the high side of the lot's property line such that privacy is actually achieved.
j. State the vertical datum used for elevations on all drawings. A local grid is not acceptable. All elevations must be state plane coordinate system elevations.
k. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities construction associated with this development. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built (record) drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections.

3. Right-of-Way

a. Development on the Durrant property will affect traffic on W. Columbia Road and connected roads.
a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. Approaches onto Meridian Road must meet ITD approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. All street construction must meet or exceed ACHD and City of Kuna development standards.
f. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

4. Sanitary Sewer & Potable Water

a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
b. The applicant's property is presently uninhabited, is not connected to City services and is subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
c. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
e. Water and sewer flow models will be required to verify adequate water supply and fire suppression and sewage removal. The Developer shall be responsible for developing the infrastructure model modifications. Currently the City of Kuna is utilizing Keller Associates for this function.
f. Sewer and water connection fees apply to each lot containing a home or other facility.
g. This property is anticipated to flow to Patagonia Lift Station. The sewage is subsequently lifted at Danskin Lift Station. Both lift stations are approaching design capacity. Developer may be asked to participate in the cost to develop additional capacity. Improvements may include the lift station, force and gravity sewer mainlines.

h. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
i. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

5. Pressurized Irrigation

a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e. Pressurized irrigation valves shall be easily accessible by the lot using the irrigation service.
f. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
h. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
i. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

6. Grading and Storm Drainage

a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

8. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

received
8.28.20

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

26 August 2020

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

RE: Russel C Durrant
W Columbia Rd
New York Irrigation District
Painter Lateral 60+80
Sec. 01, T2N, R1W, BM.

File Number – 20-04-ZC

NY-070-001-00

Doug Hanson:

The United States' Mason Creek Feeder and Painter Lateral lie within the boundary of the above-mentioned location. The easement for these laterals are 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 these laterals. We assert the federal easement 37 feet northeast and 25 feet southwest of the Mason Creek Feeder's centerline and 20 feet northeast and 20 feet southwest of the Painter Lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Fencing and pathways must be constructed just off the canal easements, to ensure public safety and prevent encroachments.

Please note the appropriate easements on all future preliminary/final plats.

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 Statues, 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.

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.

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 ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the District office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager

tbr/tr

cc: Clint McCormick — Watermaster, Div; 2 BPBC
Terri Hasson — Secretary – Treasurer, NYID

File

received
10.1.2020

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

September 24, 2020

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 20-04-ZC/ S. Linder Road & W. Columbia Road

Dear Doug:

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

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control

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

Exhibit
B3

Project/File: **Durrant Rezone/ KUNA20-0011/ 20-04-ZC**
This is a rezone application of 12.2 acres to R-6. The site is located north of Columbia Road and west of Meridian Road.

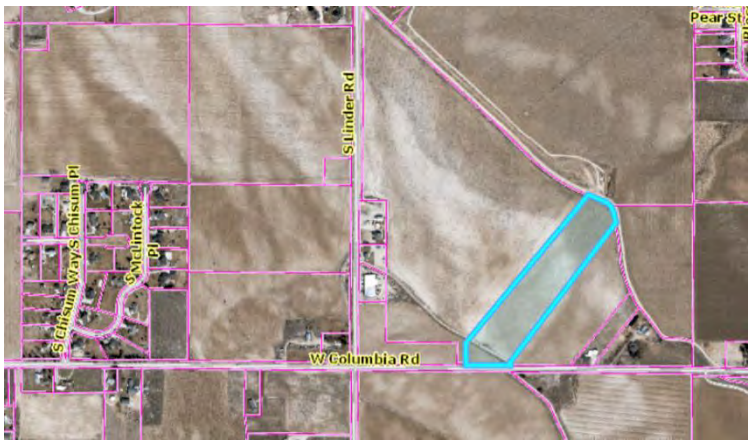
Lead Agency: City of Kuna

Site address: W. Columbia Road
S1301336350

Staff Approval: October 2, 2020

Applicant: Kent Brown
3161 E. Springwood Dr
Meridian, ID 83642

Owner: Russel C. Durrant
Marie B Living Trust
8397 S. Old Farm Place
Meridian, ID 83642



Staff Contact: Dawn Battles, Planner
Phone: 387-6218
E-mail: dbattles@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval to rezone 12.2 acres from A (Agriculture) to R-6 (Medium Density Residential). There are no plans for development as part of this application.

   The applicant's zoning proposal is consistent with the City of Kuna's comprehensive plan which designates this site as mixed use.

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

Direction	Land Use	Zoning
North	Medium Density Residential	R-6
South	Agriculture	A
East	Medium Density Residential & Rural Residential (Ada County)	R-6 & RR
West	Public	P

3. **Site History:** ACHD has not previously reviewed this site for a development application.

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

- CTE High School, proposed to be built in multiple phases is located on the neighboring parcel to the west and was approved by ACHD in October 2018.
- Springhill, a subdivision consisting of 677 single family building lots and 30 common lots is located north of the site and was approved by ACHD in April 2018.
- Silver Trail, a subdivision consisting of 421 single family building lots and 56 common lots is located west of the site and was approved by ACHD in October 2016.

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

6. **New Center Lane Miles:** The proposed development includes 0 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. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and reconstructed in the future.
   - Bridge Number 1283 on Columbia Road is scheduled in the IFYWP to be replaced in 2024.

9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   The BMP identifies Columbia Road as a Level 2 facility.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family Detached (per unit)	9.44	1.00
Multi-Family Housing (Low-Rise)	7.32	0.56
Multi-family Housing (Mid-rise) (per unit)	5.44	0.44

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service

**State Highway 69 Meridian Road	None	Principal Arterial	2,854	N/A
Columbia Road	363-feet	Minor Arterial	266	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
** ACHD does not set level of service thresholds for State Highways.

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

- The average daily traffic count for SH-69 south of Lake Hazel Road was 34,114 on October 23, 2019.
- The average daily traffic count for Columbia Road east of Linder Road was 4,212 on July 21, 2020.

C. Findings for Consideration

This application is for a rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Columbia Road

a. Existing Conditions: Columbia Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Columbia Road (23-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 sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between

the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to dedicate additional right-of-way to total 37-feet from centerline of Columbia Road abutting the site, consistent with the MSM. No compensation will be provided for the additional dedicated right-of-way as Columbia Road is not listed as impact fee eligible in the Capital Improvements Plan.

   As part of a future development application, the applicant should be required to improve Columbia Road with a minimum of 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder, borrow ditch and 5-foot wide concrete sidewalk located a minimum of 30-feet from centerline of Columbia Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. Internal Local Streets

a. **Existing Conditions:** There are no local streets within 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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

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. Staff Comments/Recommendations: As part of a future development application, the applicant should construct the roadway intersections to meet ACHD District policies listed above.

3. Roadway Offsets

a. Existing Conditions: There are no roadways within 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).

Local Offset Policy: 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. Staff Comments/Recommendations: As part of a future development application, the applicant should construct the roadway intersections to meet ACHD District policies listed above.

4. Driveways

4.1 Columbia Road

a. Existing Conditions: There are no existing driveway from the site onto Columbia Road.

b. Policy:

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

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

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

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

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

volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

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

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

c. **Staff Comments/Recommendations:** The future development application will be subject to the District policies listed above.

4.2 Local Streets

a. **Existing Conditions:** There are no local streets within the site.

b. **Policy:**
Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. **Staff Comments/Recommendations:** The future development application will be subject to the District policies listed above.

5. Private Roads

a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. **Staff Comments/Recommendations:** If the City of Kuna approves a private road, the applicant shall be required to pave the private roadway its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

6. 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 maintenance and/or license agreement.

b. **Staff Comments/Recommendations:** The future development application will be subject to the District policy listed above.

7. Bridge for Kuna Canal Crossing

The District will require, as part of a future development application, that the applicant submit the bridge plans for the crossing of the Kuna Canal 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.

8. 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.

9. 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.

10. Other Access

Columbia Road classified as a residential arterial roadway. Other than the access specifically approved as part of a future development application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for a rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Submit civil plans to ACHD Development Services for review and approval, as part of a future development application. The impact fee assessment will not be released until the civil plans are approved by ACHD.

2. Payment of impact fees is due prior to issuance of a building permit.

3. 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

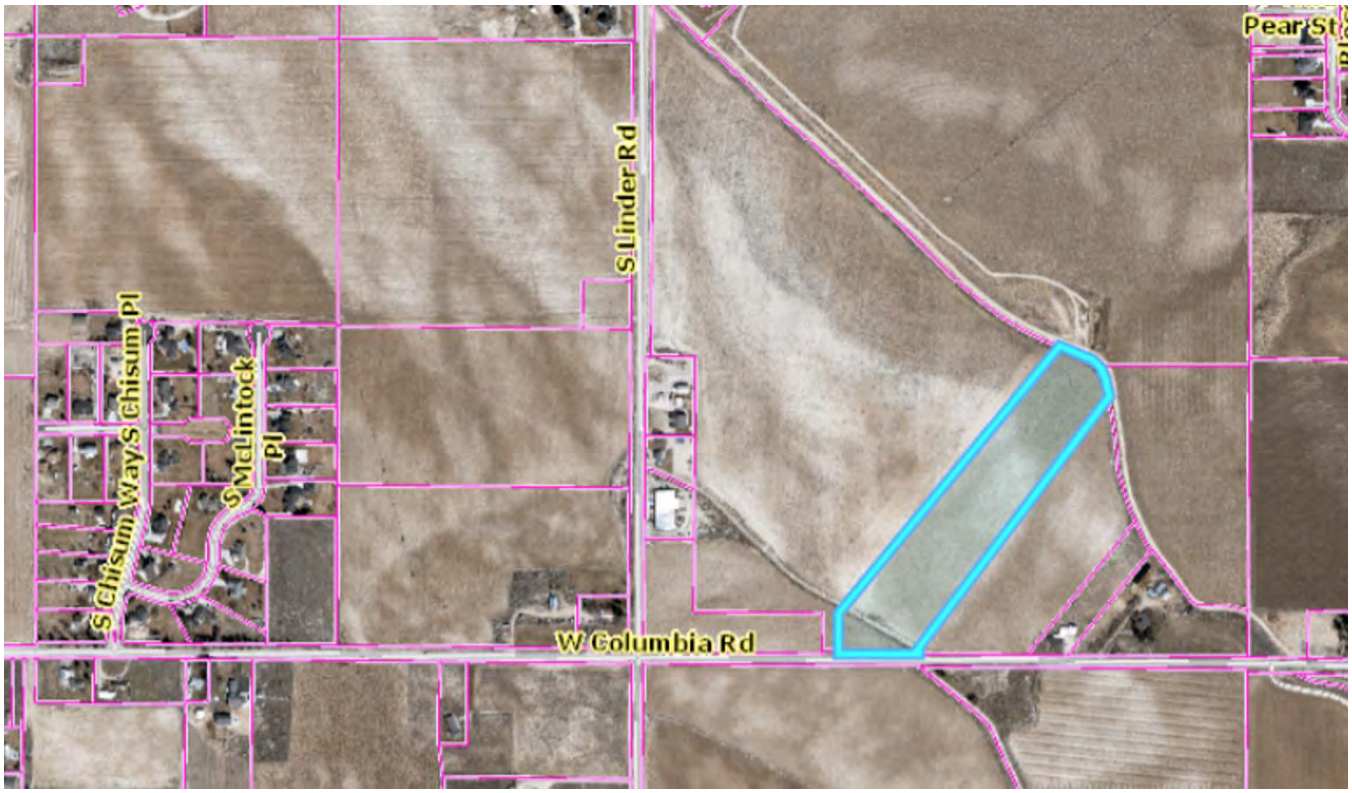
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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. Utility Coordinating Council
3. Development Process Checklist
4. Appeal Guidelines

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

LEGAL NOTICE

File #'s 20-04-ZC, Durrant Rezone

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, October 13, 2020 at 6:00 pm,** or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a request from Kent Brown Planning Services to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634, within Section 1, Township 2 North, Range 1 West; (APN: S1301336350).

Please do not contact the Planning & Zoning Commission or City Council including the Mayor as this may jeopardize the public hearing process since it is considered ex parte. If you have any questions or require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. Late submissions will not be included in the packet but will be provided at the meeting.
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. Late submissions will not be included.
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - √ Your name
   - √ Address
   - √ Phone Number you will be calling from to give testimony
   - √ Email Address
   - √ Date of Public Hearing
   - √ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department

September 23, 2020 34307

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

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 9/23/2020

To: ☑ 300' Property Owners ☐ Other _____

Planner: Doug Hanson, Planner I

Case Name: 20-04-ZC – Durrant Rezone

I HEREBY CERTIFY that on this 23rd day of September, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Attest

NEOPOST
09/23/2020
US POSTAGE $000.00⁰

FIRST-CLASS MAIL

ZIP 83634
041M11460992

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19…

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **October 13, 2020,** beginning **at 6:00 pm** on the following case:

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634, within Section 1, Township 2 North, Range 1 West; (APN: S1301336350).

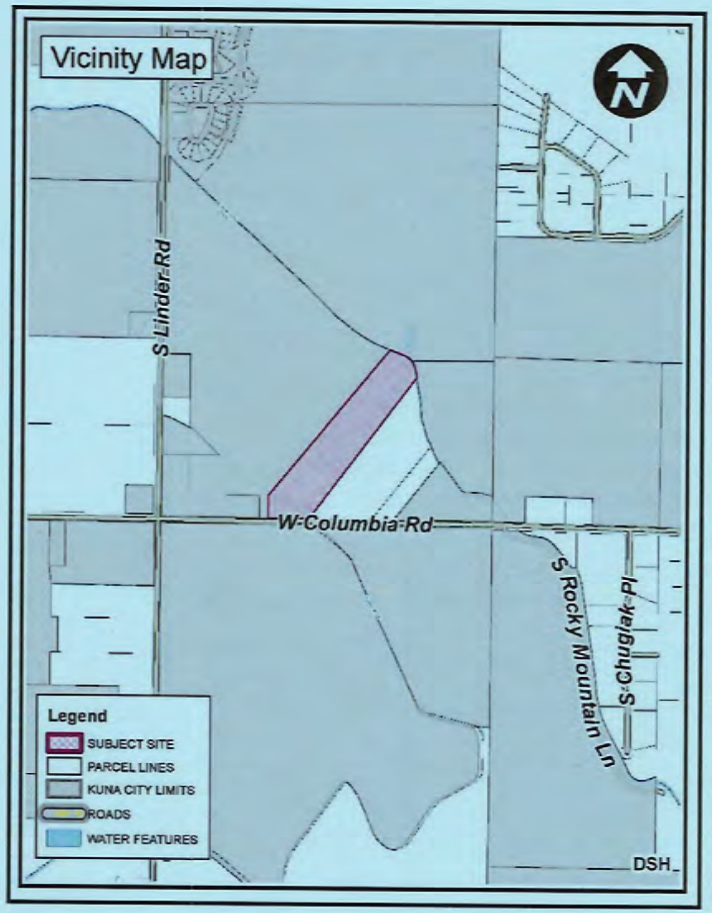
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***October 7, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

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



MAILED 9/23/2020

With the City Hall limited seating capacity to the public due to COVID-19, the *Kuna Planning and Zoning Commission* will be holding a virtual public hearing on *20-4-ZC Durrant Rezone*. The instructions and options available for public testimony are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

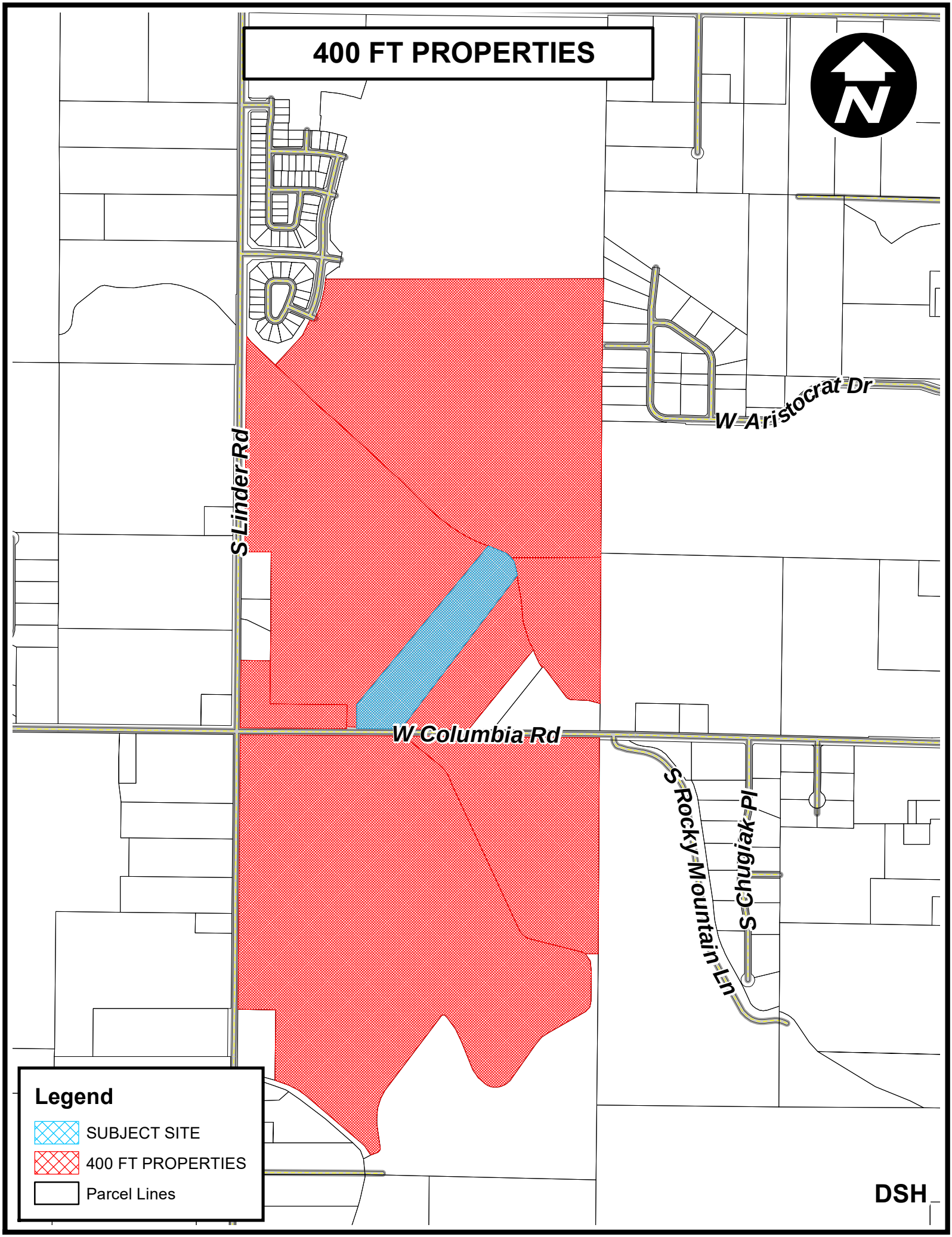
1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the Public Testimony Form
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Oral – Via electronic call is allowed based on Governor Little's Open Meeting Law suspension proclamation of March 13, 2020, until testimony in person is allowed.

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - ✓ Your name
   - ✓ Address
   - ✓ Phone Number you will be calling from to give testimony
   - ✓ Email Address
   - ✓ Date of Public Hearing
   - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.


400 FT PROPERTIES
N
W Aristocrat Dr
S Linder Rd
W Columbia Rd
S Rocky Mountain Ln
S Chugiak Pl
Legend
SUBJECT SITE
400 FT PROPERTIES
Parcel Lines
DSH

City of Kuna

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

P & Z Commission Staff Report

To: Planning and Zoning Commission

Case Numbers: 20-02-AN (Annex), 20-04-S (*Subdivision*) & 20-08-DR (Design Review), for the *Rising Sun Commons Subdivision.*

Location: Near the Southwest Corner (SWC) of Kuna & Stroebel Roads
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 13, 2020

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

Applicant: **JUB Engineers**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
Wshrief@jub.com

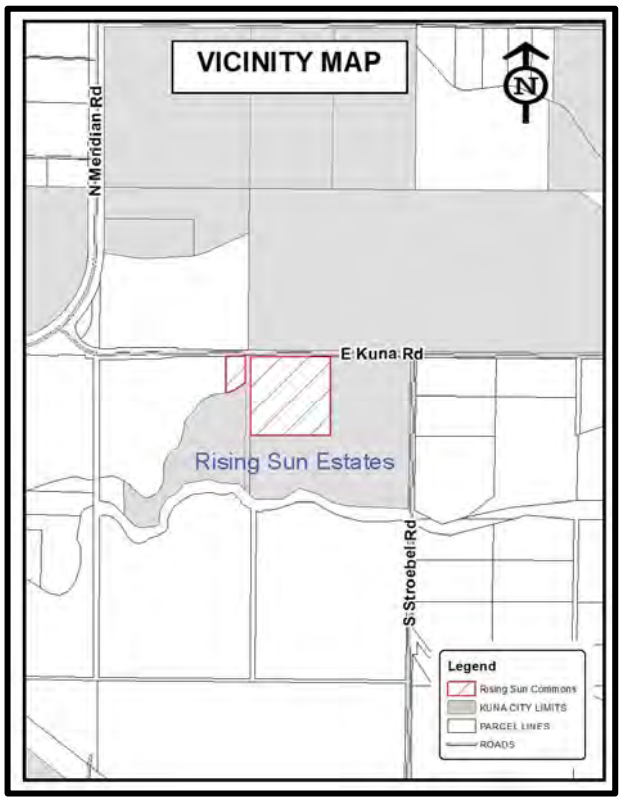


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Procedural Background
H. Proposed Comprehensive Plan Analysis
I. Proposed Kuna City Code Analysis
J. Proposed Commission's Recommendation
K. Proposed Conditions of Approval

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	March 12, 2020 (five persons attended)
ii.	Agencies	July 21, 2020
iii.	400' Property Owners	October 3, 2020

iv. Kuna, Melba Newspaper September 23, 2020
v. Site Posted *September 25, 2020*

B. Applicant Request:

1. The applicant, JUB Engineers request annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. (Approved Nov. 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

2. **Site History:** The subject site is approx. 11.74 acres in size and is currently zoned M2 (Ada County Industrial) and is in unincorporated Ada County. The subject site has historically been used for residential and agricultural purposes.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 11.74 ac. site as Mixed-Use.

2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map indicates a future pathway / trail to the south of this site along Indian Creek. A pathway and open space along Indian Creek was previously approved by the City and is currently under design review by BOR and the Parks and Recreation Department. This project is intended to be an extension of Rising Sun Estates which borders this site on the east and south. The applicant has formally committed to significantly expand the previously approved open space and pathway in Rising Sun Estates.

3. **Surrounding Existing Land Uses and Zoning Designations:**

North	RUT	Rural Urban Transition - Ada County
South	R-4	Medium Density Residential – City of Kuna
East	R-4	Medium Density Residential – City of Kuna
West	RUT	Rural Urban Transitional – Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
DEBRA YOUNG	Approx 1.06 ac.	RUT-Rural Urban Transition	R0615250525
DEBRA YOUNG	Approx. 9.34 ac	M2 - County Industrial	R0615250700

5. **Services:**
Sanitary Sewer – City of Kuna (COK)
Potable Water – COK
Irrigation District – Boise-Kuna Irrigation District
Pressure Irrigation–COK Municipal Irrig. System (KMIS)
Fire Protection – Kuna Rural Fire District (KRFD)
Police Protection – Kuna City Police (ACSO)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently the properties listed above are used for residential and agricultural purposes. There is one residential building on site with several out buildings. These parcels are generally flat and on-site vegetation is consistent with typical Residential and Agriculture fields. Bedrock depth according to the USGS, is approx 20" to 40" with an average of 1 - 1.4% slope across the site.

Transportation / Connectivity: The site has approx. 844' of frontage along Kuna Road. Staff recommends the applicant be conditioned to satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and for the frontage along Kuna Road, including road widening and vertical/rolled curb, gutter and sidewalks at the appropriate widths. In this location Kuna Road is a Minor Arterial. The Applicant shall work with the Emergency Medical Services (EMS) to provide proper EMS access for the site. Staff recommends the applicant be conditioned to connect to previously approved stub streets and to provide stub streets to adjacent parcels as necessary following KCC.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Ada County Highway District (ACHD) Exhibit B-2
    - Boise Project Board of Control Exhibit B-3
    - Central District Health Department (CDHD) Exhibit B-4
    - Department of Environmental Quality (DEQ) Exhibit B-5

D. Staff Analysis:

Applicant proposes to annex approx. 11.74 acres into the City of Kuna with an R-6 zone and to create a subdivision with the same 11.74 ac. known as *Rising Sun Commons* Subdivision. The site is adjacent to Kuna City limits and is currently zoned M2 (Ada County Industrial), applicant seeks a Medium Density Residential **[**MDR**]** zone. As these lands touch current City limits, they are eligible for annexation into Kuna, should the Council reach that decision.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Mixed-Uses. The applicant proposes the R-6 zone which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 3.66 gross DUA and 1.24 acres (10.7%) of usable open space in addition to the trail along Indian Creek and expanded open space (Rising Sun Estates - 2017). The developer has stated that this subdivision will be an extension of the Rising Sun Estates (RSE Sub) development. The applicant has formally committed to expanding the trail and open space whereby reducing the overall density in RSE Sub. The applicant will be improving the open space in concert with Kuna's Parks and Rec standards and in the end will dedicate a turn-key park to the City as a public amenity. With the commitment for expanding an approved public amenity (open space and trail), coupled with making Rising Sun Commons an extension of RSE Sub, staff views this proposal to be in concert with the FLUM and Comprehensive Plan. Applicant proposes 43 home lots and 10 common lot (53 total). Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide utility stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub and external streets that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31st lot threshold for permanent secondary access. Staff recommends that all streets (including Kuna Road Frontage) be improved, widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths. Staff recommends the applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.

A Design Review application accompanies this project and seeks approval for the landscaping, trails and open spaces included with this subdivision (20-08-DR). A Homeowners Association (HOA) shall be established for the care and maintenance for all common lots. The landscape plans appear to be in substantial compliance with KCC 5-17. In the event that during phase development there is a valid reason to relocate trees and shrubs, staff recommends that the applicant be conditioned to relocate the affected items to another location rather than removal from the project. Acceptable reasons for relocating landscaping includes ACHD drainage and vision

triangles at intersections. It is the *responsibility of the developer* to ensure that wire baskets, twine and other forms of non-biodegradable items are removed from trees and shrubs appropriately. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 20-02-AN, 20-04-S and 20-08-DR, to the Commission with recommended conditions of approval listed in section 'I' of this report.

E. Applicable Standards:

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

F. Procedural Background:

On Tuesday October 13, 2020, the Commission ***will/have considered*** the *Rising Sun Commons* subdivision project, Case No's 20-02-AN, 20-04-S and 20-08-DR, including the applications, agency comments, staff's report and public testimony presented or given.

G. Proposed Comprehensive Plan Analysis:

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

The Comprehensive Plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet these goals.*

***6.0 Land Use Goals and Objectives - Summary*:**
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood with quality design elements included..*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:
Provide adequate services, facilities, and utilities for all City residents and *annex* contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities with open spaces and trails for its residents and the community.*

9.0 - Transportation Goals and Objectives - Summary:
Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: *The project meets the transportation goals of the City by improving Kuna Rd. with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads and pathways for transportation connections.*

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

Comment: *Applicant proposes 53 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, common lots and amenities, therefore creating a pleasant neighborhood environment that blends with the area.*

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

Comment: *The subdivision incorporates sound community design and landscape features to integrate with nearby uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

H. Proposed Kuna City Code Analysis:

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

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 11.74 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses ***are/are not*** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided **is /is not** used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application ***is/is not*** likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
   Comment: *The subdivision design did consider the location of the property, classified roadway (Kuna Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent and planned uses are complimentary as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

I. Proposed Recommendation of the Commission:

20-02-AN (Annexation), *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.*

20-04-S (Preliminary Plat), *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.*

20-08-DR (Design Review), *Note: The proposed motion is to **approve or deny** the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval / conditional approval / denial** to City Council for Case No's 20-02-AN, 20-04-S, Annexation and Preliminary Plat request, and votes to ***approve / conditional approve / deny*** *20-08-DR, a Design Review request, all* by JUB Engineers with the following conditions of approval *at time of development*:

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 all sewer connections and grading plans.
    b. The City Engineer shall approve drainage and grading plans.
    c. Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
    e. 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.
    f. The *Boise Project Board of Control* shall approval all modifications to the existing irrigation system.
    g. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    h. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval.*
8. 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 three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
9. Submit a petition to the City 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 (KMIS) prior to requesting final plat signature from the City Engineer.
10. Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
11. Applicant shall improve and widen Kuna Road with curb, gutter and sidewalk at the appropriate width.
12. 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 and Council, or seek amending them through the public hearing process.
13. The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
14. The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
15. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
16. All streets shall be improved and dedicated as public roads.

17. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
18. Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.
19. Applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
20. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
21. Compliance with all local, state and federal laws is required.

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

J. Based upon the record contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna *City Council* hereby ***approves/conditionally approves/denies*** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-02-AN, 20-04-S and 20-08-DR a request for Annexation, Preliminary Plat and Design Review approval by JUB Engineers:

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

   Comment: *The Commission* ***will hold*** *a public hearing on the subject applications on October 13, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, this proposal* ***does/does not*** *generally comply with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No's 20-02-AN, 20-04-S and 20-08-DR, this proposal* ***does/does not*** *generally comply with the Kuna City Code.*

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

4. *The Kuna Planning and Zoning Commission has the authority to recommend* ***approval/denial*** *to Council for Case No's 20-02-AN and 20-04-S*, and authority to ***approve/deny*** *Case No. 20-08-DR.*

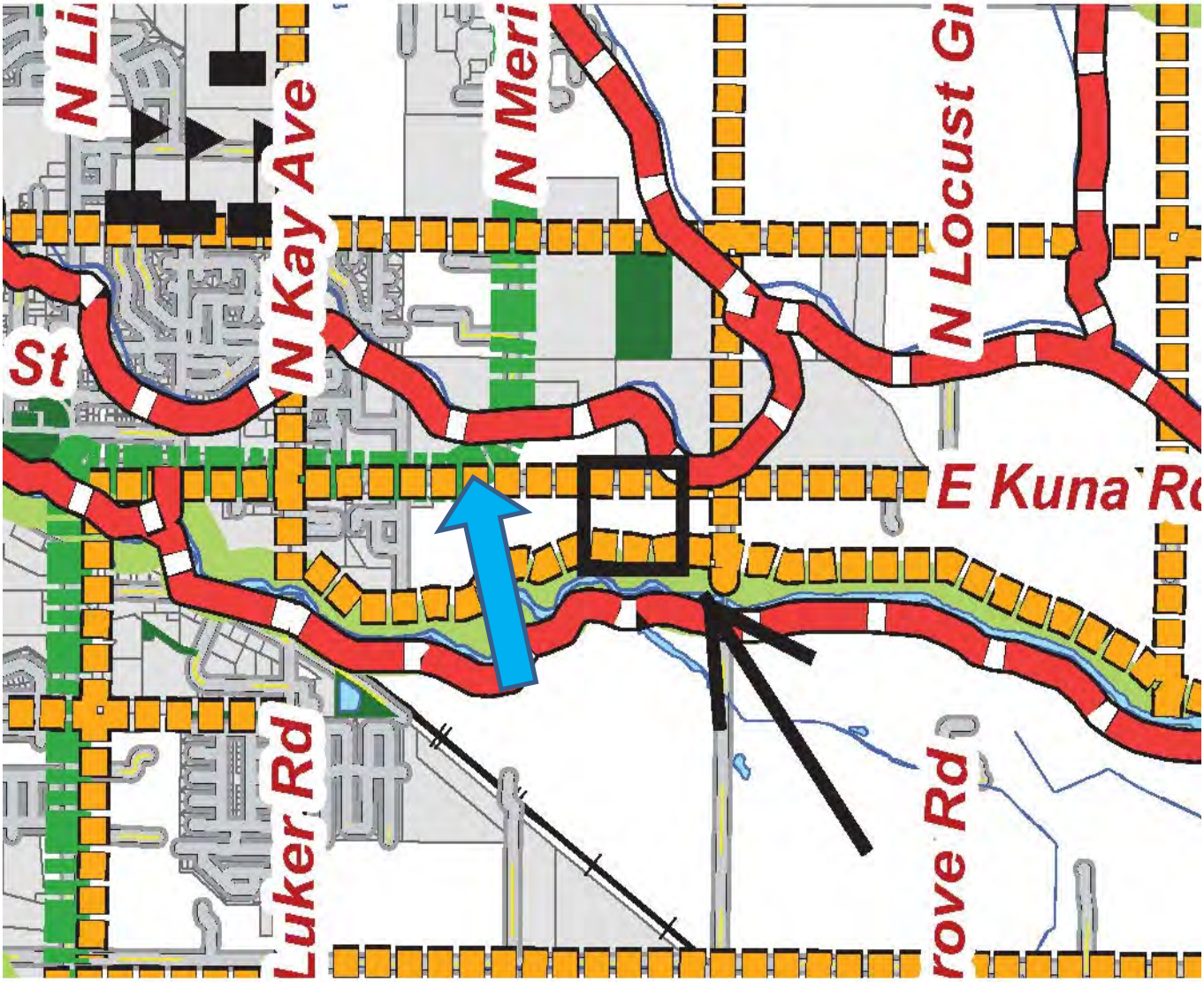
   Comment: *On October 13, 2020, the Commission* ***will/has voted*** *to recommend* ***approval/conditional approval/denial*** *of Case No's 20-020AN and 20-04-S* and to ***approve/deny*** *Case No. 20-08-DR.*

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

   Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on October 3, 2020, and a legal notice was published in the Kuna Melba Newspaper on September 23, 2020. The applicant placed a sign on the property on September 25, 2020.*

DATED: this ____ day of _____, 2020.

VICINITY MAP
N
N Meridian Rd
E Kuna Rd
Rising Sun Estates
S Stroebel Rd
Legend
Rising Sun Commons
KUNA CITY LIMITS
PARCEL LINES
ROADS


N Li
N Kay Ave
N Meri
N Locust Gr
St
E Kuna Rd
Luker Rd
rove Rd

Google Earth Aerial

May 24, 2020

Wendy Howell, PCED
Planning and Zoning Director
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: RISING SUN COMMONS SUBDIVSION –PRELIMINARY PLAT, ANNEXATION AND ZONING

Dear Ms. Howell:

On behalf of our client, M3 Companies, LLC, please accept this request for the Preliminary Plat, Annexation, and Zoning for Rising Sun Commons Subdivision. The proposed development is located on the south side of E. Kuna Road, west of Stoebel Road; the proposed development is immediately adjacent to the previously approved Preliminary Plat, Rising Sun Estates Subdivision. An application is also being made to annex the subject property into the City of Kuna and receive R-6 zoning. The development includes 11.74 acres.

Preliminary Plat

The Preliminary Plat for Rising Sun Commons Subdivision consists of 11.74 acres, and includes 43 residential lots, 7 common lots, and 3 common driveway lots. The common area will include 1.26 acres making up 10.7% of the platted area. The average lot size is 8,084 S.F and the residential density is 3.66 dwelling units per acre. Net density, as calculated per Kuna City Code standards, is 5.39 DU / acre. All lots meet the dimensional standards of the proposed R6 zoning district.

Access to the proposed subdivision will be provided off of E. Kuna Road and E. Stroebel Road; the sequencing of the two developments will allow for access to the subdivision through E. Stoebel Road to be constructed prior to the recording of the plat for Rising Sun Commons.

Public Park

Rising Sun Commons is being developed in conjunction with Rising Sun Estates; as a result of this partnership, the developer is working with the City to jointly develop a public park along Indian Creek that would include all of the creek frontage and parks in both the southeast and southwest corners of the project. A portion of the public park will be located adjacent to Stroebel Road in an area that is a popular location for Kuna residents accessing Indian Creek for water recreation. This area could include significant parking along with a put-in-beach, pickle ball courts, picnic area, and playground. The substantial open space proposed in Rising Sun Estates will be shared between the two subdivisions as they are planned to be developed together.

Neighborhood Meeting

A Neighborhood Meeting was held in accordance with City of Kuna standards on March 12, 2020. Neighbors were given the opportunity to view the proposed Preliminary Plat and ask questions regarding the proposed development. Neighbors were generally in favor of seeing residential development in this location. A sign-in sheet and comments from the meeting are attached as a part of this application.

Annexation and Zoning

R6 zoning is being requested due to the infill nature of the proposed development; the proposed Preliminary Plat is constricted to the north by E. Kuna Road and to the south, east, and west by the previously approved Rising Sun Estates Subdivision. It should be noted that the gross density of the proposed subdivision is 3.66 DU per acre; R6 zoning is being requested to allow the proposed project to meet net density requirements after accounting for open space and public road improvements.

The proposed R6 zoning is fully compatible with surrounding residential land uses. The public park along Indian Creek in Rising Sun Estates is part of an agreement between M3 and the City of Kuna to allow for residential uses in an area designated in Kuna's Comprehensive Plan for Mixed Use; the park fulfills a requirement of the Mixed Use Comprehensive Plan designation for civic or commercial uses.

Development Schedule for Rising Sun Estates and Rising Sun Commons

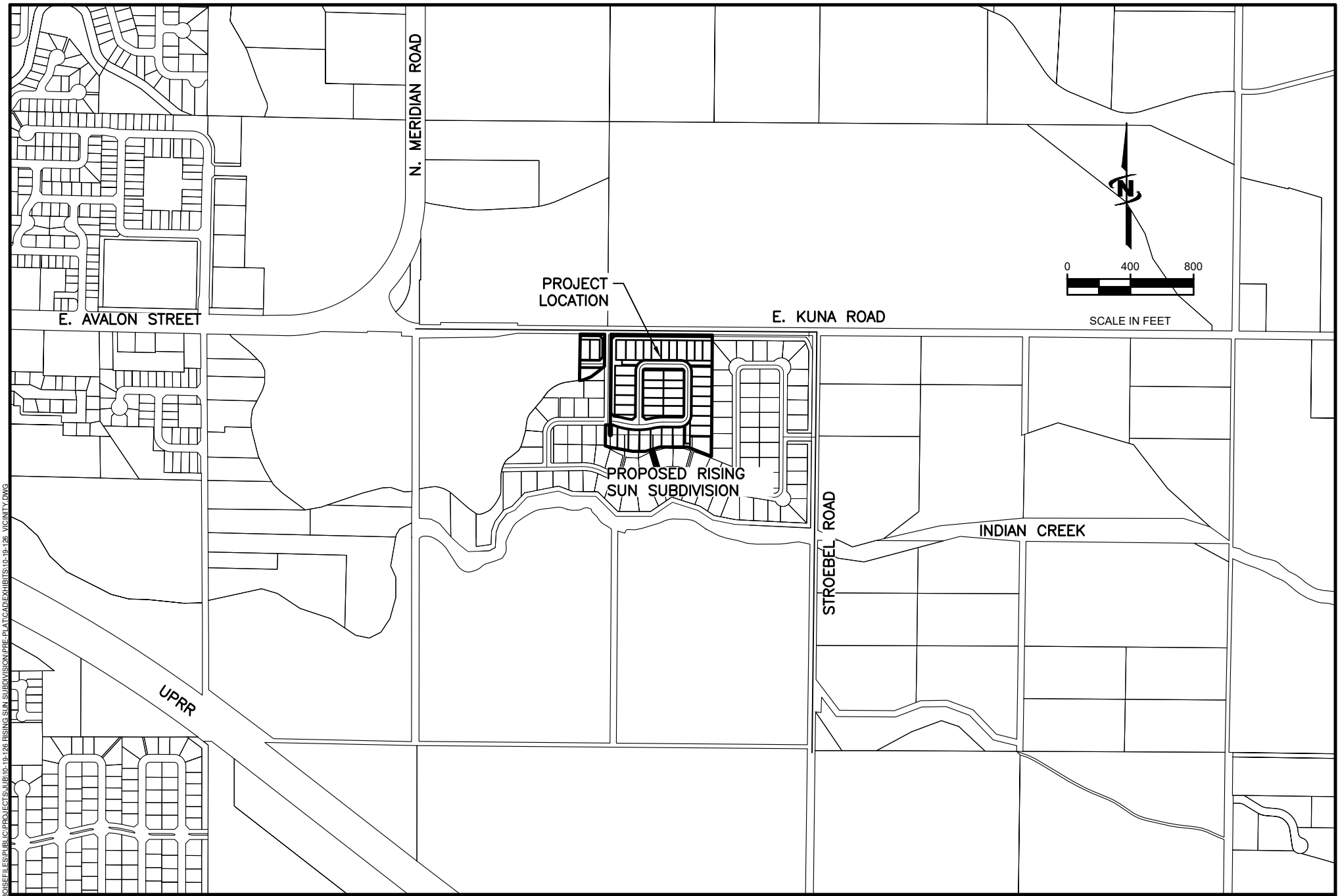
Development is planned to proceed with the first two phases of Rising Sun Estates starting construction in Spring and Summer 2020 and with the construction of Rising Sun Commons following these phases. We anticipate developing 1-2 phases a year until the project is completed.

Sequencing of Future Final Plats

The proposed Preliminary Plat, Rising Sun Commons, is adjacent to the previously approved Preliminary Plat for Rising Sun Estates; Phases 1 and 2 of Rising Sun Estates are currently under design. The Final Plats for Rising Sun Estates will be numbered sequentially as Rising Sun Estates No. 1 and No. 2 and the Final Plat for Rising Sun Commons will be named Rising Sun Estates No. 3. Approval for this sequencing has been approved through the Ada County Surveyor. The new Preliminary Plat name, Rising Sun Commons, is required because Rising Sun Commons includes an application for a new Preliminary Plat.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.
Wendy Shrief, AICP



RISING SUN COMMONS SUBDIVISION
KUNA, IDAHO
HALF MILE VICINITY MAP

J-U-B ENGINEERS, INC.

LAST UPDATE: 4/24/2020
PLOT DATE: 4/24/2020
FILE:10-19-126_VICINITY

Plot Date4/24/2020 6:44 AM Plotted By: Everett Earnest
Date Created4/24/2020 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-126 RISING SUN SUBDIVISION\PRE-PLAT\CAD\EXHIBITS\10-19-126_VICINITY.DWG

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

For Office Use Only	
File Number (s)	20-02-AN, 20-04-S 20-08-DR
Project name	Rising Sun Commons
Date Received	e-Submitted 4.24.2020
Date Accepted/ Complete	6.30.2020
Cross Reference Files	
Commission Hearing Date	9.22.2020
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: Debra Young
Address: 1143 N 3400 E.
City, State, Zip: Rigby, ID 83442
Phone Number:
E-Mail:
Fax #:

Applicant (Developer):
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Engineer/Representative: Wendy Shrief
Address: 250 S Beechwood Ave. Ste. 201
City, State, Zip: Boise, ID 83709
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address: E Kuna Road
Site Location (Cross Streets): Kuna Road and Stroebel Road
Parcel Number (s): R0615250650 & R0615250700
Section, Township, Range: Section 30, Township 2N, Range 1E
Property size : 11.74
Current land use: residential
Proposed land use: residential
Current zoning district: M2
Proposed zoning district: R-6

Project Description

Project / subdivision name: Rising Sun Subdivision

General description of proposed project / request: The development of a residential subdivision with 43 residential lots and 10 comment lots

Type of use proposed (check all that apply):

- [X] 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 [X] No

Number of residential units: 43 Number of building lots: 53

Number of common and/or other lots: 10

Type of dwellings proposed:

- [X] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 3.66 Net density (DU/acre-excluding roads): 5.39

Percentage of open space provided: 10.7 Acreage of open space: 1.26

Type of open space provided (i.e. landscaping, public, common, etc.): common

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: Wendy Shrief, AICP Date: 05/20/2020

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" B&B
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B
Class II Trees		
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B
	Tilia americana 'Little Leaf Little leaf Linden	2" B&B
Conifer Trees		
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.
	Juniperus chinensis 'Monlep' Mint Julep Juniper	5 Gal.
	Photinia x fraseri Photinia Fraseri	5 Gal.
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.
	Prunus x cistena Cistena Plum	5 gal.
	Rosa x 'Noare' Flower Carpet FM Red Rose	5 Gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.
Groundcovers		
	Teucrium chamaedrys'Prostratum' Prostratum Germander	5 gal.

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

Sym.	Description
	SODDED FESCUE

RISING SUN COMMONS
CONCEPTUAL LANDSCAPE PLAN

GREEY | PICKETT
landscape architecture | community design

Copyright © 2007 by
Greey | Pickett Professional Corp.

DESIGN IS FOR CONCEPT PURPOSES ONLY.
NOT TO BE USED FOR CONSTRUCTION

0 40' 80' 120'
Scale: 1" = 40'-0"

PRELIMINARY PLAT FOR

RISING SUN COMMONS SUBDIVISION

SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,

KUNA, IDAHO

2020

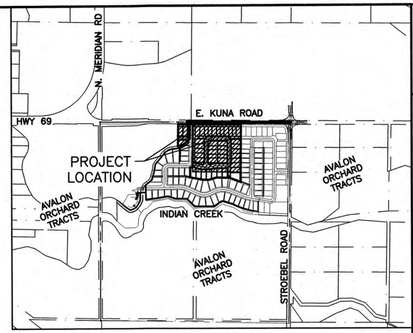
Line Table		
Line #	Direction	Length
L1	S00°27'00"W	25.00'
L2	S89°33'00"E	154.56'
L3	S00°22'43"W	202.26'
L4	S49°50'12"W	44.27'
L5	S52°46'18"W	63.95'
L6	S67°54'04"W	53.20'
L7	S81°53'53"W	24.04'
L8	S73°20'48"W	96.83'
L9	N89°37'17"W	80.37'
L10	N79°47'54"W	144.30'
L11	N74°48'41"W	31.92'
L12	N00°22'43"E	133.60'
L13	S89°37'17"E	31.01'

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point

0 50 100

SCALE IN FEET



VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOT 1, BLOCK 1, LOTS 1, 20, AND 30, BLOCK 2, LOTS 1 AND 7, BLOCK 3, LOT 1, BLOCK 4, WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS. LOTS 7, 19, AND 29, BLOCK 2 ARE SHARED DRIVEWAY LOTS.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CITY PRESSURE IRRIGATION SYSTEM. THE PRESSURE IRRIGATION SYSTEM WILL BE OWNED AND MAINTAINED BY KUNA IRRIGATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR KERN RIVER HEIGHTS SUBDIVISION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0400 J, COMMUNITY PANEL NO. 0400, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
17. ALL EXISTING STRUCTURES TO BE REMOVED. SEPTIC FIELD AND WELL SHALL BE ABANDONED PER IDWR REGULATIONS.

LAND USE SUMMARY

TOTAL AREA:	11.74 AC.
TOTAL LOTS:	53 LOTS
RESIDENTIAL LOTS:	43 LOTS
COMMON AREA LOTS:	7 LOTS
COMMON DRIVEWAY LOT:	3 LOTS
RESIDENTIAL DENSITY:	3.66 DU/AC
NET RESIDENTIAL DENSITY:	5.39 DU/AC
COMMON AREA:	1.26 AC. (10.7%)
AVERAGE LOT SIZE:	8,084 S.F.
SMALLEST LOT:	6,350 S.F.
EXISTING ZONE:	M2
PROPOSED ZONE:	R-6

IRRIGATION DISTRICT:

BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141

CIVIL ENGINEER

SCOTT WONDERS, P.E.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE.
STE. 201
BOISE, ID 83709
208-376-7330

FIRE DISTRICT:

KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

SCHOOL DISTRICT:

KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

OWNER

DEBRA YOUNG
143 N 3400 E
RIGBY, ID 83442

DEVELOPER

M3 COMPANIES
1087 W. RIVER STREET
SUITE #310
BOISE, IDAHO 83702
208-939-6263
MARK TATE

LAND SURVEYOR

ROBERT L. KAZARINOFF, P.L.S.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE.
STE. 201
BOISE, ID 83709
208-376-7330

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

24 APR 2020

BOUNDARY CERTIFICATION

SEWER & WATER:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

POWER:

IDAHO POWER
VIC STEELMAN
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-2323

PRESSURE IRRIGATION:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

ROADWAYS

ADA COUNTY HIGHWAY DISTRICT
1301 N. ORCHARD ST
BOISE, ID. 83706
PHONE: (208) 387-6100

LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S S
W	WATER LINE	W W
IRR	GRAVITY IRRIGATION PIPE	IRR
PRR	PRESSURE IRRIGATION LINE	PRR
SD	STORM DRAIN LINE	SD SD SD
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
EP	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
2650	5' CONTOUR LINE	
2651	1' CONTOUR LINE	

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 10683 STATE OF IDAHO W. SCOTT WONDERS 4/9/20

REUSE OF DRAWINGS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF J-U-B ENGINEERS, Inc.AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO.	REVISION / DESCRIPTION	BY	APP.	DATE

RISING SUN COMMONS SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJET INFORMATION

FILE : 10-19-126 RS PRE-PLAT
JUB PROJ. # : 10-19-126
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---

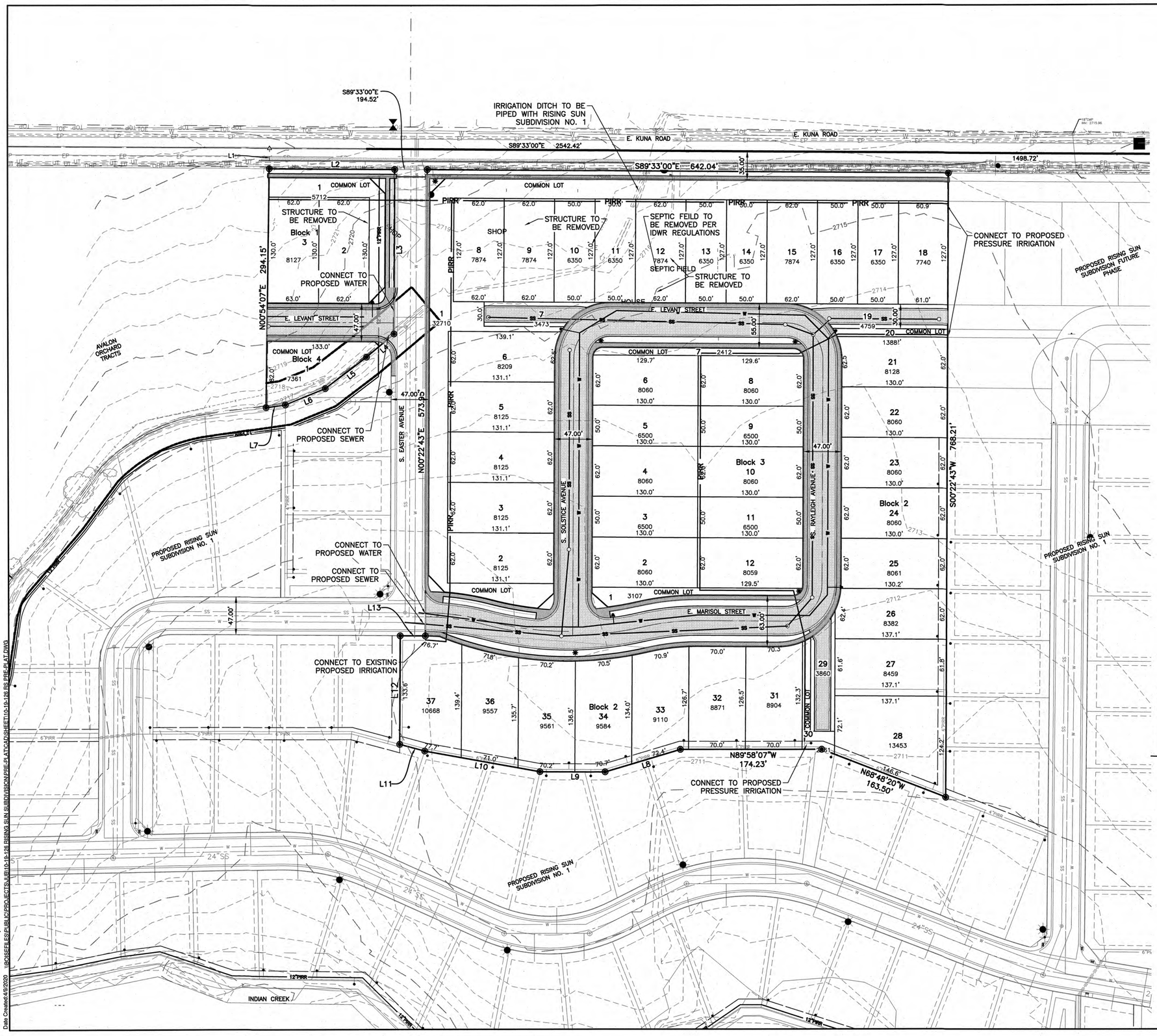
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

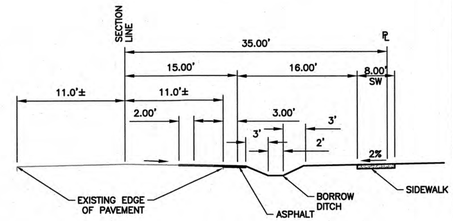
LAST UPDATED: 4/9/2020

SHEET NUMBER:

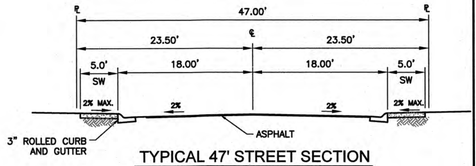
PP-01

Plot Date:4/24/2020 10:22 AM Plotted By: Everett Earnest
Date Created:4/9/2020 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-126 RISING SUN SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-126 RS PRE-PLAT.DWG

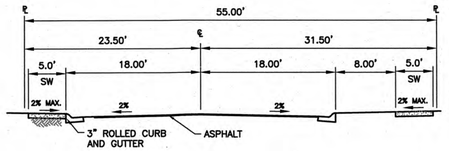




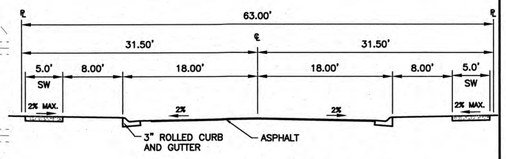
E. KUNA ROAD STREET SECTION
SCALE:N.T.S.



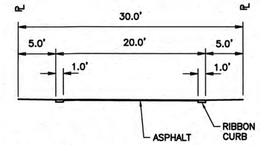
TYPICAL 47' STREET SECTION
SCALE:N.T.S.



TYPICAL 55' STREET SECTION
SCALE:N.T.S.



TYPICAL 63' STREET SECTION
SCALE:N.T.S.



TYPICAL SHARED DRIVEWAY SECTION
SCALE:N.T.S.

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 10683 STATE OF IDAHO W. SCOTT WONDERS 4/9/20

REUSE OF DRAWINGS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND SHALL NOT BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

RISING SUN COMMONS SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-19-126 RS PRE-PLAT
JUB PROJ. # :	10-19-126
DRAWN BY:	----
DESIGN BY:	----
CHECKED BY:	----

ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/9/2020

SHEET NUMBER:
PP-02

Plot Date:4/24/2020 10:22 AM Plotted By: Everett Earnest
Data Created:4/9/2020 I:\PROJECTS\10-19-126 RISING SUN SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-126 RS PRE-PLAT.DWG

EXHIBIT B-2

Development Services Department

Project/File: **Rising Sun Commons Subdivision/ KPP20-0010/ 20-02-AN, 20-04-S, 20-08-DR**
This is an annexation application to annex 11.74 acres with R-6 zoning and a preliminary plat application and design review application to develop 53 lots on 11.74 acres.

Lead Agency: City of Kuna

Site address: Southwest corner of Kuna Road and Stroebel Road

Staff Approval: ~~August 12, 2020~~ Updated August 18, 2020

Applicant: Wendy Shrief
JUB Engineers
250 S. Beachwood Avenue, Suite 201
Boise, ID 83709

Representative: Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation application to annex 11.74 acres with R-6 zoning and a preliminary plat application and design review application to develop 43 single family lots and 10 common lots on 11.74 acres.

   The Kuna Comprehensive Plan designates this area as mixed use.

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

Direction	Land Use	Zoning
North	Agriculture	A
South	Medium Density Residential	R-6
East	Medium Density Residential	R-6
West	Medium Density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

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

   - Rising Sun Estates Subdivision, a preliminary plat consistent of 91 single family lots and 5 common lots on 36.3 acres, located directly east and west of the site was approved by ACHD on July 27, 2017.

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

6. **New Center Lane Miles:** The proposed development includes 0.42 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. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

12. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

    The BMP identifies Kuna Roads as a Level 3 facility.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 406 0 vehicle trips per day (0 existing); 43 additional vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	797-feet	Minor Arterial	344	Better than "D"

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

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

   - The average daily traffic count for Kuna Road east of SH-69 was 4,857 on 7/17/2019.

C. Findings for Consideration

1. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Kuna 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 74 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 sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Transitional/Commercial Arterial with 2-lanes and on-street bike lanes.

c. **Applicant Proposal:** The applicant has proposed to construct a 5-foot wide concrete sidewalk on Kuna Road abutting the site and locate it 30-feet from the centerline of the roadway.

d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way abutting the site to total a minimum of 37-feet from the centerline of Kuna Road consistent with District policy for the minimum right-of-way dedication required for an arterial.

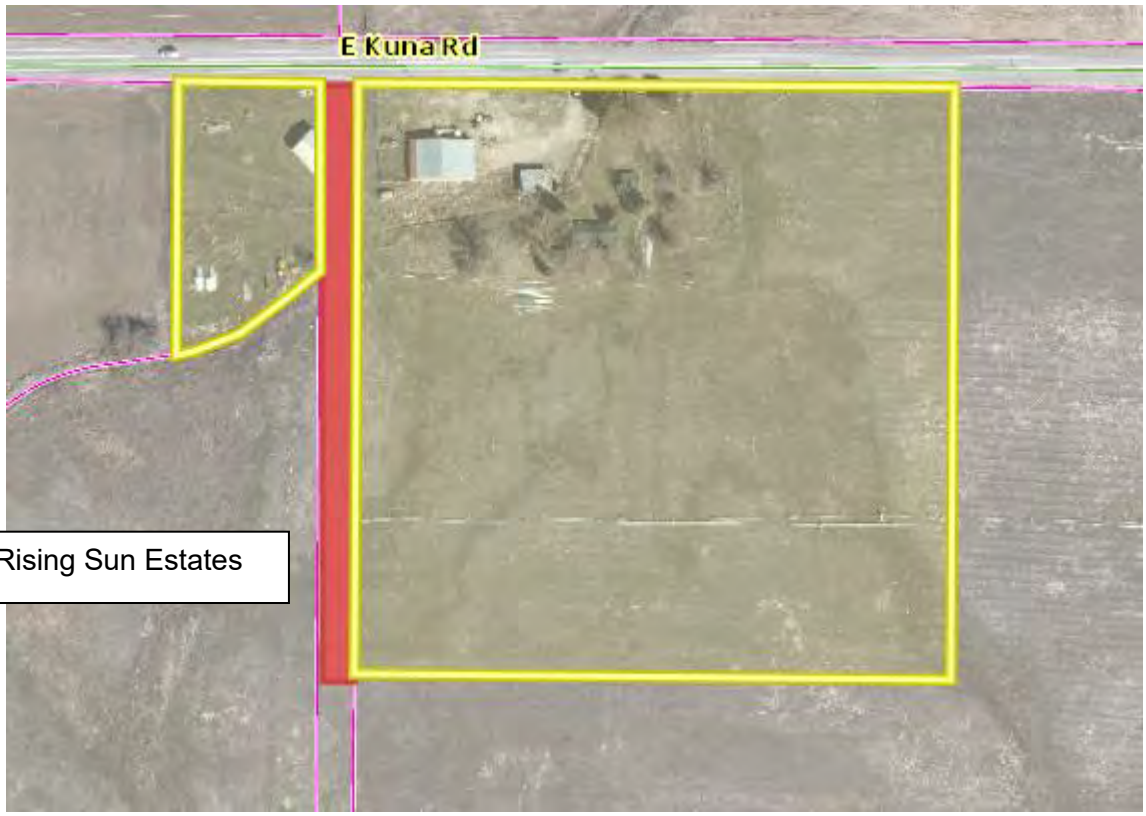
The applicant's proposal to construct a 5-foot wide concrete sidewalk on Kuna Road abutting the site meets District policy and should be approved as proposed. The applicant may provide a permanent right-of-way easement for detached sidewalk located outside of the right-of-way.

The applicant should be required to widen the pavement on Kuna Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

2. Easter Avenue and Internal Local Streets

a. Existing Conditions: There are no local streets within the site. There is one local street, Marisol Street, that is proposed to stub to the site's west property line. This street is not constructed yet and was approved as part of ACHD's action for Rising Sun Estates.

There is 40-feet of unopened right-of-way for Easter Avenue within and abutting the site. As part of ACHD's action on Rising Sun Estates, the applicant was required to construct Easter Avenue abutting Rising Sun Estates site as ½ of 36-foot wide local street section plus 12-feet of additional pavement widening (totaling 30-feet), with curb, gutter and sidewalk and a 3-foot wide gravel shoulder and borrow ditch on the east side, and construct a minimum of 24-feet of pavement with 3-foot wide gravel shoulders for the off-site portion of Easter Avenue extending north of the site to Kuna Road.



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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

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.

c. **Applicant's Proposal:** The applicant has proposed to construct Easter Avenue abutting the site as ½ of a 36-foot wide street section with curb, gutter and 5-foot wide concrete sidewalks.

The applicant has proposed to construct Levant Street as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip on the south side of the road and 5-foot wide concrete sidewalks within 55-feet of right-of-way.

The applicant has proposed to construct Solstice Avenue, Rayleigh Avenue, and Easter Avenue within the site ~~and Levant Street west of Easter Avenue~~ as a 36-foot wide local street section with curb, gutter and 5-foot wide concrete sidewalks within 47-feet of right-of-way.

The applicant has proposed to continue Marisol Street into the site and construct Marisol Street as a 36-foot wide local street section with curb, gutter, 8-foot wide planter strips and 5-foot wide concrete sidewalks within 63-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal to construct the local street sections as 36-foot wide local streets with curb, gutter, 8-foot wide planter strips and sidewalk meets District policy and should be approved, as proposed. The applicant should be required to dedicate a minimum of 50-feet of right-of-way for Easter Avenue within the site and all internal local roads consistent with District policy for 36-foot wide local street sections. The applicant should be required to dedicate additional right-of-way to total 25-feet from the centerline of Easter Avenue abutting the site. The applicant should be required to dedicate additional right-of-way to 2-feet behind the back of sidewalk, as needed. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement. Sidewalks should be located wholly within right-of-way or wholly within an easement.

3. Roadway Offsets

a. Existing Conditions: There is currently 40-feet of right-of-way for the proposed Easter Avenue. The right-of-way intersects Kuna Road located 1,265-feet west of Stroebel Road.

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).

Local Offset Policy: 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 has proposed to construct Easter Avenue to intersect Kuna Road 1,265-feet west of Stroebel Road consistent with the existing right-of-way location for Easter Avenue.

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

~~4. Stub Streets~~

~~**a. Existing Conditions:** There is one local street, Marisol Street, that is proposed to stub to the site's west property line. This street is not constructed yet and was approved as part of ACHD's action for Rising Sun Estates.~~

~~**b. Policy:**~~

~~**Stub Street Policy:** District policy 7207.2.4.3 (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 7207.2.4 (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:** 7207.2.4.4 (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 has proposed to construct one local street, Levant Street, to stub to the site's west property line 188-feet south of the north property line.~~

~~**d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to construct a temporary cul-de-sac at the terminus of Levant Street per District policy which requires a temporary cul-de-sac at the terminus of a stub street if the street length is greater than 150-feet. 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 into 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 install a sign at the terminus of Levant Street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".~~

5. Driveways – Kuna Road

a. Existing Conditions: There is one existing unpaved 20-foot wide driveway from the site onto Kuna Road located 400-feet west of the site's east property line.

b. Policy:

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

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

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

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest

intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

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

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

c. Applicant's Proposal: The applicant has proposed to close the existing driveway located 400-feet west of the site's east property line with sidewalk to match improvements on either side.

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

6. 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.

7. 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.

8. Other Access

Kuna Road is classified as minor arterial roadway. 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 additional right-of-way for Kuna Road abutting the site to total a minimum of 37-feet from the centerline of the roadway.

2. Widen the pavement on Kuna Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.

3. Construct a 5-foot wide concrete sidewalk on Kuna Road abutting the site and locate it a minimum of 30-feet from centerline on Kuna Road, as proposed. Provide a permanent right-of-way easement for detached sidewalk located outside of the right-of-way.

4. Construct Easter Avenue to intersect Kuna Road 1,265-feet west of Stroebel Road consistent with the existing right-of-way location for Easter Avenue.

5. Construct Easter Avenue from Kuna Road extending 200-feet south as a 36-foot wide local street section with curb, gutter and 5-foot wide concrete sidewalks. Dedicate additional right-of-way to total 50-feet for Easter Avenue within the site. Construct the remaining segment of Easter Avenue abutting the site to the south as ½ of a 36-foot wide street section with curb, gutter and 5-foot wide concrete sidewalk. Dedicate additional right-of-way for Easter Avenue abutting the site to total 25-feet from the centerline of the roadway. If street trees are desired, an 8-foot wide planter strip is required.

6. Continue Marisol Street into the site, as proposed. Construct Marisol Street and all other internal local streets as 36-foot wide local street sections with curb, gutter, 8-foot wide planter strips and 5-foot wide detached or attached concrete sidewalks, as proposed. Dedicate a minimum of 50-feet of right-of-way.

7. Dedicate additional right-of-way to extend to 2-feet behind the back of sidewalk as needed. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement.

~~8. Construct one local street, Levant Street, to stub to the site's west property line 188-feet south of the north property line. If the street length is longer than 150-feet, construct a temporary cul-de-sac at the terminus Levant Street. 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 into 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. Install a sign at the terminus of Levant Street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".~~

9. Close the existing 20-foot wide unpaved driveway located 400-feet west of the site's east property line with sidewalk to match improvements on either side, as proposed.

10. Other than access specifically approved with this application, direct lot access is prohibited to Kuna Road and should be noted on the final plat.

11. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

12. Payment of impact fees is due prior to issuance of a building permit.

13. 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. <u>The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.</u>

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.

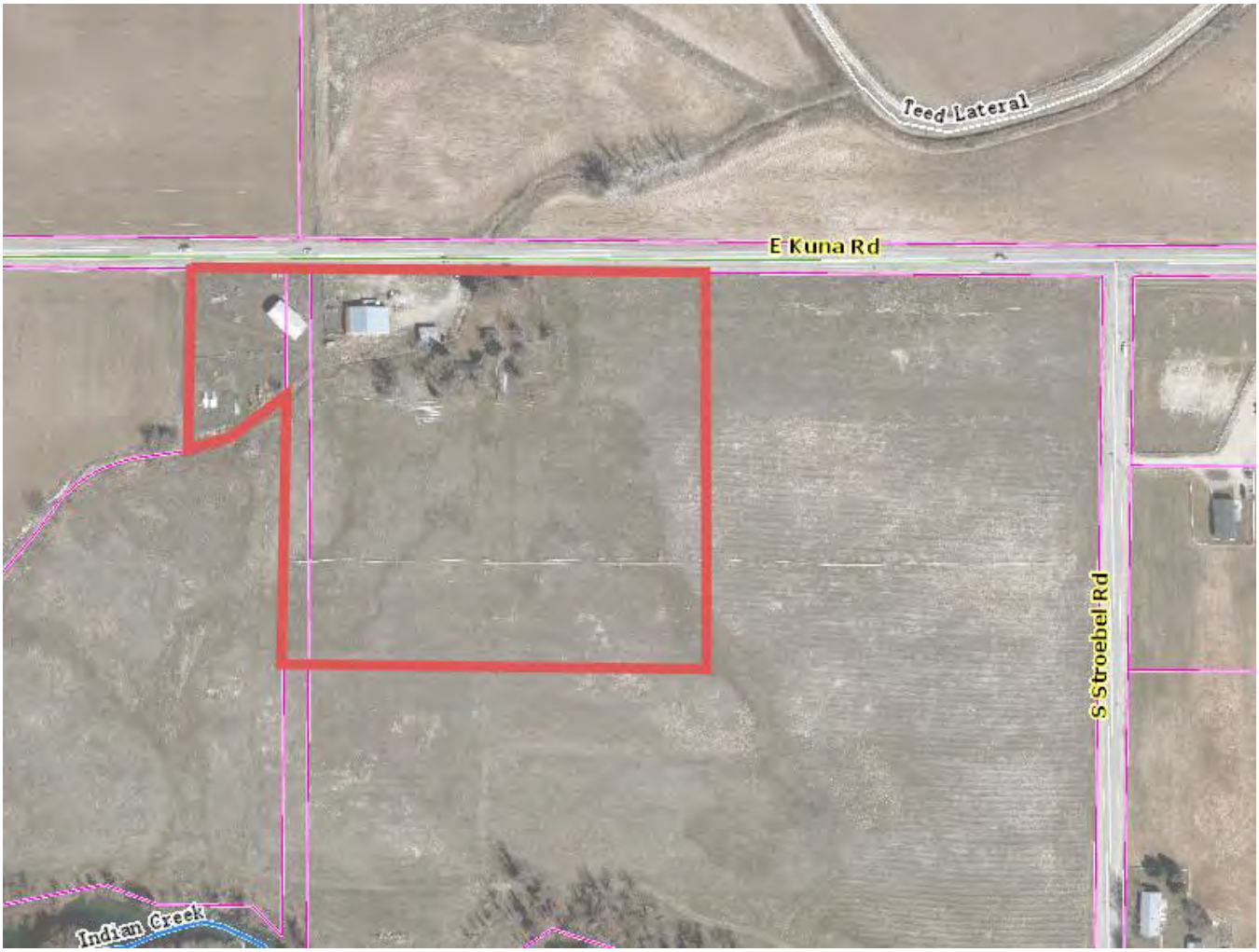
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

EXHIBIT B-2

VICINITY MAP



SITE PLAN

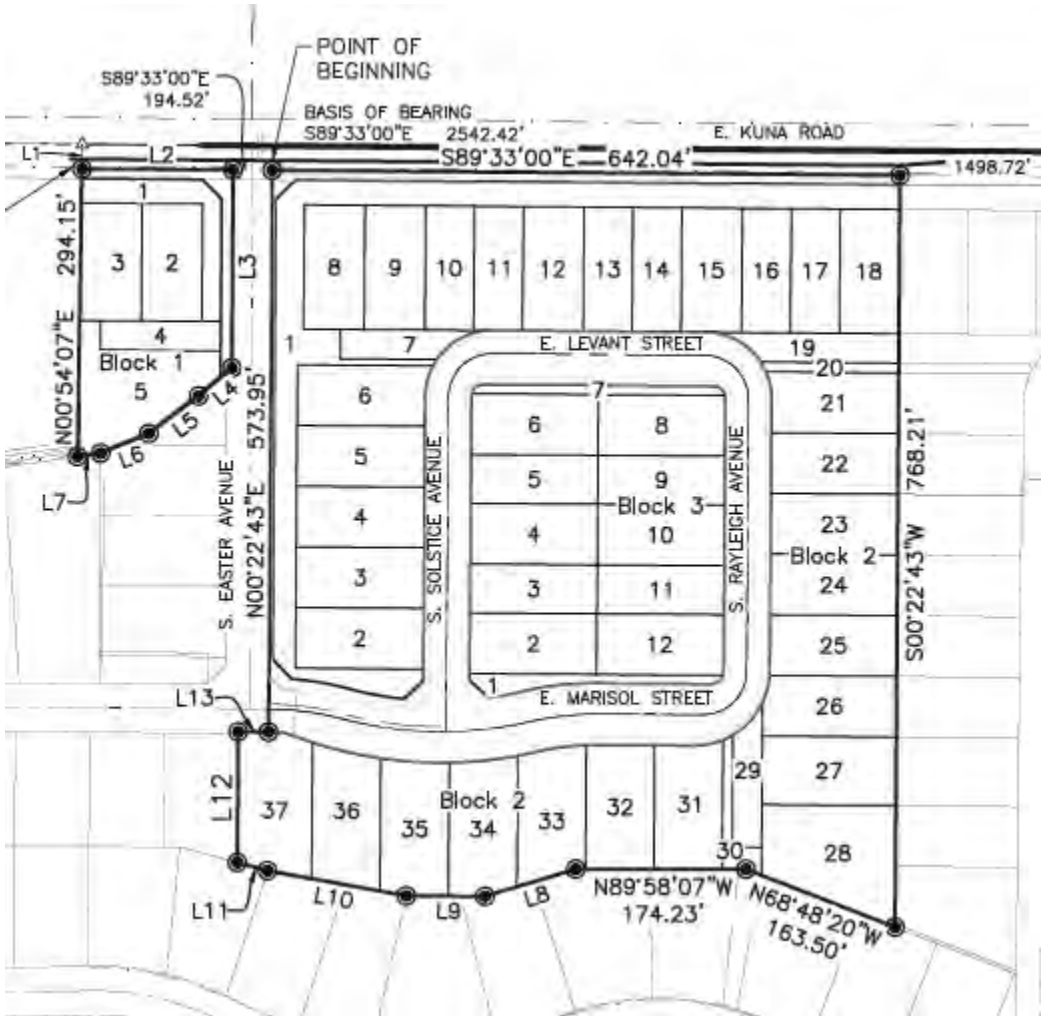
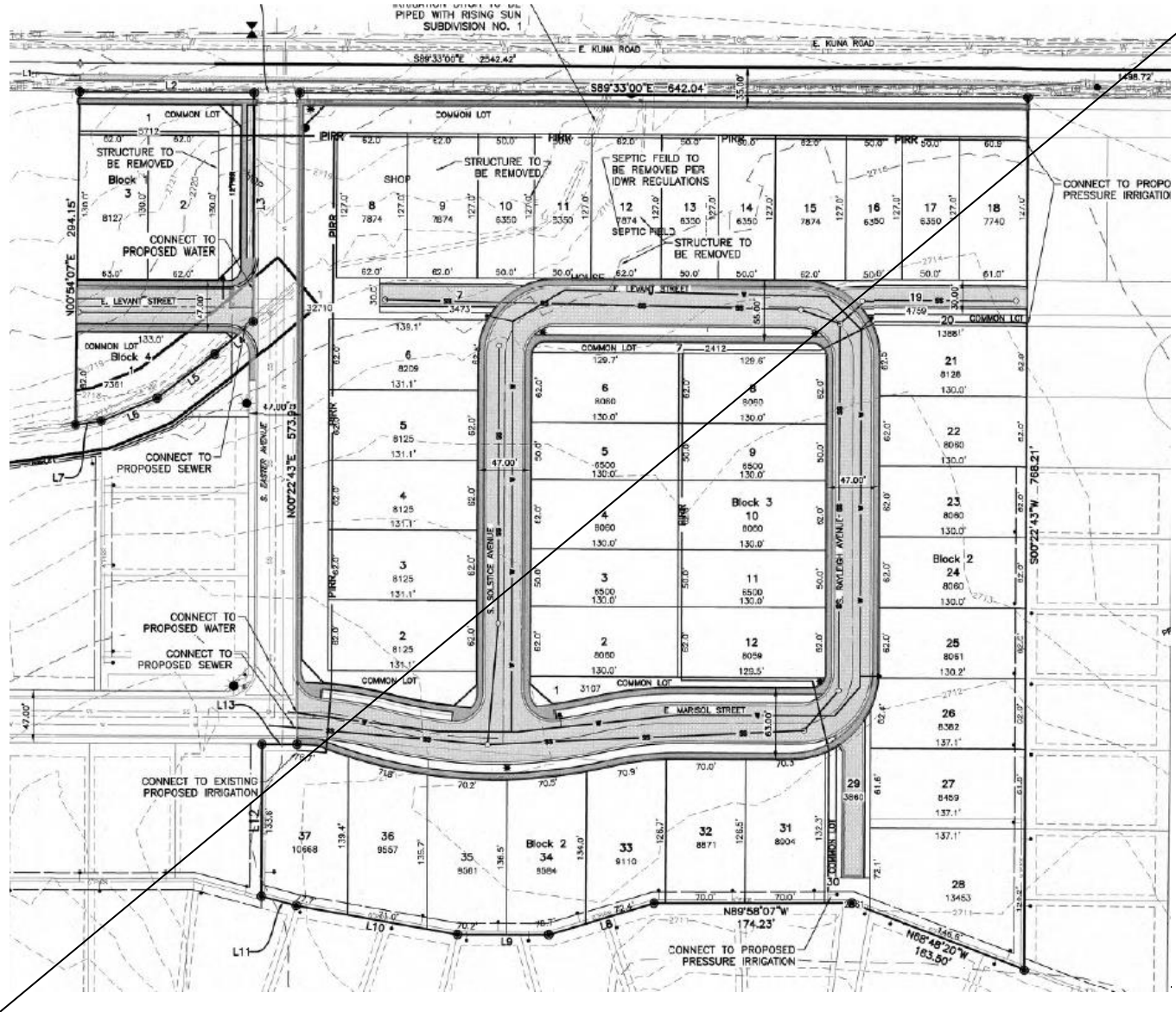

POINT OF BEGINNING
S89°33'00"E 194.52'
BASIS OF BEARING S89°33'00"E 2542.42'
E. KUNA ROAD
S89°33'00"E 642.04'
1498.72'
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
294.15'
N00°54'07"E
573.95'
N00°22'43"E
768.21'
S00°22'43"W
Block 1
Block 2
Block 3
E. LEVANT STREET
E. MARISOL STREET
S. EASTER AVENUE
S. SOLSTICE AVENUE
S. RAYLEIGH AVENUE
N89°58'07"W 174.23'
N68°48'20"W 163.50'

EXHIBIT B-2


E. KUNA ROAD
S89°33'00"E 642.04'
S89°33'00"E 2542.42'
COMMON LOT
STRUCTURE TO BE REMOVED
SHOP
SEPTIC FEILD TO BE REMOVED PER IDWR REGULATIONS
SEPTIC FIELD
CONNECT TO PROPOSED WATER
CONNECT TO PROPOSED SEWER
E. LEVANT STREET
E. MARSOL STREET
S. SOLSTICE AVENUE
S. RAYLEIGH AVENUE
S. EASTER AVENUE
Block 1
Block 2
Block 3
Block 4
CONNECT TO EXISTING PROPOSED IRRIGATION
CONNECT TO PROPOSED PRESSURE IRRIGATION
N89°58'07"W 174.23'
N00°54'07"E 294.15'
N00°22'43"E 573.83'
S00°22'43"W 768.21'

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

EXHIBIT B-2

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

EXHIBIT B-2

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

    If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

EXHIBIT B-3

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

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

RECEIVED
JUL 30 2020
CITY OF KUNA

28 July 2020

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

RE: Rising Sun Commons Sub — **19-03-ZC, 19-05-S**
Kuna and Stroebel Rd Kuna 83634
Boise-Kuna Irrigation District — BK-1220
Teed Lateral 34+60
Sec. 30, T2N, R1E, BM.

Troy Behunin, Planner:

There are no Boise 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.

.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick — Watermaster, Div; 2 BPBC
Lauren Boehlke — Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-04-S

Rising Sun Commons

EXHIBIT B-4

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 approvals 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 CDH.
14. ☐ _____

Reviewed By: Rob Body

Date: 8 / 4 / 2020

EXHIBIT B-5

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

July 31, 2020

Troy Behunin – Planner III
City of Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: Rising Sun Commons Subdivision 20-02-AN, 20-04-S, and 20-08-DR

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

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

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

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

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

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

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

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

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for

protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

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

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. <u>Additional Notes</u>

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK190

LEGAL DESCRIPTION

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

RISING SUN COMMONS SUBDIVISION No. 1
LEGAL DESCRIPTION

That portion of the North Half of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 2542.42 feet; Thence along the north line of said Section 30, North 89°33'00" West, 1,498.72 feet; Thence departing from said north line, South 00°27'00" West, 25.00 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;

Thence S 89°33'00" E, 154.56 feet along said southerly right-of-way line;
Thence S 00°22'43" W, 202.26 feet along the east line of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records to the northwesterly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence along said northwesterly line the following four (4) courses:

1) S 49°50'12" W, 44.27 feet;
2) S 52°46'18" W, 63.95 feet;
3) S 67°54'04" W, 53.20 feet;
4) S 81°53'53" W, 24.04 feet;

Thence N 00°54'07" E, 294.15 feet departing said northwesterly line to the **POINT OF BEGINNING**.

TOGETHER WITH

That portion of the North Half of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 2542.42 feet; Thence along the north line of said Section 30, North 89°33'00" West, 1,498.72 feet; Thence departing from said north line, South 00°27'00" West, 25.00 feet to the southerly right-of-way line of E. Kuna Road; Thence S 89°33'00" E, 194.56 feet along said southerly right-of-way line to the **POINT OF BEGINNING**;

Thence continuing S 89°33'00" E, 642.04 feet along said southerly right-of-way line;
Thence S 00°22'43" W, 768.21 feet departing from said southerly right-of-way line;
Thence N 68°48'20" W, 163.50 feet;
Thence N 89°58'07" W, 174.23 feet;
Thence S 73°20'48" W, 96.83 feet;
Thence N 89°37'17" W, 80.37 feet;

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com

Thence N 79°47'54" W, 144.30 feet;
Thence N 74°48'41" W, 31.92 feet;
Thence N 00°22'43" E, 133.60 feet;
Thence S 89°37'17" E, 31.01 feet to the west line of Block 5 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records;
Thence N 00°22'43" E, 573.95 feet along said west line to the **POINT OF BEGINNING**.

The above-described parcel of land contains 11.74 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

_____
Robert L. Kazarinoff, PLS 16642

_____
Date

18 MAR 2020

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 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: 53 lot residential subdivsion

Date and time of neighborhood meeting: March 12, 2020 6:00 PM

Location of neighborhood meeting: Kuna Fire Department

SITE INFORMATION:

Location: Quarter: ____ Section: 30 Township: 2N Range: 1E Total Acres: 11.74

Subdivision Name: Rising Sun Commons Lot: ____ Block: ____

Site Address: E. Kuna Road Tax Parcel Number(s): ____

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

CURRENT PROPERTY OWNER:

Name: Debra Young

Address: 143N. 3400 E City: Rigby State: ID Zip: 83442

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

Name: Wendy Shrief / JUB Business (if applicable): ____

Address: 250 S. Beechwood City: Boise State: ID Zip: 83709

SIGN IN SHEET

PROJECT NAME: Rising Sun Commons Subdivsision

Date: 3/6/20

	Name	Address	Zip	Phone
1	[illegible]	2965 E Kuna		208 870 3589
2	Jim Main	414 S Sailer	83634	208 880 3658
3	Michael Schlag	390 S. Sailer	83634	208-275-9391
4	Shana Ulmer	200 Stroebel	83634	208 922-5588
5	Ruth Main	414 S. Sailer	83634	208-880-5236
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

NEIGHBORHOOD MEETING MINUTES

Meeting Date: March 12, 2020 Number of Attendees: 5

Meeting Location: Kuna Fire Department

Description of Project Presented:

Annexation and zoning of 11.74 acre residential subdivision with 43 proposed residential lots and proposed R6 zoning

Attendee's comments:

Questions about how residents would access their homes from Stroebel

Questions about whether park would increase issues with tubers during summer

Questions about timing of proposed development

Attendees were glad to see residential development

I hereby certify that the above information is complete and correct to the best of by knowledge.

Wendy Shrief

Printed Name

Wendy K. Shrief 04/24/2020

Signature

Date

PROPOSED USE:

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

	Application Type	***Brief Description***
X	Annexation	
X	Re-zone	R6 Zoning
X	Subdivision (Sketch Plat and/or Prelim. Plat)	53 residential lots
	Special Use	
	Variance	
	Expansion of Extension of a Nonconforming Use	
	Zoning Ordinance Map Amendment	

APPLICANT:

Name: Wendy Shrief / JUB

Address: 250 S. Beechwood

City: Boise State: ID Zip: 83709

Telephone: 208.376.7330 Fax:

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

Signature: (Applicant) Wendy Shrief Date 04/24/2020

Subdivision Name Reservation

Troy Behunin

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, April 24, 2020 10:51 AM
To: Wendy Shrief
Subject: RE: Rising Sun Commons Name Request

[External Email]

April 24, 2020

Re: Rising Suns Common

Wendy;

As we discussed earlier, we do not have any problems with the developer using the name temporary name “Rising Sun Commons” on the revised preliminary plat for the property that originally reserved the name Rising Sun Estates.
Since it is your stated intention to submit to the Ada County Surveyor’s office and record all of the final plats for this development as phases of Rising Sun Estates, it is appropriate as long as the City of Kuna is agreeable.

One item remains however. When Steve Arnold reserved the name on 4/25/2017, he indicated he did not have a surveyor selected.
Since it appears that a preliminary plat with a resolved boundary has been prepared, for our records please provide us with the name of the PLS that will be in charge of the plat.

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

From: Glen Smallwood
Sent: Friday, April 24, 2020 8:58 AM
To: 'Wendy Shrief' <wshrief@jub.com>
Subject: RE: Rising Sun Commons Name Request

Wendy;

So, this is similar, but it is not a re-plat of Rising Sub Estates. Since Rising Sun Estates has not been recorded, it really does not exist in the real world. Yet.
But to clarify to make sure that I understand what you are proposing;

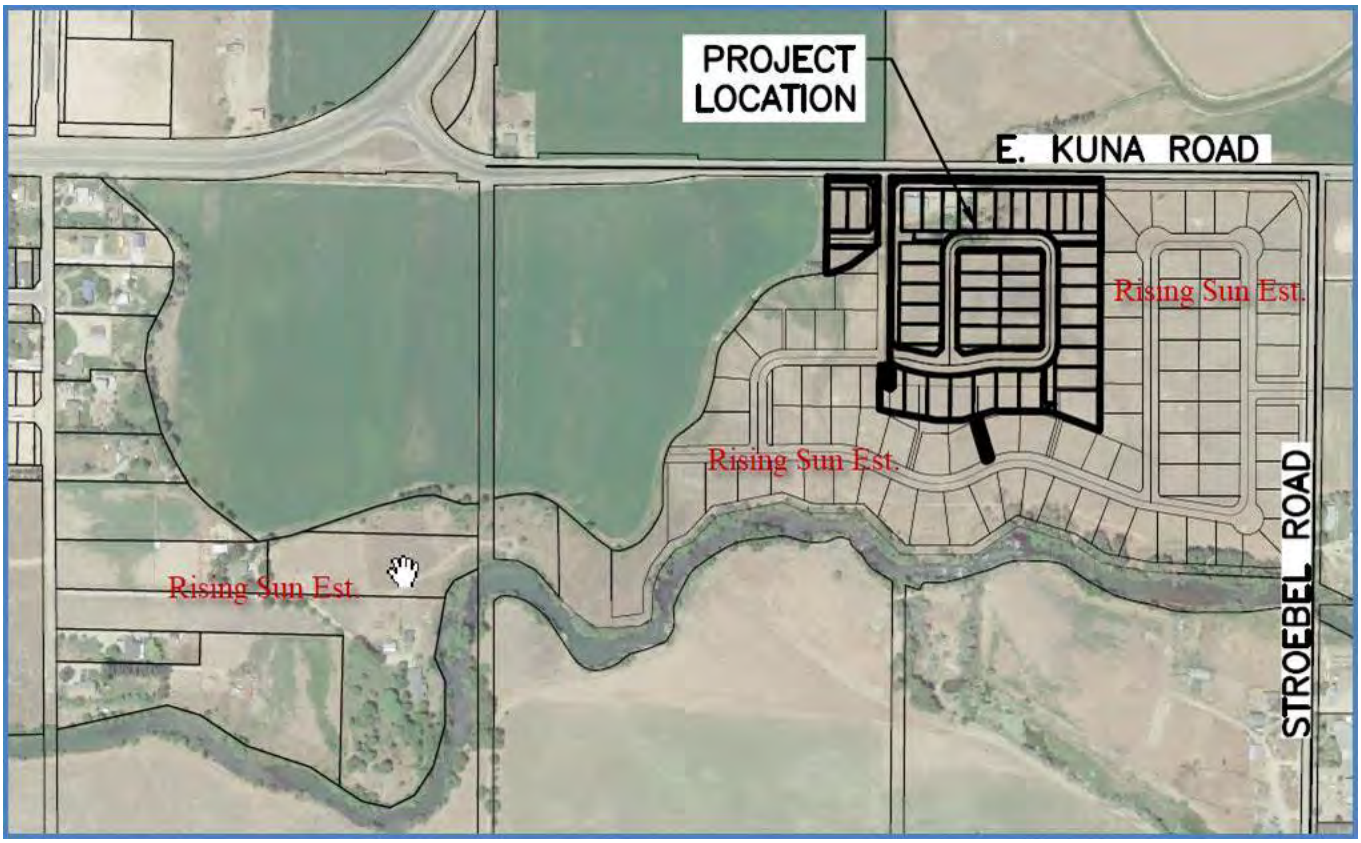
You have already submitted Rising Sun Estates to Kuna, and they have approved the preliminary plat.

You want to revise a portion of the approved Rising Sun Estates preliminary plat as was shown in the RSC MEETING VICINITY attachment to your email on 4/23/2020.

You want to call the revised portion of the subdivision Rising Sun Commons, and record the final plats as Rising Sun Commons No 1, Rising Sun Commons No 2 and Rising Sun Commons No 3.

So correct me if I'm wrong, but;
It is their intention to plat Rising Sun Estates separately from Rising Sun Commons?

From what you sent, it is not clear if you want a separate name for just the revised portion of the plat, or if you are wanting to rename the entire project, since I don't see the need to plat just the Rising Sun Commons as shown below as 3 separate phases. Rising Sun Estates, I could see as 3 or 4 phases.



I think that my current schedule matches J-U-B in that I'm only working till noon on Fridays.
While I am working from home, I believe that calls to my office phone number get routed through my computer, so if you want to call and discuss this, as long as I am "online", call the work number.

Please direct all subdivision name requests to subnamemail@adacounty.id.gov

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

From: Wendy Shrief <wshrief@jub.com>
Sent: Thursday, April 23, 2020 6:52 PM

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

City of Kuna
Planning & Zoning Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Debra Young, 143 N. 3400 E
Name **Address**

Rigby, ID 83442
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 WGWB Lowell Vista LLC, 1087 W. River St #310, Boise ID 83702
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 18 day of March, 2020

Debra Young
Signature

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

Notary Public for Idaho

Residing at: Boise

My commission expires: 2/17/24

STEVE ARNOLD
My Comm Exp. Feb. 17, 2021
NOTARY PUBLIC
Comm No. 40017
STATE OF IDAHO

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, DENNIS HOURANY, MANAGER OF, IDAHO LAND HOLDING, LLC
Name **Address**

OF PO BOX 14856, JACKSON, WY 83002
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 JUB ENGINEERS, INC, 250 S BEECHWOOD AVENUE, STE 201 / BOISE, ID 83709 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 MAY, 20 20

Signature

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

Notary Public for ~~Idaho~~ WYOMING

Residing at: 135 SPUR LOOP, ETNA, WY 83118

My commission expires: 3/9/2022

BALLO - NOTARY PUBLIC
COUNTY OF LINCOLN STATE OF WYOMING
COMMISSION EXPIRES 3/9/2022

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

FILE NO.: 20-08-DR - Rising Sun Commons

CROSS REF. 20-02-AN & 20-04-S

FILES:

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
☑	Date of pre- application meeting : 2/20/20 *Note: Pre-Applications are valid for a period of three (3) months.*	☐
☑	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☑	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☑	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☑	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

☑ 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 ½" x 11" REDUCTIONS

☑ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. ☐
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

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

Site Plan

Applicant Use		Staff Use
☐	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	☐

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
☐	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, fencings, 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.	☐

Building Elevations

Applicant Use		Staff 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	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☐	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: JUB Engineers, Inc. Phone: 208-376-7330

☐ Owner ☒ Representative Fax/Email: wshrief@jub.com

Applicant's Address: 250 S Beechwood Ave., Ste. 201, Boise, ID 83709

Zip:

Owner: Jay L. Young Phone:

Owner's Address: Email:

Zip:

Represented By: *(if different from above)* Debra Young Phone:

Address: 1143 N 3400 E., Rigby, ID Email:

Zip: 83442

Address of Property: E Kuna Road, Kuna, ID

Zip: 83634

Distance from Major Cross Street: 500' Street Name(s): Kuna/Stroebel

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 the Rising Sun Subdivision

1. Dimension of Property:
2. Current Land Use(s): Open land
3. What are the land uses of the adjoining properties?

   North: residential

   South: residential

   East: residential

   West: Open land/zoned R-4

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

   Please explain: The Rising Sun Subdivision will be phased sequentially one after the next until the build-out is completed.

5. The number and use(s) of all structures: 53 lots, 43 residential lots and 10 common lots

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 fro 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? Yes

    If yes, what is the name of the irrigation or drainage provider? Boise - Kuna Irrigation District

12. Fencing: *(Please provide information about new fencing material as well as any exiting 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: 27%

    % of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 51.5% Square Footage: _____

    % of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 21.5% Square Footage: _____

    % of Site Devoted to other uses: 10.7%

    Describe: Open space

    % 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 20 -feet Rear 15 -feet Side 5 -feet Side 15 -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 ATTED 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 you request, please have ready the file number indicated in this notice.

Signature of Applicant Wendy Shrief, AICP Date 5/20/20

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

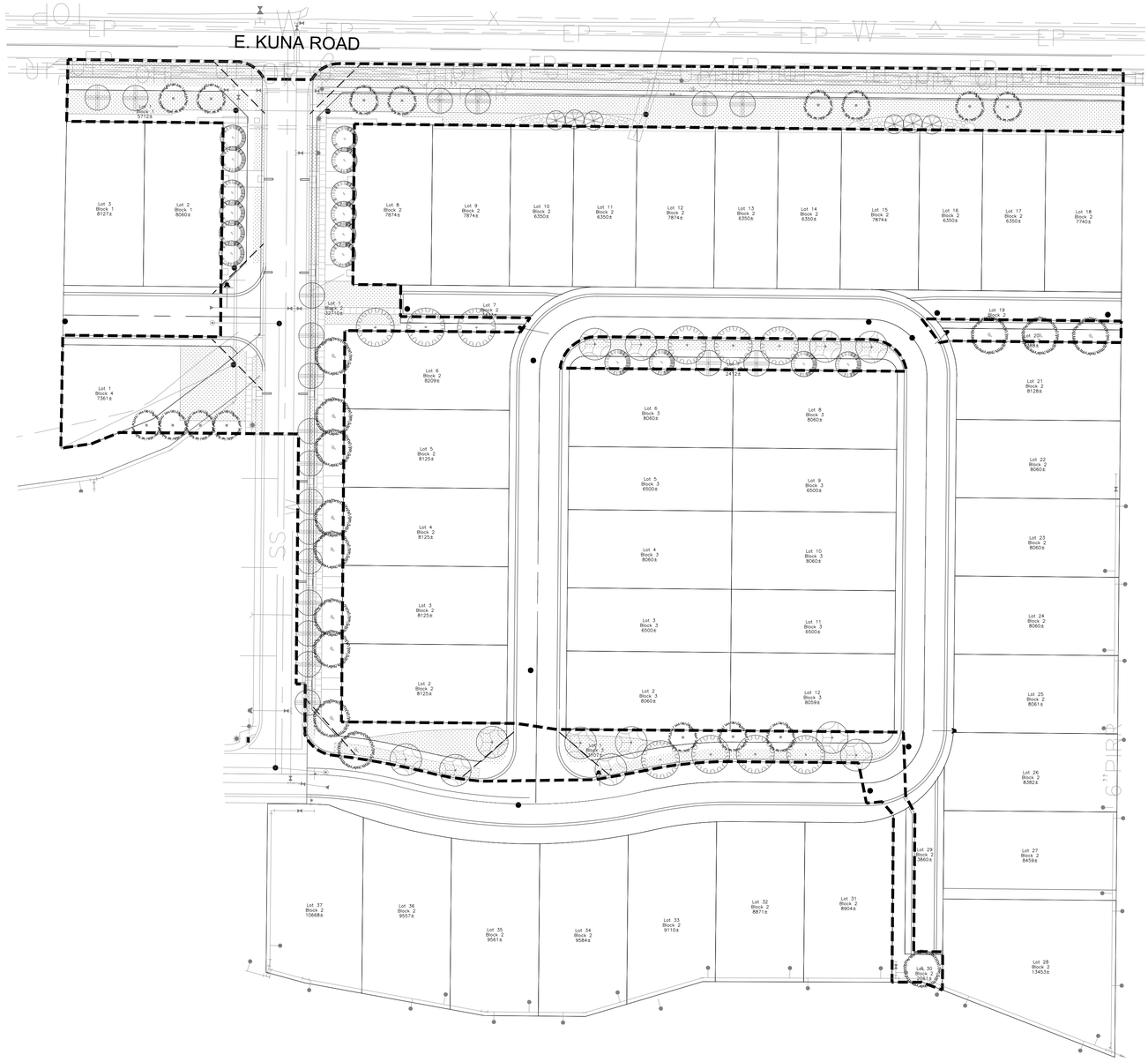
_____

LANDSCAPE PLANS FOR

RISING SUN
COMMONS

CITY OF KUNA, IDAHO

2020



OVERALL LANDSCAPE PLAN

0' 50' 100' 150'

Scale: 1" = 50'-0"

SHEET INDEX

Cover Sheet	L0.0
General Notes / Landscape Calculations	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.4
Planting Details	L7.1
Planting Specifications	L8.1

DEVELOPER

M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave. Suite 201
Boise, ID 83709-0944
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

STATE OF IDAHO
RUSSELL GREEY
10-30-2020
LA - 16653
Expires:09/31/20
LICENSED LANDSCAPE ARCHITECT

RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
MTC089
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
04-30-2020
drawing:
Overall Landscape Plan

sheet #
L0.0
01 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

MATERIAL SCHEDULE:

KEY	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
1.1	EDGING				SEE DETAIL 1.6/ SHEET L7.1
	LIMIT OF TURF				
		CONTRACTOR			
3.1	PLANTING AREA				
		CONTRACTOR	BARK MULCH	COLOR: PREMIUM BLEND	
3.2	TURF AREA				
		CONTRACTOR	SODDED FESCUE		
5.1	NEIGHBORHOOD SIDEWALK				
	N.I.C.	CONTRACTOR			PER JUB ENGINEER PLANS

LANDSCAPE CALCULATIONS:

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. KUNA ROAD	20'	785'/100'	8 Ornamental Trees* (Class I trees only due to OHP)	14 Ornamental Trees
			6 Evergreen Trees	6 Evergreen Trees
			160 Shrubs	160 Shrubs

NOTES:
*CLASS I TREES PROVIDED DUE TO OVERHEAD POWER LINES (OHP)
THERE ARE NO EXISTING TREES ON SITE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
REGISTERED
LA - 16653
Expires 06/30/20
LICENSED LANDSCAPE ARCHITECT

RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

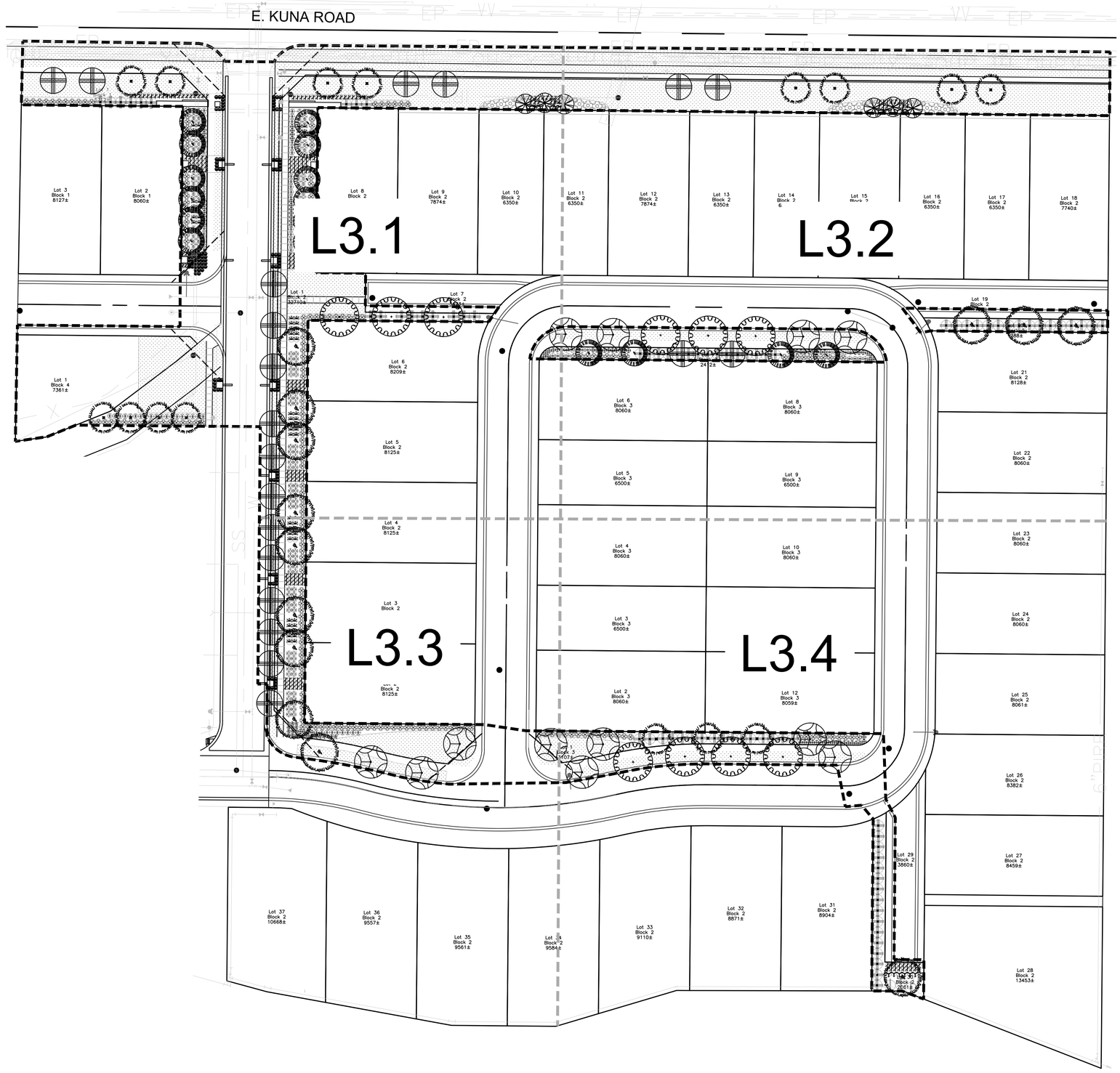
revisions:
△
△
△

project #: MTC089
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 04-30-2020
drawing: General Notes

sheet #
L0.1
02 of 09

Review Set

Copyright © 2013 by
Greey | Pickett Professional Corp.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	Cercis canadensis Eastern Redbud	2" B&B	15	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	16	Standard
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B	20	Standard
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B	10	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B	13	Standard
	Tilia americana 'Little Leaf' Little leaf Linden	2" B&B	12	Standard
Conifer Trees				
	Pinus flexilis 'Vanderwolf's' Vanderwolfs Pine	8' ht. B&B	6	
Shrubs				
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 Gal.	18	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 Gal.	78	
	Euonymus alatus 'Compactus' Manhattan Manhattan Euonymus	5 Gal.	209	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	18	
	Juniperus chinensis 'Sheilds' Mint Julep Juniper	5 Gal.	4	
	Pheonix x fraseri Pindrow Hopeii	5 Gal.	81	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	73	
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.	82	
	Prunus x cistena Cistena Plum	5 gal.	12	
	Rosa x 'Noare' Flower Carpet Yel Red Rose	5 Gal.	219	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	Tovercrum chamaedrys 'Prostratum' Prostratum Germander	5 gal.	118	

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

Sym.	Description
	SODDED FESCUE

LANDSCAPE SHEET LAYOUT

SCALE: 1" = 40'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires06/31/20

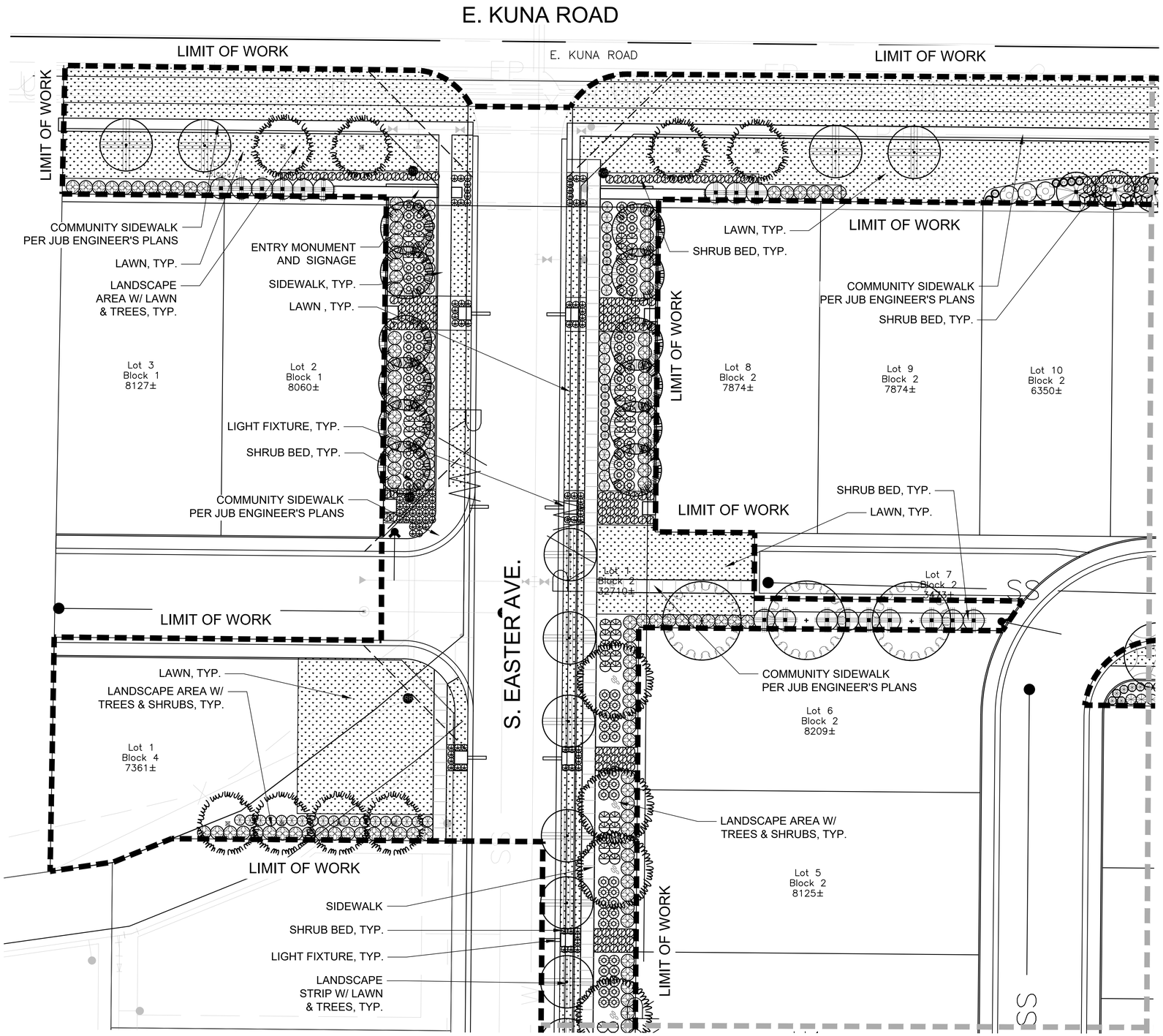
RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
MTC089
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
04-30-2020
drawing:
Landscape Sheet Layout

sheet #
L3.0
03 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	Cercis canadensis Eastern Redbud	2" B&B	15	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	16	Standa
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B	20	Standa
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B	10	Standa
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B	13	Standa
	Tilia americana 'Little Leaf Little leaf Linden	2" B&B	12	Standa
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	6	
Shrubs				
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	209	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	18	
	Juniperus chinensis 'Monlep' Mint Julep Juniper	5 Gal.	4	
	Photinia x fraseri Photinia Fraseri	5 Gal.	81	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	73	
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.	82	
	Prunus x cistena Cistena Plum	5 gal.	12	
	Rosa x 'Noare' Flower Carpet TM Red Rose	5 Gal.	219	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	Teucrium chamaedrys'Prostratum' Prostratum Germander	5 gal.	118	

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

Sym.	Description
	SODDED FESCUE

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

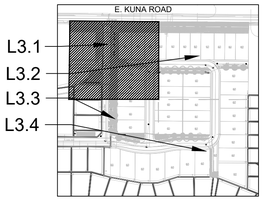
STATE OF IDAHO
DANIEL CREED
LA - 16653
Expires06/31/20
LICENSED LANDSCAPE ARCHITECT

RISING SUN COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 04-30-2020
drawing: Planting Plan

KEY MAP
SCALE: NTS

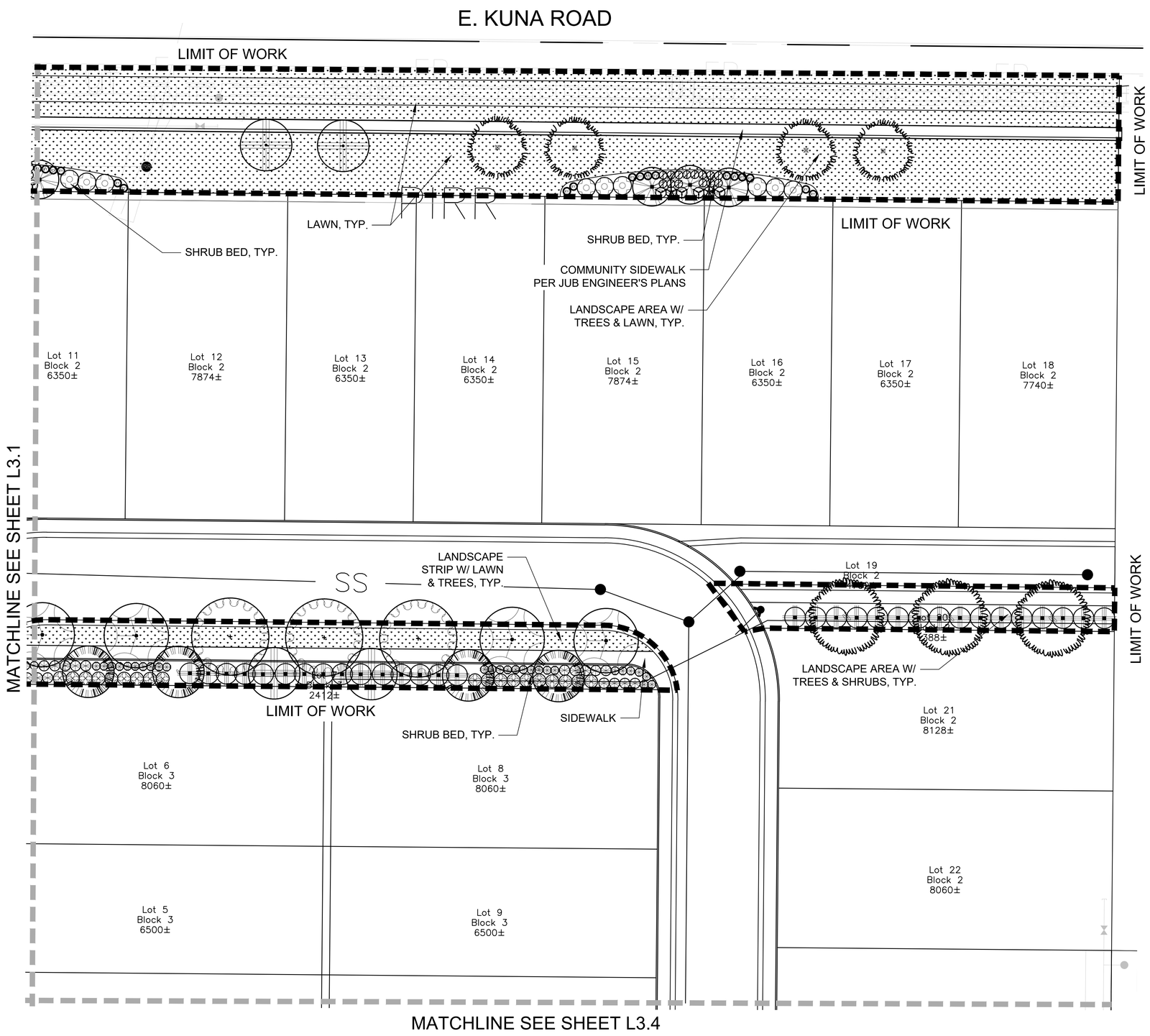


sheet #
L3.1
04 of 09

Copyright © 2013 by Greey | Pickett Professional Corp.

PLANTING PLAN - L3.1

Scale: 1" = 20'-0"



PLANTING PLAN - L3.2

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	Cercis canadensis Eastern Redbud	2" B&B	15	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	16	Standa
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B	20	Standa
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B	10	Standa
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B	13	Standa
	Tilia americana 'Little Leaf Little leaf Linden	2" B&B	12	Standa
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	6	
Shrubs				
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	209	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	18	
	Juniperus chinensis 'Monlep' Mint Julep Juniper	5 Gal.	4	
	Photinia x fraseri Photinia Fraseri	5 Gal.	81	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	73	
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.	82	
	Prunus x cistena Cistena Plum	5 gal.	12	
	Rosa x 'Noare' Flower Carpet TM Red Rose	5 Gal.	219	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	Teurcrum chamaedrys'Prostratum' Prostratum Germander	5 gal.	118	

INERTS

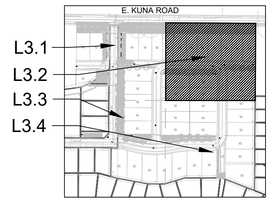
Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

Sym.	Description
	SODDED FESCUE

KEY MAP

SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
DANIEL CREED
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires06/31/20

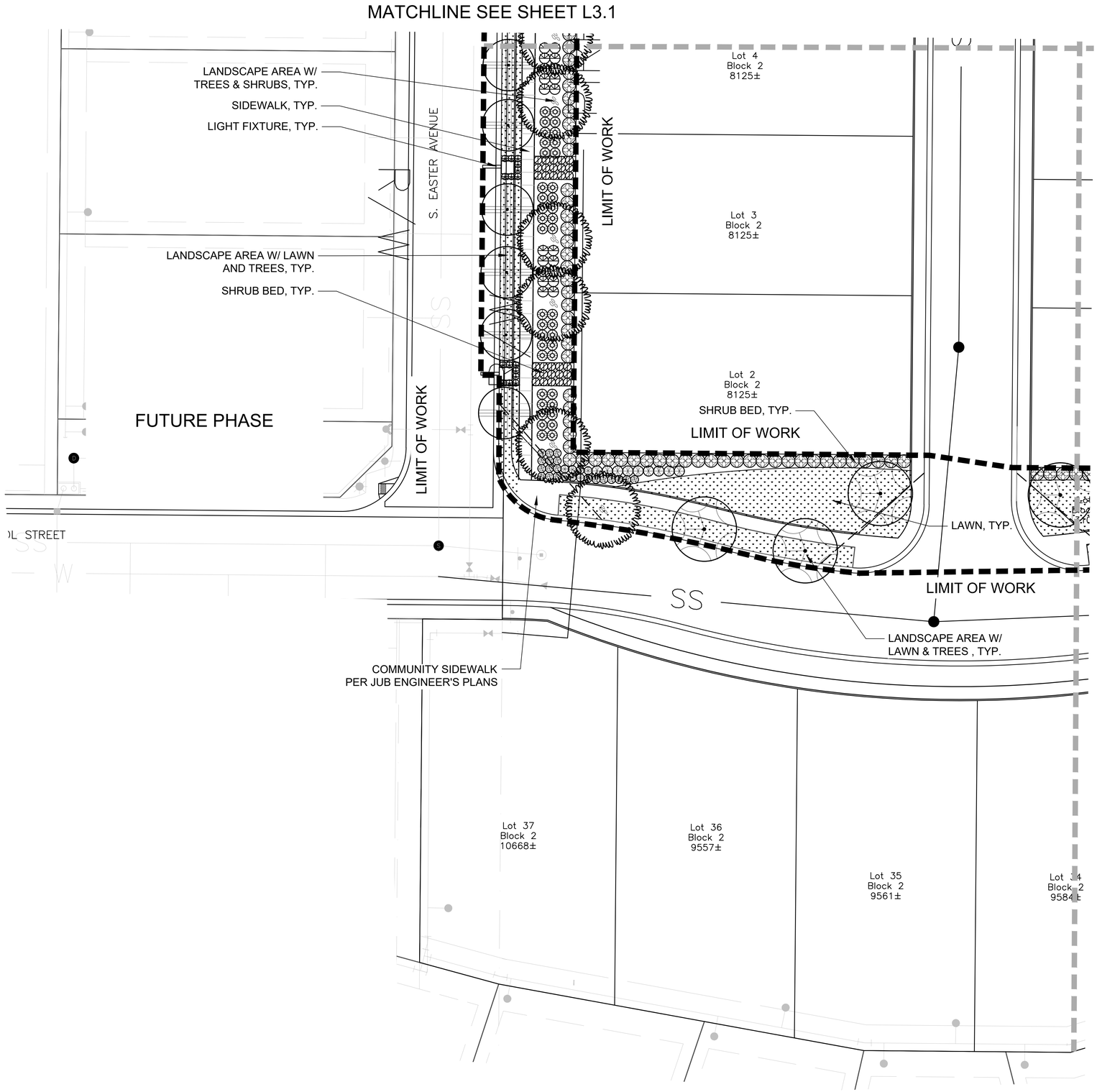
RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: *MTC089*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *04-30-2020*
drawing: *Planting Plan*

sheet #
L3.2
05 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	Cercis canadensis Eastern Redbud	2" B&B	15	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	16	Standa
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B	20	Standa
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B	10	Standa
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B	13	Standa
	Tilia americana 'Little Leaf Little leaf Linden	2" B&B	12	Standa
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	6	
Shrubs				
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	209	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	18	
	Juniperus chinensis 'Monlep' Mint Julep Juniper	5 Gal.	4	
	Photinia x fraseri Photinia Fraseri	5 Gal.	81	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	73	
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.	82	
	Prunus x cistena Cistena Plum	5 gal.	12	
	Rosa x 'Noare' Flower Carpet TM Red Rose	5 Gal.	219	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	Teurcrum chamaedrys'Prostratum' Prostratum Germander	5 gal.	118	

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

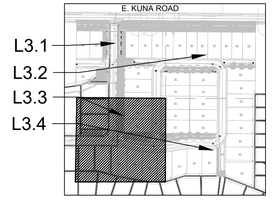
MASS PLANTING

Sym.	Description
	SODDED FESCUE

PLANTING PLAN - L3.3

Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO · DANIEL GREEN · 15063 · LICENSED LANDSCAPE ARCHITECT · LA - 16653 · Expires06/31/20

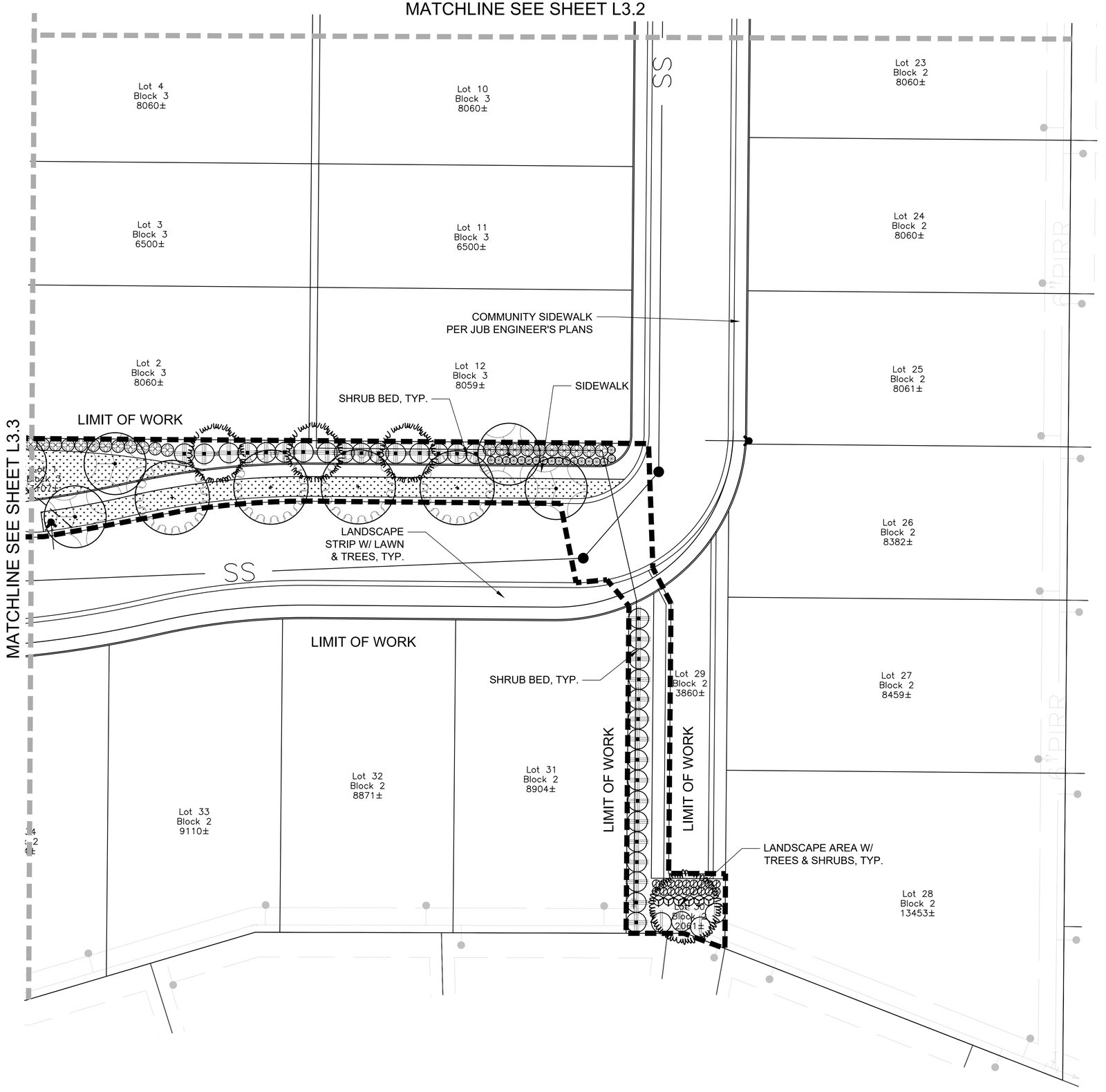
RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 04-30-2020
drawing: Planting Plan

sheet #
L3.3
06 of 09

Copyright © 2013 by Greey | Pickett Professional Corp.



PLANTING PLAN - L3.4

0' 20' 40' 60'

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	Cercis canadensis Eastern Redbud	2" B&B	15	Multi
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" B&B	16	Standa
	Pyrus calleryana 'Chanticleer' Callery Pear	2" B&B	20	Standa
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" B&B	10	Standa
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" B&B	13	Standa
	Tilia americana 'Little Leaf Little leaf Linden	2" B&B	12	Standa
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	6	
Shrubs				
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	209	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	18	
	Juniperus chinensis 'Monlep' Mint Julep Juniper	5 Gal.	4	
	Photinia x fraseri Photinia Fraseri	5 Gal.	81	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	73	
	Potentilla fruticosa 'Tangerine' Tangerine	5 gal.	82	
	Prunus x cistena Cistena Plum	5 gal.	12	
	Rosa x 'Noare' Flower Carpet TM Red Rose	5 Gal.	219	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	Teurcrum chamaedrys'Prostratum' Prostratum Germander	5 gal.	118	

INERTS

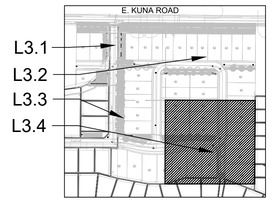
Sym.	Description
	BARK MULCH, PREMIUM BLEND

MASS PLANTING

Sym.	Description
	SODDED FESCUE

KEY MAP

SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
CRAIG A. GREEY
LA - 16653
Expires06/31/20
LICENSED LANDSCAPE ARCHITECT

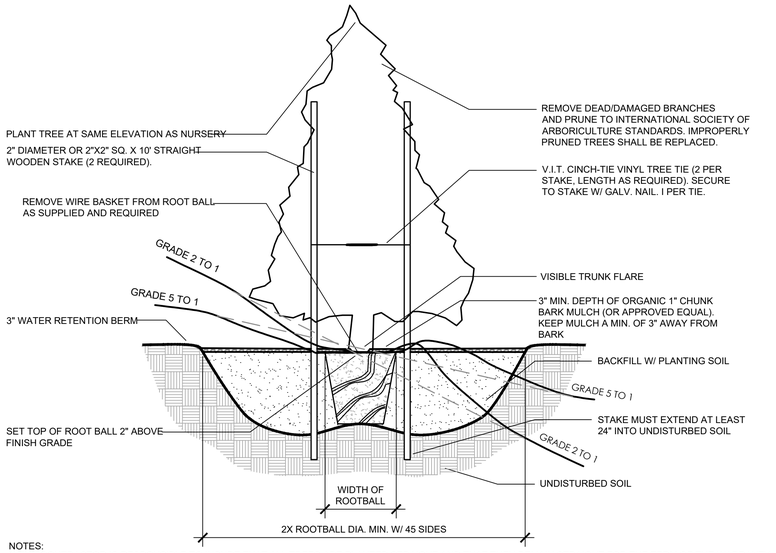
RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 04-30-2020
drawing: Planting Plan

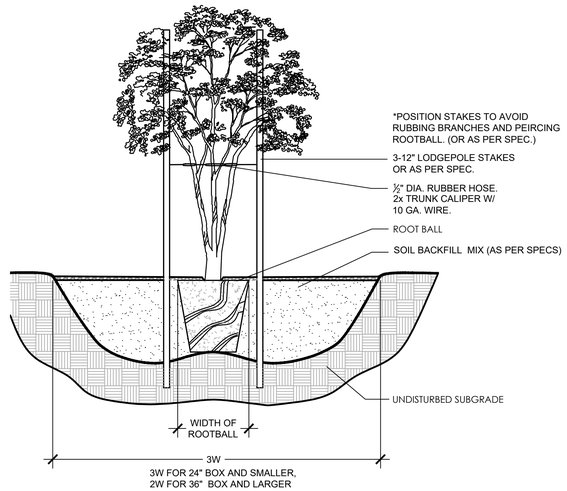
sheet #
L3.4
07 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.

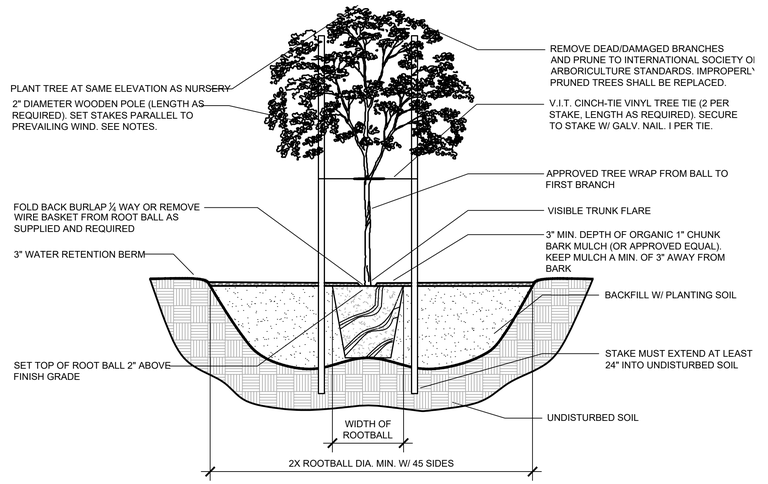


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.3 Evergreen Tree Planting Detail
Scale: N.T.S.



1.2 Tree Staking Detail
Scale: N.T.S.

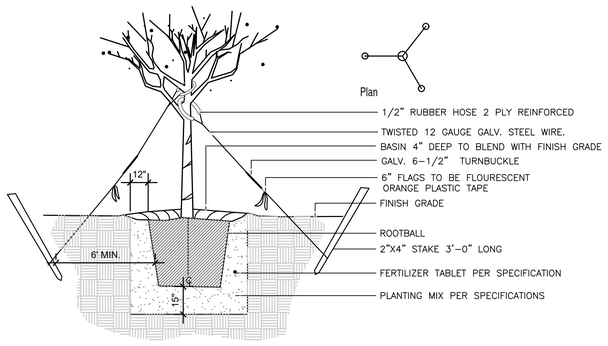


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

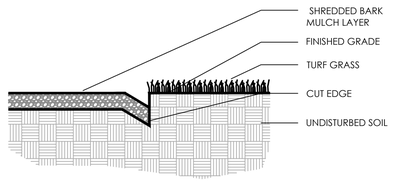
1.1 Deciduous Tree Planting Detail
Scale: N.T.S.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
BRADLEY CREED
LA - 16653
Expires:06/31/20
LICENSED LANDSCAPE ARCHITECT

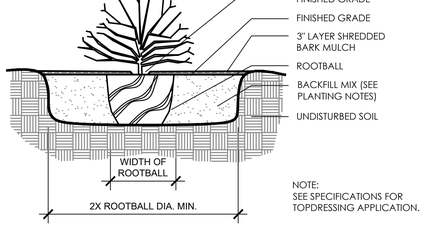


1.7 Tree Guying Detail
Scale: N.T.S.



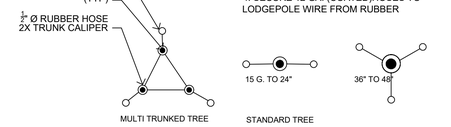
ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail
Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail
Scale: N.T.S.



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.4 Tree Staking Diagram
Scale: NTS

RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:
△
△
△

project #: MTC089
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 04-30-2020
drawing: Planting Details

sheet #
L7.1
08 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12' of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
DANIEL CRAIG GREEY
LA - 16653
Expires 06/31/15
LICENSED LANDSCAPE ARCHITECT

RISING SUN
COMMONS
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
MTC089
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
04-30-2020
drawing:
Planting Specifications

sheet #
L8.1
09 of 09

Copyright © 2013 by
Greey | Pickett Professional Corp.