OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday August 10, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

1. Regular Planning and Zoning Commission Meeting Minutes Dated July 27, 2021

2. Findings of Fact & Conclusions of Law
- ***1.*** Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat) & 21-05-DR (Design Review) Circinae Valley Subdivision

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

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. To learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

A. *Tabled from July 27, 2021* Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

Procedure:
Open Public Hearing
Receive Testimony
Commission asks any questions they may have
Close Public Hearing

Potential Motions:

Option 1: Recommend Approval of Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse.

Option 2: Recommend Denial of Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse.

B. *Tabled from July 27, 2021* Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner
ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition, Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

Procedure:
Open Public Hearing
Receive Testimony
Commission asks any questions they may have
Close Public Hearing

Potential Motions:

Option 1: Recommend Approval of Case Nos. 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowwood Heights Subdivision.

Option 2: Recommend Denial of Case Nos. 20-07-AN (Annexation)& 20-16-S (Preliminary Plat) Arrowwood Heights Subdivision.

Option 3: Approve Case No. 20-25-DR (Design Review) for Case No. 20-25-DR (Design Review).

4. BUSINESS ITEMS:

A. Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House – Jessica Reid, Planning Services Specialist

Ashley Buzzini of NeUdesing Architecture, on behalf of her client DB Development, requests Design Review approval for the construction of a 527 SF pool house, pool, landscaping, and parking lot; to be located on Lot 2, Block 7 of Cazador Subdivision No. 2. (APN: R1326121020), Section 14, Township 2 North, Range 1 West.

Potential Motions:

Option 1: Approve Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House.

Option 2: Deny Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House.

5. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday July 27, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:28)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Absent
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

(Timestamp 00:00:52)
A. Regular Planning and Zoning Commission Meeting Minutes Dated July 13, 2021

B. Findings of Fact & Conclusions of Law
None

(Timestamp 00:00:56)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

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. To learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

(Timestamp 00:01:12)

A. *Continued from July 13, 2021* Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21-05-DR (Design Review) Circinae Valley Subdivision - Doug Hanson, Planner II ACTION ITEM

Randy Wall requests a rezone for approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots). The subject site is located approximately 1,200 feet North of W King Road on S School Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070500080).

(Timestamp 00:01:36)
Planner II Doug Hanson presented an overview the project, including the updated Preliminary Plat and additional comments provided by Public Works. Mr. Hanson also read public testimony that was submitted late by Mr. Lee Carter, neighboring landowner, into the record (Case File Exhibit 2.36); he then stood for questions. There were none.

(Timestamp 00:05:34)
Applicant Randy Wall presented images of the Before and After of the Preliminary Plat, based on the feedback received from the Commission. Mr. Wall also addressed the written testimony of Mr. Carter thanking him for his constructive feedback regarding a pickleball court. Mr. Wall stood for questions.

(Timestamp 00:09:24)
Commissioner Garten asked who the builder would be for this project, Mr. Wall stated the project had not decided on a builder yet.

(Timestamp 00:09:42)
Commissioners Hennis and Gealy thanked MR. Wall for making the adjustments to the Preliminary Plat that the Commission had requested.

(Timestamp 00:10:12)
Commissioner Damron asked Mr. Wall if the pickleball court would be reflected on the Preliminary Plat in place of the tot lot, Mr. Wall stated it would.

(Timestamp 00:10:33)
Commissioner Gealy asked if the additional comments provided by the Assistant City Engineer addressed the irrigation concerns raised at the last meeting, Mr. Hanson stated they did.

(Timestamp 00:11:30)
Commissioner Hennis opened the public hearing.

Support:
Lee Carter, 1335 S School Street, Kuna, ID 83634 – Written Testimony

Against:
Roger Theobald, 1331 S School Street, Kuna, ID 83634 - Testify

Neutral:
Cindy Giesen, 1363 S Ash Avenue, Kuna, ID 83634 – Testify

(Timestamp 00:12:45)
Roger Theobald provided testimony regarding the updated Preliminary Plat and voiced some additional concerns regarding the irrigation and an HOA to maintain common areas. Mr. Theobald also asked if the homes would be uniform or semi-custom, and suggested a basketball hoop on one end of the pickleball court.

(Timestamp 00:15:14)
Cindy Giesen requested that lighting within the subdivision be dark sky compliant and fully shielded. She also expressed appreciation for the changes made in the southern density. Mrs. Giesen asked if there was a timeline for when the bikeway along School Street would be developed and asked if there was any information on the impact the development would have on local schools.

(Timestamp 00:18:28)
Commissioner Hennis asked if Mr. Wall would like to rebut, he did not.

(Timestamp 00:18:36)
Planning and Zoning Director Jace Hellman addressed the Commission in regards to a suggestion of procedure as discussed by himself and City Attorney Bill Gigray. The Commission agreed to keep the Public Hearing open in order to receive additional information based on any questions the Commission may have had.

(Timestamp 00:19:54)
City Attorney Bill Gigray agreed with Mr. Hellman.

(Timestamp 00:21:15)
Commissioner Gealy asked clarifying questions, Mr. Hanson answered.

(Timestamp 00:21:50)
Commissioner Damron asked if the homes would be reviewed and approved by the Commission. Mr. Hellman explained Kuna City Code does not require single-family homes to do so, only multi-family and townhomes did. Mr. Hellman further explained the appearance of homes were generally directed by the subdivision's Covenants, Conditions and Restrictions (CC&R's) as set forth by the HOA. Commissioner Hennis expounded on the topic by explaining conformity in a subdivision while providing subtle differences between homes was encouraged and was a benefit to the developer/builder to do so.

(Timestamp 00:28:03)
Commissioner Hennis asked Mr. Wall a clarifying question regarding if an HOA would be established and they would maintain the landscaping appropriately, Mr. Wall answered yes.

(Timestamp 00:28:58)
With no other questions, Commissioner Hennis closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:31:42)
Motion To: Recommend Approval of Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) for Circinae Valley Subdivision with the Conditions as outlined in the staff report.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

Motion To: Approve Case No. 21-05-DR (Design Review) for Circinae Valley Subdivision with the Conditions as outlined in the staff report.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

(Timestamp 00:32:35)

B. *Continued from July 13, 2021* Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

(Timestamp 00:33:15)
Motion To: Table Case No. 21-02-CPF (Combination Preliminary & Final Plat) for the Falcon Crest Clubhouse to a date certain of August 10, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

(Timestamp 00:33:33)

C. Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner ACTION ITEM

Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition,

Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

(Timestamp 00:34:20)
Motion To: Table Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) for Arrowwood Heights Subdivision to a date certain of August 10, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

(Timestamp 00:34:50)
Planning and Zoning Director Jace Hellman provided the Commission with an update regarding upcoming Commission Bylaw updates and a procedural type manual for the Commission.

(Timestamp 00:36:00)
Motion To: Adjourn.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Chairman Young was absent.

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

July 27, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Circinae Valley

Case No: 21-01-S (Preliminary Plat), 21-01--ZC (Rezone) & 21-05-DR (Design Review)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name: Cindy Gresér	Print Name: Roxy Theobald
Print Address	Print Address: 1363 S. Ash	Print Address: 1331 S School St
City State, Zip	City State, Zip: Kuna ID	City State, Zip: Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

Jace Hellman

From: noreply@civicplus.com
Sent: Tuesday, July 27, 2021 1:15 PM
To: Jace Hellman; City Clerk
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	Circinae Subdivision Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21- 05-DR (Design Review)
Public Hearing Date	7/27/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	In Favor
Email	ohiostateeyedoc@gmail.com
Phone Number	208-880-6891
First Name	Lee
Last Name	Carter
Address1	1335 S. School St.
City	Kuna
State	ID
Zip	83634
Written Testimony	This is Lee Carter from 2 houses down from the proposed Circinae subdivision at 1335 S. School St. I'm unable to attend the meeting tonight, but I wanted to suggest a change in the community park that should not change the boundaries or measurements of the park itself. I would recommend a pickleball court. This has become very popular among the retirement community also. I'm meeting a lot of 55+ year olds that play pickle ball with their kids and grandkids, so I think it would span all ages rather that a tot lot and would be more

inclusive.

I've emailed Randy Wall the dimensions. Randy emailed me and said that the applicants think a pickleball court is a great idea and that they have agreed to add it into the description at the meeting.

I was at the last meeting and I hope that the changes to the transition from R-6 to R-2 unincorporated Ada are favorable for a smoother transition from R-6 at the northern area to R-4 / R-2 on the lower / southern lots that border R-2 unincorporated Ada County. These are the changes that have a larger lot size and more space along the southern border of the subdivision.

The other issue was irrigation in the case that the head gate breaks and floods the land directly next to the subdivision. This would need to be addressed to minimize damage to the new properties and liability to the original owner, Roger Theobald, on the acreage proximal to the southern border.

Thank you.

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.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 21-01-ZC (Rezone)**
	)	**21-01-S (Preliminary Plat)**
	)	**21-05-DR (Design Review)**
	)	
	)	
INHIRA LLC	)	
	)	**FINDINGS OF FACT,**
	)	**CONCLUSIONS OF LAW, AND**
	)	**ORDER OF RECOMMENDED**
	)	**APPROVAL OF REZONE AND**
	)	**PRELIMINARY PLAT**
	)	**APPLICATIONS, AND**
For Rezone, Preliminary Plat and Design Review for the *Circinae Valley Subdivision*.		**APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on June 22, 2021 and was continued to July 27, 2021 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 applications. 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	Exhibit List			X
2	Staff Report			X
3	Planning and Zoning Commission Meeting Minutes 6/22/2021			X

4	Planning and Zoning Commission Sign in Sheet 6/22/2021			X
5	Planning and Zoning Application Coversheet			X
6	Rezone Application			X
7	Preliminary Plat Application			X
8	Design Review Application			X
9	Affidavit of Legal Interest			X
10	Deed			X
11	Legal Description			X
12	Vicinity Map			X
13	Letter of Intent			X
14	Subdivision Name Reservation			X
15	Preliminary Plat (7/20/2021 Submittal)			X
16	Landscape Plan (7/20/2021 Submittal)			X
17	Color Rendering (7/20/2021 Submittal)			X
18	Preliminary Plat (6/16/2021 Submittal)			X
19	Preliminary Plat (Original Submittal)			X
20	Landscape Plan (Original Submittal)			X
21	Color Rendering (Original Submittal)			X
22	Lot Maintenance Agreement			X
23	Commitment to Property Posting			X
24	Neighborhood Meeting Certification			X
25	Neighborhood Meeting Letter			X
26	Site Photos			X
27	Agency Notification			X
28	Kuna Rural Fire District			X
29	Boise Project Board of Control			X
30	Central District Health Department			X
31	Department of Environmental Quality			X
32	Nampa and Meridian Irrigation District			X
33	City Engineer			X
34	Additional City Engineer Comments 7/20/2021			X
35	Ada County Highway District			X
36	Planning and Zoning Commission Kuna Melba News			X
37	Planning and Zoning Commission Mailer			X
38	Planning and Zoning Commission Proof of Posting			X
39	Lee Carter Public Testimony Form 7/27/2021			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on June 22, 2021, it was continued to July 27, 2021. The FCO's have been requested to go to the Planning and Zoning Commission on August 10, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's June 22, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Randy Wall

1.3.1.3 Appearing in Favor:
Mike Early (Developer), 10718 W Blackhawk Drive, Boise, ID 83709 – Not Testify

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing Against:
Lee Carter, 1335 S School Street, Kuna, ID 83634 – Testified
Verna Robinson, 1220 S Ash Avenue, Kuna, ID 83634 – Testified
Roger Theobald, 1331 S School Street, Kuna, ID 83634 – Testified
Ed Mumford, 1375 S School Street, Kuna, ID 83634 - Testified

1.3.2 Those who testified at the Commission's July 27, 2021 hearing are as follows, to-wit:

1.3.2.1 City Staff:
Doug Hanson, Planner II

1.3.2.2 Appearing for the Applicant:
Randy Wall

1.3.2.3 Appearing in Favor:
Lee Carter, 1335 S School Street, Kuna, ID 83634 – Submitted written testimony

1.3.2.4 Appearing Neutral:
Cindy Giesen, 1363 S Ash Avenue, Kuna, ID 83634- Testified

1.3.2.5 Appearing Against:
Roger Theobald, 1331 S School Street, Kuna, ID 83634 – Testified

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 RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the June 22, 2021 hearing on the Rezone and Preliminary Plat for Circinae Valley Subdivision was published in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	June 2, 2021

3.1.2.2 Notice for the June 22, 2021 hearing containing the description of the property proposed to be developed, was mailed on June 2, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the June 22, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on June 3, 2021. A Proof of Property Posting was provided to staff on June 8, 2021.

3.1.2.4 Notice for the June 22, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one parcel totaling approximately 6.46 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number

INHIRA LLC	6.46 acres	A – Agriculture	R5070500080

3.2.2 The landowner of the parcel at issue did not oppose rezoning.

3.2.3 The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcel as Medium Density Residential.

3.2.4 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
West	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City

3.3 Findings Regarding Preliminary Plat Application

3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.3.2 The proposal is for a single Subdivision that would include 33 lots (27 residential lots, and six commercial lots).

3.3.3 The applicant requested R-6 (Medium Density Residential) zoning districts.

3.3.4 The Circinae Valley Subdivision is located within the Ten Mile Lift Station Basin. Comments from the City Engineer in exhibit 2.25 state that at this time the Ten Mile Lift Station Basin has capacity to serve the 27 proposed EDU's. The applicant is proposing a temporary lift station until the sewage can flow through the northern property if and when it develops at a later date, temporary lift stations are ineligible for reimbursement.

3.4 Testimony of the City Planner

3.4.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated July 27, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.4.1.1 On February 3, 2021 staff held a pre-application meeting with the applicant to discuss the project. The applicant held a virtual neighborhood meeting on March 4, 2021 there five (5) attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.4.1.2 The applicant is proposing to rezone approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant initially proposed to subdivide the 6.46 acres into 36 total lots (30 residential lots and six (6) common lots), with a gross density of the 4.63 dwelling units per acre (DUA) and a net density is 6.4 DUA which did not meet the net density

standard established in KCC. On June 16, 2021 the applicant provided staff a revised preliminary plat proposing 33 total lots (27 residential lots and six (6) common lots), with a gross density of the 4.17 DUA and a net density is 5.86 DUA, in accordance with the R-6 zoning district in KCC. 0.53 acres, or 8.2% of the project, is considered useable open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a tot lot with workout area and pathway along the canal. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space. Staff views the 8.2% useable open space provided to be in compliance with KCC.

3.4.1.3 At the request of the Planning and Zoning Commission from the public hearing on June 22, 2021 the applicant has provided a revised preliminary plat with larger lots on the southern boundary of the proposed subdivision for better transition. The revised preliminary plat proposes 33 total lots (27 residential lots and six (6) common lots), with a gross density of the 4.17 DUA and a net density is 5.86 DUA, in accordance with the R-6 zoning district in KCC. 0.49 acres, or 7.7% of the project, is considered useable open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a tot lot with workout area and pathway along the canal. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space. Staff views the 7.7% useable open space provided to be in compliance with KCC.

3.4.1.4 The Circinae Valley Subdivision is located within the Ten Mile Lift Station Basin. Comments from the City Engineer in exhibit 2.25 state that at this time the Ten Mile Lift Station Basin has capacity to serve the 27 proposed EDU's. The applicant is proposing a temporary lift station until the sewage can flow through the northern property if and when it develops at a later date, temporary lift stations are ineligible for reimbursement.

3.4.1.5 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant shall be required 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.

3.4.1.6 A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes an internal and canal pathway, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence along those pathways. 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.

3.4.1.7 Staff has reviewed the proposed rezone and 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 recommended that if the Planning and Zoning Commission recommends approval of Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) and approves Case No. 21-05-DR (Design Review), the applicant be subject to the conditions of approval listed in section "3.4.2" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.4.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat), and approves case no. 21-05-DR (Design Review), the applicant be subject to the following Conditions of Approval:

3.4.2.1 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:

3.4.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.4.2.1.2 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.

3.4.2.1.3 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".

3.4.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.4.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.4.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.4.2.1.7 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.

3.4.2.2 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.

3.4.2.3 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.

3.4.2.4 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).

3.4.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

3.4.2.6 The developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional sewer station capacity.

3.4.2.7 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.

3.4.2.8 The developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

3.4.2.9 The developer/owner/applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

3.4.2.10 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.4.2.11 Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).

3.4.2.12 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 three 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.

3.4.2.13 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.

3.4.2.14 The applicant shall install sod wherever the landscape plan (dated March 17, 2021) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.4.2.15 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.

3.4.2.16 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

3.4.2.17 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.4.2.18 The developer/owner/applicant, 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 the Public Hearing processes.

3.4.2.19 The developer/owner/applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

3.4.2.20 The developer/owner/applicant shall comply with all local, state and federal laws.

3.4.2.21 The developer/owner/applicant shall not request Final Plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Ten Mile Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

3.4.2.22 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC §6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.5 Other Testimony

3.5.1 6/22/2021 Public Hearing – Randy Wall, PE Services, testified about the specifics of the project including: improvements and construction of public right-of-way, open space and amenities, the projects conformance to the Comprehensive Plan and the type of housing product that would be delivered.

3.5.2 6/22/2021 Public Hearing – Lee Carter, testified about his family's long history with his property and the one in question as well as his reasoning for moving from Meridian to Kuna in 2016. Mr. Carter expressed concerns with there not being a Fire Station south of the tracks, including additional concerns about Emergency Services. Mr. Carter requested an Ada County Highway District (ACHD) traffic study to be performed and the feasibility of an overpass. He also addressed concerns with speeding traffic and additional crosswalks.

Mr. Carter stated an HOA should be a Condition of Approval, parking should be provided at the park play area, and homes within the project be limited to single-family homes (i.e., multi-family, manufactured homes, townhomes, or alley-loaded homes). Mr. Carter referred to the proposed lot sizes and the number of lots.

3.5.3 6/22/2021 Public Hearing – Roger Theobald, explained his property shared an east-west border with the proposed project. Additionally, he stated the previous owner of his land had said there was an approval for nineteen (19) sewer hook-ups for the proposed project site; the previous owner of the proposed project site had indicated his intent to subdivide into four (4) 1.5 acre lots; finally, the new owners of the property had indicated the intent to subdivide into twenty-two (22) lots but had applied for thirty (30). Mr. Theobald expressed his opinion of lot sizes in subdivisions close-by versus the proposed lot sizes for the proposed project. He also expressed his concern of the size of homes that would be built on the lots, as well as the additional traffic. Mr. Theobald requested that fencing maintenance be included within the HOA requirements then expressed concern with Emergency Services. In conclusion, Mr. Theobald expressed concerns with irrigation.

3.5.4 6/22/2021 Public Hearing – Ed Mumford, addressed additional concerns with irrigation, the largest being the irrigation waters are not impeded so they could continue to flow to the drainage ditch. Mr. Mumford went into detail of the drainage ditch and it's use.

3.5.5 6/22/2021 Public Hearing – Verna Robinson, explained her property adjoins to the west of the project and she had recently split her property into two (2) lots even though her zoning designation was R-6. She then addressed a neighboring parcel which split into three (3) lots; Mrs. Robinson felt if the lots within the project could be increased to match the rural feeling of the area, she would be appreciative.

3.5.6 7/27/2021 Public Hearing – Randy Wall, PE Services, displayed the changes made to the proposed preliminary plat and landscape plan that had been requested by the Planning and Zoning Commission during the public hearing on 6/22/2021.

3.5.7 7/27/2021 Public Hearing – Roger Theobald, discussed the changes in lot sizes on the southern border of the subdivision. He then asked if the concerns of irrigation delivery and drainage water rights and common lot maintenance had been addressed from the previous public hearing on 6/22/2021.

3.5.8 7/27/2021 Public Hearing – Cindy Giesen, asked that lighting within the subdivision adhere to dark sky practices in order to maintain the rural feel for the surrounding properties.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

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 power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 The Rezone, proposed by the Rezone Application in Case No. 21-01-ZC, would comply with the Comprehensive Plan.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

6.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.

6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states 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.

6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VII
ORDER OF RECCOMENDING APPROVAL OF APPLICATIONS FOR ANNEXATION, REZONE AND PRELIMINARY PLAT

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, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the Rezone application (Case No. 21-01-ZC) is recommended approval.

7.2 That the Preliminary Plat application (Case No. 21-01-S) is recommended approval.

VIII
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, DO HEREBY APPROVE:

8.1 That the Design Review application (Case No. 21-05-DR) is hereby approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 10th day of August, 2021.

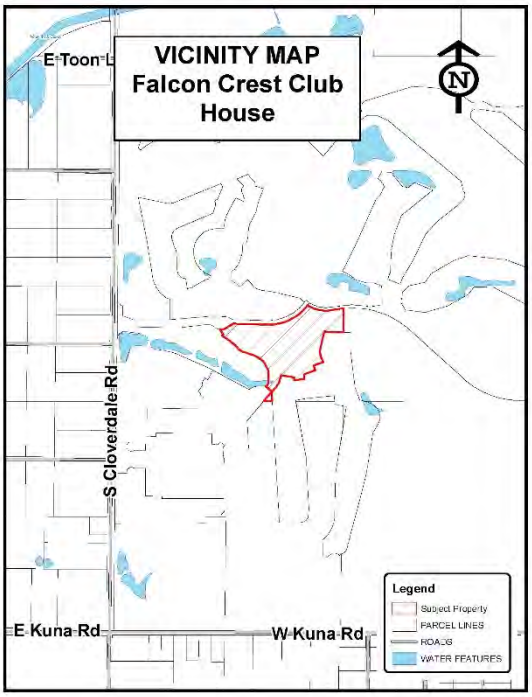
_____
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **J-U-B ENGINEERS, INC.** Combo Preliminary/Final Plat for the Falcon Crest Clubhouse.	))))))	**Case No. 21-02-CPF (Combo Preliminary & Final Plat – Short Plat)** **STAFF REPORT FOR THE FALCON CREST COMBINATION PRELIMINARY/FINAL PLAT APPLICATION.**

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I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Report 08.10.2021			X
2	Preliminary & Final Plat Application			X
3	Letter of Intent			X

4	Vicinity & Aerial Map			X
5	Warranty Deed			X
6	Preliminary Plat			X
7	Final Plat			X
8	Legal Descriptions			X
9	Affidavit of Legal Interest			X
10	Neighborhood Meeting Certification			X
11	Subdivision Name Reservation			X
12	Agency Transmittal			X
13	Public Works/City Engineer Comments			X
14	ACHD Comments			X
15	Kuna Rural Fire District Comments			X
16	Kuna School District Comments			X
17	DEQ Comments			X
18	Nampa Meridian Irrigation Dist.			X
19	Kuna Melba News Legal Notice Publication for P&Z			X
20	Photograph of Property Posting			X
21	Proof of Property Posting			X
22	Legal Notice Mailer & Confirmation of Mailing			X
23	Kuna Melba News Affidavit of Publication			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) Title 1, Chapter 14, Section 3, Combination plat (Preliminary and Final) applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and 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).

2.1.1 Notifications

2.1.1	Neighborhood Meeting:	February 25, 2021 (3 Attendees)
2.1.2	Agency Comments Request:	May 5, 2021
2.1.3	300 FT Property Owners Notice:	July 7, 2021
2.1.4	Kuna Melba News Newspaper:	July 7, 2021
2.1.5	Site Posted:	July 16, 2021

III
APPLICANTS REQUEST

3.1 JUB Engineers on behalf of the M3 Companies, LLC requests approval to subdivide the

subject property into three (3) total lots using the Combo/Short Plat process, for a site located near the northeast corner of Cloverdale and Kuna Roads, Kuna, Idaho.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is currently zoned R-12 (High Density Residential), and the site is currently used as a public golf course with supporting private roads, and golf related facilities.

4.2 Surrounding Land Uses

North	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City
South	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City
East	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City
West	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City

4.5 Parcel Size(s), Current Zoning and Parcel Numbers

4.5.1 Approximately 11.65 acres

4.5.2 R-12 (High Density Residential)

4.5.3 S1422244200

4.6 Services

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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 There are no existing structures on site. There are a small number of dirt service roads used for maintaining the golf course.

4.8 Environmental Issues

4.8.1 Staff is not aware of any environmental issues, health or safety conflicts at this time.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) identifies the subject site as Mixed-Use Development. Staff views this proposed Combination Plat request to be consistent with the Comprehensive Plan and FLUM.

4.10 Agency Responses

Agency	Exhibit No.
Assistant City Engineer, Catherine Feistner – Kuna City Public Works	2.12
ACHD – Dawn Battles	2.13
Kuna School District	2.14
DEQ	2.15
Nampa Meridian Irrigation Dist.	2.16

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is located near the northeast corner of Cloverdale and Kuna Roads within the previously approved Falcon Crest Planned Unit Development (PUD). Ingress/egress will be taken from the existing private lane on Cloverdale Road approx. 3,545 feet north of Kuna Road.

ACHD has recommended the applicant adhere to the following guidelines for their Combined preliminary and final plat request:
- The private road should discourage through traffic between two public streets.
- The private road should be graded to drain away from the public street intersection.
- If a private road is gated, the gate or key pad (if applicable) shall be located a Minimum of 50 feet from the near edge of the intersection and a turnaround shall be provided.

ACHD has also recommended, if the lead agency (Kuna City) approves the private road, the applicant shall be required to pave the private road it's full width and at least 30 feet into the site beyond the edge of pavement of all public streets and install 15-foot tapers.

ACHD stated in their report they will only accept roadway dedications if the following requirements are met:
- Dedicate a Min. of 50 feet of Rights-of-Way for the road,
- Construct the road to Min. ACHD requirement, And,
- Construct a stub street to surrounding parcels.

VI
STAFF ANALYSIS

6.1 Applicant intends to develop this parcel into three (3) separate lots. One lot will be used for commercial purposes, lot two will be a common lot and the final lot will be used as a private road to serve the project.

In accordance with KCC 6-2-3-B: Preliminary Plat. an applicant may request an application to be processed as both preliminary and final so long as the request meets the following criteria;
- The application does not exceed 10 lots,
- No new street dedication or widening is involved, and
- No special development considerations are involved.

The applicants request fulfills the listed criteria and is therefore eligible to make the request.

The subject site is currently used as a public golf course and the site is adjacent to the existing private driveway that serves it. This application is located within the Falcon Crest Planned Unit

Development (PUD) and lies between the approved Robinhood and proposed Golf Villages Subdivisions of the same PUD. Staff recommends that the private drive be designed and built to allow for connection between this and other projects to serve the public, its residents, EMS and daily service providers. Staff recommends that Applicant be conditioned to construct the proposed private lane in widths that are acceptable to the City, ACHD and EMS.

KCC 5-18-1-D discourages gated entries to subdivisions except by Council approval. With the PUD approval by Council (January 15, 2019; Development Agreement Item 5.1.1.5.3), this development may ask for gated access for the Active Adult Community entrances subject to review and approval by the City, KRFD and ACHD and Aa County Ambulance Service. And *each* gated access must be approved on a case-by-case basis.

Upon complete review, staff has no concerns with the Case and has determined this application complies with Title 6-2-3 of KCC, the Comprehensive Plan Future Land Use Map; and Idaho Code. Staff recommends the Planning and Zoning Commission recommend approval to Council for Case No. 21-02-CPF, with the applicant subject to the recommended Conditions of Approval listed in Section 10 of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Subdivisions Code, Title 6
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
6.2.5 Idaho Code, Title 39, Chapter 11 – Health and Safety

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-02-CPF (Combination Preliminary and Final Plat), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and the testimony during the Public Hearing; the Kuna Planning and Zoning Commission hereby recommends ***Approval/Conditional Approval/Denial*** of the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-02-CPF, a request from M3 Companies, LLC to subdivide the subject property into three (3) total lots.

If the Planning and Zoning Commission wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

7.1 Based on the evidence contained in Case No. 21-02-CPF, this proposal ***does/does*** not generally comply with Kuna 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 6.*

7.2 Based on the evidence contained in Case No. 21-02-CPF, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as MU (Mixed-uses); the subject site is currently zoned and dedicated as such.*

7.3 The Combination Plat ***does/does not*** request more than 10 lots, is not dedicating new streets, is not widening streets, and requires no special consideration.

Staff Finding: *According to KCC 6-2-3-B, this short plat follows the requirements of the subdivision ordinance and its zoning district.*

7.4 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 Meeting notices were mailed to residents within 300 feet of the proposed subject site and the meeting was held on February 2, 2021. A Legal Notice was published in the Kuna Melba News Newspaper on July 7, 2021 as well as a Legal Notice being mailed by the City to residents within 300 feet, on July 7, 2021. The Applicant posted a sign on the property on July 16, 2021; the Case was tabled on July 27, 2021 to a date certain of August 10, 2021.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Combination Plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

8.1 Goal Area 1: Kuna will be economically diverse and vibrant.

- Goal 1.A.: Ensure land use in Kuna will support economic development.
    - Objective 1.A.2.: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.

8.2 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.

8.3 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.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure 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.

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

8.4.1 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.2.b: 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.

8.4.2 Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.

- 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.

IX
PROPOSED KUNA CITY CODE ANALYSIS

9.1 This request appears to ***be/not be*** consistent and ***in/not in*** compliance with all Kuna City Code (KCC).

Comment: *The proposed application adheres to the applicable requirements of KCC Title 6.*

9.2 The site **is/is not** physically suitable for the proposed use.

Comment: *The 12.42-acre subject site is suitable for the proposed Clubhouse.*

9.3 The Combination Plat ***is/is not*** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The subject site is not used as wildlife habitat and lies within a well-established subdivision. Roadways, structures and open space already exist in the area and will therefore cause no environmental damage or loss of habitat.*

9.4 The application ***is/is not*** likely to cause adverse public health problems known at this time.

Comment: *There are no adverse public health problems known at this time.*

9.5 The utility services currently being installed are/will be suitable and adequate for the proposed use.

Comment: *Utility services are suitable and adequate for the proposed Clubhouse.*

X
COMMISSIONS RECOMMENDATION TO COUNCIL

Note: The motion is for the recommendation of ***Approval/Conditional Approval/ Denial*** *of the* Combination *Plat application. However, if the Planning and Zoning Commission wishes to Approve or Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends ***Approval/Conditional Approval/Denial*** of Case No. 21-02-CPF (Combination Plat), a request from M3 Companies, LLC, for approval to subdivide the subject property into three (3) total lots using the Short Plat process, for a site located near the northeast corner of Cloverdale and Kuna Roads, Kuna, Idaho.

10.1 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:

10.1.1 The City Engineer shall approve all sewer connections and grading plans.

10.1.2 The City Engineer shall approve drainage and grading plans.

10.1.3 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".

10.1.4 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.

10.1.5 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

10.1.6 The Boise Project Board of Control shall approval all modifications to the existing irrigation system.

10.1.7 No public street construction may be commenced without approval and permit from Ada County Highway District and Idaho Transportation Department.

10.1.8 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.

10.2 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.

10.3 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.

10.4 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 (KMIS) of the City.

10.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding Master Plans.

10.6 Applicant shall work with staff to provide street lights in locations required by Kuna City Code.

10.7 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices

10.8 Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).

10.9 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

10.10 Landscaping cannot 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.

10.11 If any revisions are made , they are subject to Administrative Determination to rule if the revision is substantial. Applicant shall provide Planning Staff with a revied copy.

10.12 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 City Council, or seek amending them through public hearing processes.

10.13 Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

10.14 It is the responsibility of the developer or his engineer to coordinate the stricter requirement between agencies and the City of Kuna standards.

10.15 The Applicant shall provide/allow for proper vehicle connection of the proposed private drive to the approved Robinhood and proposed Golf Villages subdivisions.

10.16 The Applicant shall construct the proposed private lane in widths that are acceptable to the City, ACHD and EMS.

10.17 The Applicant shall follow all staff and agency recommendations.

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

DATED this ____ day of _____, 2021.

Preliminary Plat Application

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

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

****Office Use Only****

Case No(s).: 21-02-CPF

Project Name: Falcon Crest Club House

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

Date Received: 03.18.2021

Date Accepted as Complete: _____

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

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

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

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

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

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

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

Final Plat Application

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

KUNA Planning & Zoning

A Final Plat application does NOT require a Public Hearing. It will be placed on the City Council agenda as a regular agenda item.

****Office Use Only****

Case No(s).: 21-02-CPF

Project Name: Falcon Crest Club House

Date Received: 03.18.2021

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

The Final Plat shall include and be in compliance with all items required under Idaho Code §50-13.

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

J-U-B ENGINEERS, INC.

THE LANGDON GROUP | GATEWAY MAPPING INC.

March 1, 2021

Jace Hellman
Planning and Zoning Director
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: FALCON CREST CLUBHOUSE –PRELIMINARY PLAT AND FINAL PLAT (SHORT PLAT)

Dear Mr. Hellman:

On behalf of our client, M3 ID Falcon Crest, LLC, please accept this request for the Preliminary Plat and Final Plat (Short Plat) for Falcon Crest Clubhouse Subdivision. The proposed development is located on the east side of S. Cloverdale Road immediately adjacent to the existing Falcon Crest Golf Course. The subject property has been annexed into the City of Kuna; this application is for a Preliminary Plat only. The address for the subject property is 11102 S Cloverdale Rd, Kuna, Idaho. The development includes 11.65 cres.

Preliminary Plat and Final Plat (Short Plat)

The Preliminary Plat and Final Plat for Falcon Crest Clubhouse Subdivision consists of 11.65 acres, includes 1 commercial lot, 1 common lot, and 1 private road lot. The common area will include 2.15 acres making up 18.4% of the platted area. The proposed commercial lot is for the future development of the Falcon Crest Clubhouse; the clubhouse will be accessed by a private road. Landscaping is not proposed for the Falcon Crest Clubhouse Preliminary Plat; landscape plans will be submitted with the building permit for the Falcon Crest Clubhouse.

Existing Entitlements

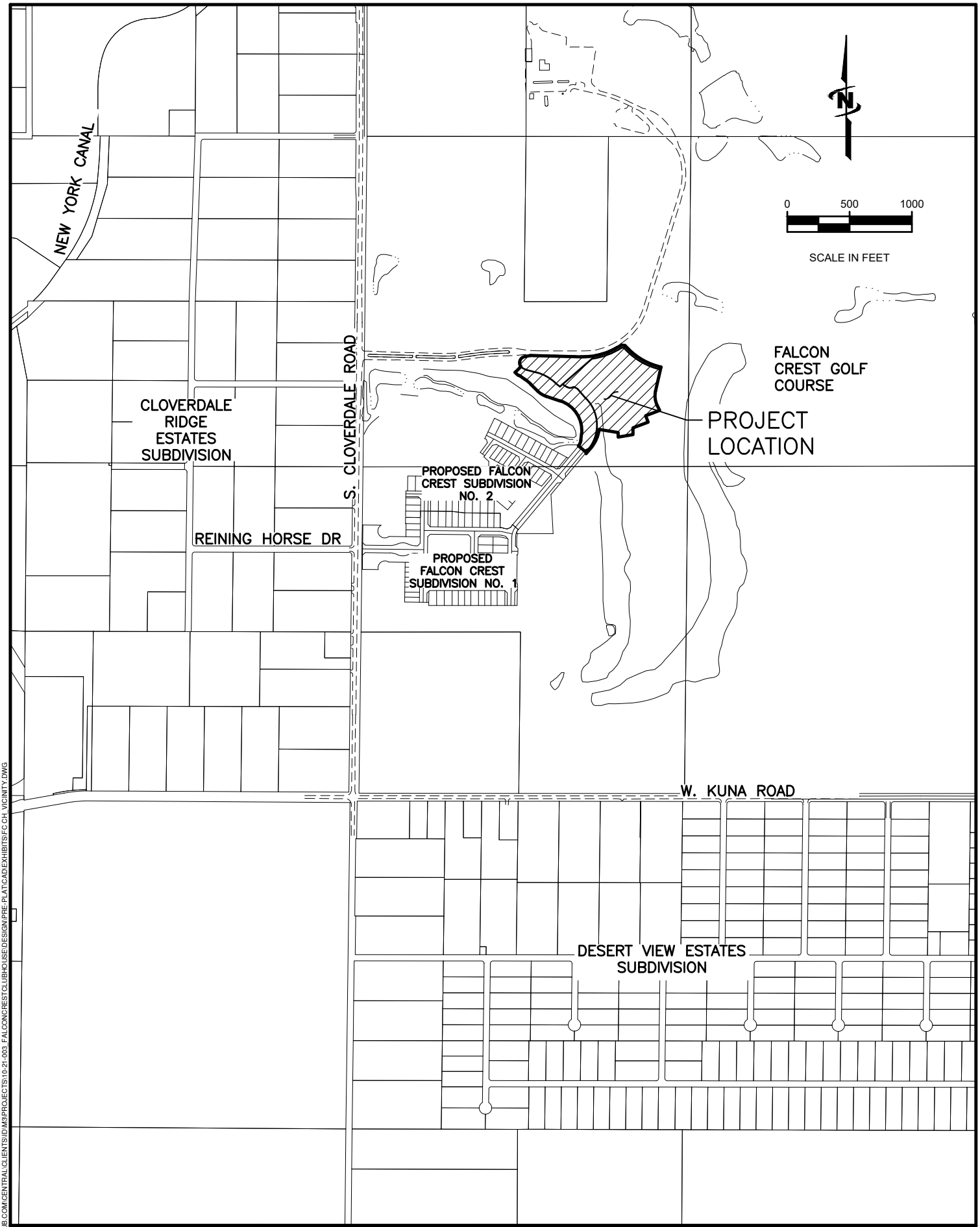
In 2018, the Falcon Crest development was annexed into the City of Kuna; the Falcon Crest Clubhouse Subdivision parcels were included in this annexation. A Development Agreement and Planned Unit Development were approved for the subject property as a part of the annexation and zoning for Falcon Crest. The proposed Preliminary Plat for Falcon Crest Clubhouse Subdivision complies with the underlying zoning and PUD that were approved for the subject property though the Falcon Crest entitlements.

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709-0944 p 208-376-7330 f 208-323-9336 w www.jub.com

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



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 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	APR	DATE

FILE: FC CH_VICINITY
JUB PROJ. #:10-17-141
DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 3/9/2021

J-U-B ENGINEERS, INC.

FALCON CREST CLUBHOUSE SUBDIVISION
KUNA, IDAHO

VICINITY MAP

SHEET 1

Plot Date:3/9/2021 12:40 PM Plotted By: Everett Earnest
Date Created:3/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-21-003_FALCONCREST CLUBHOUSE\DESIGN\PRE-PLAT\CAD\EXHIBITS\FC CH_VICINITY.DWG

PARCEL I

ADA COUNTY RECORDER
J. DAVID NAVARRO
GRANT DEED

RECORDED - REQUEST OF
Elizabeth Borbonus
FEE 6.00 DEPUTY Maureen

FOR VALUE RECEIVED 2000 JN 26 PM 4:56 100049801

HANSGEORG BORBONUS, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), all of Grantor's interest in the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORG BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

On This 7th day of June, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HANSGEORG BORBONUS**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SARAH E. SCOTT
NOTARY
PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/14/2001

DOC 20284

EXHIBIT A

A portion of Lot 17 in Block 2 of GROUSE POINT SUBDIVISION, according to the official plat thereof, filed in Book 71 of Plats at Pages 7293 and 7294, records of Ada County, Idaho, said parcel of land being situated in the Southeast quarter of the Northwest quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 10 and 15; thence
along the North-South center section line of said Section 15
South 00°07'26" West a distance of 2657.25 feet to a 5/8 inch iron pin and cap marked "JJ HOWARD", marking the center of Section 15, the POINT OF BEGINNING; thence
North 89°59'53" West along the East-West center section line a distance of 758.27 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
along a non-tangent curve to the right having a delta of 13°43'48", a radius of 930.00 feet, a tangent of 111.97 feet, a chord bearing of North 77°31'55" East, a chord distance of 222.33 feet, and an arc length of 222.86 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 84°23'50" East a distance of 201.72 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 82°24'56" East a distance of 132.20 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 80°20'01" East a distance of 212.67 feet to a 5/8 inch iron pin and cap marked "RAJ 943" marking a point on the East line of the Southeast quarter of the Northwest quarter of said section; thence
South 00°07'26" West along said West line a distance of 120.88 feet to the POINT OF BEGINNING.

Parcels II, III & VI

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE IDAHO
GRANT DEED
2000 JN 26 PM 4:56

RECORDED - REQUEST OF
Elevated Basin
FEE 6.00 DEPUTY Marson

100049803

FOR VALUE RECEIVED

HANSGEORGE BORBONUS, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), all of Grantor's interest in the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORGE BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

On This 7th day of June, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HANSGEORGE BORBONUS**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/14/2001

EXHIBIT A

PARCEL 1 Parcel II & III

The Northeast quarter of the Southwest quarter and the West one-half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT THEREFROM a parcel of land situated in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 10 and 15; thence
along the North-South center section line of said Section 15
South 00°07'26" West a distance of 2657.25 feet to a 5/8 inch iron pin and cap marked "JJ HOWARD", marking the center of Section 15; thence
North 89°59'53" West along the East-West center section line a distance of 758.27 feet to a 5/8 inch iron pin and cap marked "RAJ 943", the POINT OF BEGINNING; thence
along a non-tangent curve to the left having a delta of 11°35'52", a radius of 930.00 feet, a tangent of 94.45 feet, a chord bearing of South 64°52'05" West, a chord distance of 187.93 feet, and an arc length of 188.25 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 59°04'10" West a distance of 141.05 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 54°35'20" West a distance of 154.96 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 60°34'50" West a distance of 173.87 feet to a 5/8 inch iron pin and cap marked "RAJ 943" marking a point on the West line of the Northeast quarter of the Southwest quarter of said section; thence

North 00°02'36" East along said West line a distance of 327.52 feet to a point on the aforementioned East-West center section line; thence
South 89°59'53" East along said center line a distance of 568.62 feet to the POINT OF BEGINNING.

PARCEL 2 Parcel VI

The West one-half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcels
4,5,7,8,9,10

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE. IDAHO

RECORDED - REQUEST OF
Eberle Bender
FEE 15.00 DEPUTY MCarson

GRANT DEED
2000 JN 26 PM 4:56

100049802

FOR VALUE RECEIVED

CLOVERDALE RANCH, an Idaho general partnership whose general partners are Hans Borbonus and Terry Lee Cook ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A, consisting of three (3) pages, attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED: Effective January 1, 1999.

Cloverdale Ranch, an Idaho general partnership

By: _____
Hans Borbonus
Its: General Partner

By: _____
Terry Lee Cook
Its: General Partner

STATE OF IDAHO)
: ss
County of Ada)

On the 7th day of June, 2000, before me, the undersigned notary public in and for said State, personally appeared Hans Borbonus, known or identified to me to be a general partner of **Cloverdale Ranch**, the Idaho general partnership that executed the within instrument or the person who executed the same on behalf of said general partnership, and acknowledged to me that said general partnership executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SARAH B. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/16/2001

STATE OF IDAHO)
: ss
County of Ada)

On the 7th day of June, 2000, before me, the undersigned notary public in and for said State, personally appeared Terry Lee Cook, known or identified to me to be a general partner of **Cloverdale Ranch**, the Idaho general partnership that executed the within instrument or the person who executed the same on behalf of said general partnership, and acknowledged to me that said general partnership executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SARAH B. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/16/2001

PARCEL I:

Parcel X

The W½NW¼; SE¼NW¼; E½NE¼NW¼; Section 22, T. 2 N., 1E., B.M., Ada County, Idaho.
and
Parcel VII S½SE¼ Section 15, T. 2 N., R. 1 E., B.M.,
Except,
A strip of land for public right of way located in the northwest ¼ of Section 22, T. 2 N., R. 1 E., B.M., Ada County, Idaho; more specifically described to-wit:

(except this B strip described in Ada Co. 108003135)

Beginning at the northwest corner of Section 22, T. 2 N., R. 1 E., B.M., thence
East along the north line of Section 22, 40 feet to a point; thence
South parallel to the west line of Section 22, 404 feet to a point; thence
Southwesterly 100.24 feet more or less to a point 33 feet East of the West line of Section 22; thence
South parallel to the west line of Section 22, 2170 feet more or less to the east-west ¼ Section line; thence
West along the ¼ Section line 33 feet to the west line of Section 22; thence
North along the west line of Section 22, 2674 feet more or less to the northwest corner of Section 22, The Point of Beginning.

PARCEL IV: Parcel VIII

The NE¼ of Section 22, T. 2N., R. 1E., B.M., Ada County, Idaho.

Parcel II: Parcel IX

The W½NE¼NW¼ Section 22, T. 2 N., R. 1 E., B.M., Ada County, Idaho

and

That portion of the W½ of the SW¼ lying South of the New York Canal in Section 15, Township 2 North, Range 1 East, B.M., in Ada County, Idaho.

Except Therefrom the following described tracts of land.

A,

Beginning at a point, said point being the South Quarter corner of said Section 15; thence
South 89°45' West a distance of 334.feet; thence
North 54°55' West a distance of 2,319 feet to the True Point of Beginning; thence
North 0°20' West 299.8 feet; thence
South 89°40' West 400 feet; thence
South 0°20' East 450 feet; thence
North 89°40' East 400 feet; thence
North 0°20' West 150.2 feet to the True Point of Beginning.

B,

A strip of land for public right of way located in the West½ Southwest ¼ lying South of the New York Canal in Section 15, T. 2 N., R. 1E., B.M., Ada County, Idaho; more specifically described to-wit:

Beginning at the southwest corner of Section 15, T. 2 N., R. 1 E., B.M., thence

East along the South line of Section 15, 40 feet to a point; thence
North parallel to the West line of Section 15, 300 feet to a point; thence
Northwesterly 100.24 feet more or less to a point which is 33 feet East of the West line of said Section 15, thence
North parallel to the West line of Section 15, 910 feet more or less to the South property line of the Idaho Power Company substation; thence
West 33 feet to the west line of Section 15; thence
South along the west line of Section 15, 1310 feet more or less to the Southwest corner of Section 15, T. 2 N., R. 1 E, The Point of Beginning.

Parcel III: Parcel V

The SE¼SW¼ Section 15, T. 2 N., R. 1 E., B.M., Ada County, Idaho,

Except all minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether expressed or implied.

Excepting from the foregoing Parcels all of the real property heretofore conveyed to Idaho Power Company by the Grantor and/or Grantee as follows:

A strip of land 150 feet wide being 75 feet on each side of a centerline located in the N1/2SW1/4, W1/2W1/2NW1/4SE1/4, Section 15, T2N, R1E, B.M., Ada County, Idaho ,being more particularly described as follows:

Commencing at a point identified as the SW Corner of said Section 15; thence North, along the West section line of said Section 15, a distance of 1660.0 feet, thence S 79°11'30" E. a distance of 33.0 feet, more or less, to a point in the East right of way line of South Cloverdale Road, said point being the True Point of Beginning; thence S. 79°11'30" E. a distance of 1343.2 feet, to an angle point, thence, N. 89°50'20" E., a distance of 1640.0 feet, more or less, to a point in the East line of the W1/2W1/2NW1/4SE1/4, said Section 15, said point being the point of terminus of said right of way and easement;

Excepting therefrom that portion of the described strip of land located in a parcel of land in the W1/2SW1/4, said Section 15, presently owned by Idaho Power Company as described in Instrument No. 522630, Pages 545-546, Book 486 of the records of the County Recorder of Ada County, Idaho.

AFTER RECORDING MAIL TO:

Falcon Crest, L.L.C., an Idaho Limited Liability Company
2528 N Cloverdale Road
Boise, ID 83713

Parcel X1A

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
FALCON CREST, LLC

2015-115982
12/21/2015 03:08 PM
AMOUNT $16.00

00177453201501169820030036

QUITCLAIM DEED

Date: May 12, 2015

For Value Received, **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, whose address is **2528 N Cloverdale Road, Boise, ID 83713**, the following described premises in **Ada** County, **Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-30, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

On this 30th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Terry Cook**, known or identified to me to be the person whose name is subscribed to the within instrument as **Member** of the **Falcon Crest, LLC**, limited liability company, and acknowledged to me that such limited company executed same.

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

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 2-17-21

STEVE ARNOLD
NOTARY PUBLIC
STATE OF IDAHO

DESCRIPTION FOR
PARCEL A
FALCON CREST LLC PROPERTY

A parcel of land located in the SW 1/4 of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap monument marking the SW of said Section 22;

Thence along said South boundary line of said Section 22 South 89°57'42" East, 48.00 feet;

Thence leaving said South boundary line and along the along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22, said point being the **REAL POINT OF BEGINNING**;

Thence continuing along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of said Section 22;

Thence along said North boundary line North 89°54'53" East, 2605.51 feet to the C1/4 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of said Section 22 South 00°33'40" West, 2656.59 feet to the S1/4 corner of said Section 22;

Thence along the South boundary line of said Section 22 North 89°57'42" West, 1330.24 feet to the W1/16 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of the SW 1/4 of said Section 22 North 00°38'13" East, 1326.88 feet to the SW1/16 corner of said Section 22;

Thence along the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22 South 89°58'36" West, 1280.49 feet to the **REAL POINT OF BEGINNING**.

AFTER RECORDING MAIL TO:

Falcon Crest, L.L.C., an Idaho Limited Liability Company
2528 N Cloverdale Road
Boise, ID 83713

PARCEL X1B

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 CHE FOWLER
FALCON CREST, LLC

2015-115981
12/21/2015 03:08 PM
AMOUNT $16.00

00177452201501169810030039

QUITCLAIM DEED

Date: May 12, 2015

For Value Received, **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, whose address is **2528 N Cloverdale Road, Boise, ID 83713**, the following described premises in **Ada** County, **Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-14, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 14th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Terry Cook**, known or identified to me to be the person whose name is subscribed to the within instrument as **Member** of the **Falcon Crest, LLC**, limited liability company, and acknowledged to me that such limited company executed 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.

Connie L. Cracolice

Notary Public for the State of Idaho
Residing at: Melba, ID
My Commission Expires: 09-16-16

CONNIE L. CRACOLICE NOTARY PUBLIC STATE OF IDAHO

DESCRIPTION FOR
PARCEL B
FALCON CREST LLC PROPERTY

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap monument marking the SW of said Section 22;

Thence along said South boundary line of said Section 22 South 89°57'42" East, 48.00 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said South boundary line and along the along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22;

Thence along said North boundary line North 89°58'36" East, 1280.49 feet to the SW1/16 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of the SW 1/4 of said Section 22 South 00°38'13" West, 1326.88 feet to the W1/16 corner of said Section 22;

Thence along the South boundary line of said Section 22 North 89°57'42" West, 1282.24 feet to the **REAL POINT OF BEGINNING**.

Parcel XII

stewart
title of boise

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 11/08/05 04:30 PM
DEPUTY Renee Oberbillig
RECORDED – REQUEST OF
Stewart Title Company
105169750

ACCOMMODATION ONLY JW

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of November, 2005, between

Hansgeorg Borbonus, as **GRANTOR(S)** and

Falconcrest, LLC, an Idaho Limited Liability Company, **GRANTEE(S)**

whose current address is 2528 N. Cloverdale Rd.

WITNESS, that said Grantor(s), for an in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

See "Exhibit A" attached hereto

Parcel Number:

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 7th day of November, 2005, before me, the undersigned, a Notary Public, in and for said State, personally appeared Hansgeorg Borbonus known to me, and or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Larry G. Kalvelage
Residing at: Nampa, ID
My commission expires: December 14, 2006

STATE OF IDAHO * LARRY G. KALVELAGE * NOTARY PUBLIC

LEGAL DESCRIPTION

Order Number:

EXHIBIT A

The Northeast quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

And

The Southeast quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Except the following described parcel:

Commencing at the Southeast corner of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being the section corner common to Sections 22, 23, 26 and 27; thence
West along the section line common to Section 22 and 27 a distance of 208.0 feet to a point; thence
North 281.9 feet; thence
East 208.0 feet to a point on the section line common to Sections 22 and 23; thence
South 281.9 feet along said Section line to the Point of Beginning.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 05/10/05 04:36 PM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Stewart Title Company
105059831

Parcel XIII

stewart
title of boise

403594 [illegible]

WARRANTY DEED

For Value Received Hansgeorg Borbonus,
the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Falcon Crest, L.L.C., an Idaho Limited Liability Company,

the grantee, whose current address is

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 6th day of May, 2005

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 10th day of May, 2005, before me, the undersigned, a Notary Public, in and for said State, personally appeared Hansgeorg Borbonus known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public Larry G. Kalvelage
Residing at: Nampa, ID
My commission expires December 14, 2006

NOTARY PUBLIC STATE OF IDAHO LARRY G. KALVELAGE

LEGAL DESCRIPTION

EXHIBIT A

The Northwest quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And:

The Northeast quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And also:

The Southwest quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And also:

The Southeast quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

PRELIMINARY PLAT FOR

FALCON CREST CLUBHOUSE SUBDIVISION

SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,

KUNA, IDAHO

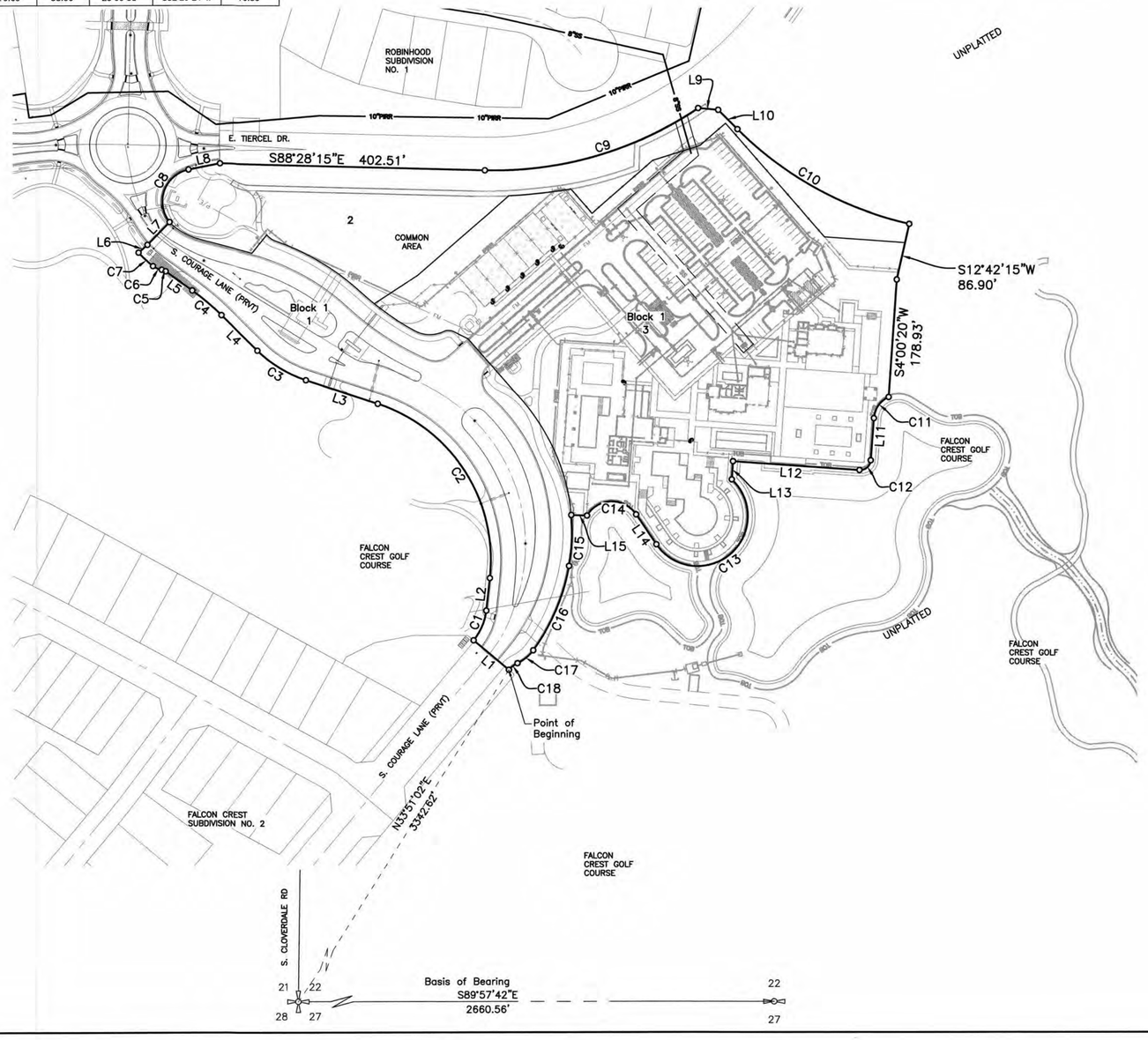
2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.75'	85.00'	33°32'07"	N23°08'28"E	49.04'
C2	340.74'	250.00'	78°05'34"	N32°40'22"W	314.97'
C3	87.07'	190.00'	26°15'19"	N58°35'30"W	86.31'
C4	58.06'	385.00'	8°38'27"	N49°47'03"W	58.01'
C5	6.49'	13.00'	28°35'59"	N68°24'16"W	6.42'
C6	14.58'	27.00'	30°56'14"	N67°14'09"W	14.40'
C7	30.12'	170.50'	10°07'23"	N46°42'21"W	30.08'
C8	101.52'	49.50'	117°30'06"	N20°04'15"E	84.64'
C9	343.25'	555.00'	35°26'09"	N73°48'41"E	337.81'
C10	301.92'	535.00'	32°20'03"	S61°07'43"E	297.93'
C11	41.21'	38.54'	61°16'09"	S34°55'32"W	39.28'
C12	25.05'	16.00'	89°42'53"	S49°08'54"W	22.57'
C13	255.87'	76.00'	192°54'00"	S49°22'07"W	151.04'
C14	88.65'	44.50'	114°08'37"	S88°44'49"W	74.70'
C15	77.55'	299.10'	14°51'21"	S02°32'48"W	77.33'
C16	140.51'	306.93'	26°13'45"	S23°05'21"W	139.29'
C17	31.24'	62.00'	28°51'56"	S50°38'12"W	30.91'
C18	16.69'	38.00'	25°09'38"	S52°29'21"W	16.55'

Line Table		
Line #	Direction	Length
L1	N50°05'28"W	70.00'
L2	N06°22'25"E	49.71'
L3	N71°43'09"W	115.00'
L4	N45°27'50"W	76.26'
L5	N54°06'17"W	50.03'
L6	N48°49'12"E	18.00'
L7	N44°11'00"E	48.25'
L8	N78°49'18"E	48.70'
L9	S84°57'01"E	30.65'
L10	S44°57'42"E	41.37'
L11	S04°17'27"W	64.39'
L12	N85°59'40"W	192.83'
L13	S04°00'20"W	27.73'
L14	N34°10'53"W	54.77'
L15	N87°46'41"W	23.89'

0 100 200

SCALE IN FEET

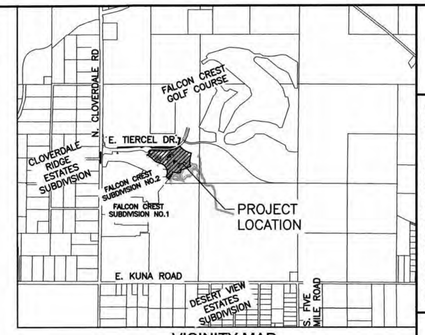


LAND USE SUMMARY

TOTAL AREA:	11.65 AC.
TOTAL LOTS:	3 LOTS
CLUBHOUSE LOT:	1 LOT
COMMON AREA LOT:	1 LOT
PRIVATE ROAD LOT:	1 LOT
COMMON AREA:	2.17 AC. (18.6%)
EXISTING ZONES:	R-6, R-12

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



VICINITY MAP

SCALE: 1"=2000'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREET WITHIN THIS DEVELOPMENT IS A PRIVATE STREET. THE PRIVATE STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA SPECIFICATIONS.
3. LOT 3, BLOCK 1 IS A CLUBHOUSE LOT, LOT 1, BLOCK 1 IS A PRIVATE ROAD LOT. LOT 2, BLOCK 1 IS A COMMON LOT.
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 FOR THE COMMON LOT AND THE GOLF COURSE FROM EXISTING IRRIGATION WELLS. THE CLUBHOUSE LOT WILL RECEIVE PRESSURE IRRIGATION FROM THE DOMESTIC WATER SUPPLY WELLS ON SITE. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
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 LOT IS IDENTIFIED ON THE PLAN. THIS LOT 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 EASEMENTS SHALL BE RESERVED FOR THE BENEFIT OF THE CITY OF KUNA. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0425 H, COMMUNITY PANEL NO. 0425, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FIRE DISTRICT:
KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

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
JESS POWELL
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-6399

PRESSURE IRRIGATION:
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

IRRIGATION DISTRICT:
BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141

ROADWAYS
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

SCHOOL DISTRICT:
KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

DEVELOPER
M3 COMPANIES
1087 W. RIVER STREET
SUITE #310
BOISE, IDAHO 83702
208-939-6263
MARK TATE

CIVIL ENGINEER
SCOTT WONDERS, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LANE
STE. 400
MERIDIAN, ID 83642
208-376-7330

OWNER
FALCON CREST LLC
2528 N. CLOVERDALE RD.
BOISE, ID 83713

OWNER
FALCON CREST CLUB
PARTNERS LLC
5430 LBJ FREEWAY
DALLAS, TX 75240

LAND SURVEYOR
ROBERT L. KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LANE
STE. 400
MERIDIAN, ID 83642
208-376-7330

PROFESSIONAL LAND SURVEYOR REGISTERED 18642 STATE OF IDAHO ROBERT L. KAZARINOFF

21 JUL 2021

BOUNDARY CERTIFICATION

LEGEND

EXISTING		PROPOSED
—S—	SANITARY SEWER LINE	—S—
—W—	WATER LINE	—W—
—IR—	GRAVITY IRRIGATION PIPE	—IR—
—PIR—	PRESSURE IRRIGATION LINE	—PIR—
—SD—	STORM DRAIN LINE	—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	
—G—	GAS LINE	
—F—	FENCE LINE	
	FIRE HYDRANT	
2650	5' CONTOUR LINE	
2651	1' CONTOUR LINE	

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 10683 STATE OF IDAHO W. SCOTT WONDERS 7/21/21

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS IN THE DRAWINGS. ANY REUSE OF THE DRAWINGS SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

FALCON CREST CLUBHOUSE SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-21-003_PRE-PLAT
JUB PROJ. # : 10-21-003
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 7/21/2021

SHEET NUMBER:

PP-01

Plot Date:7/21/2021 3:32 PM Plotted By: Everett Earnest
Date Created:7/21/2021 I:\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-21-003_FALCONCREST\CLUBHOUSE\DESIGN\PRE-PLAT\CAD\SHEET\10-21-003_PRE-PLAT.DWG

ROBINHOOD SUBDIVISION NO. 1

E. TIERCEL DR.

S88°28'15"E 402.51'

402.5'

50.00'

COMMON AREA

S. COURAGE LANE (PRVT)

ENTRY GUARD BUILDING

Block 1
1

ENTRY GATES

EXIT GATE

Block 1
3

FALCON CREST GOLF COURSE

EXISTING POND

PROPOSED POND

FALCON CREST SUBDIVISION NO. 2

S12°42'15"W
86.90'

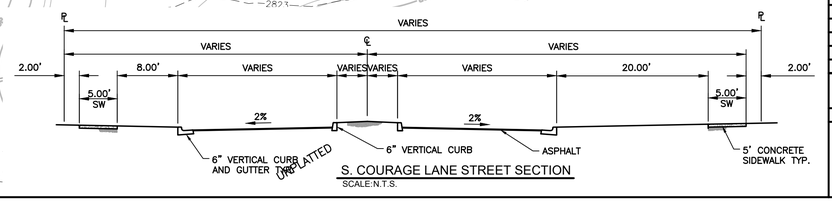
S4°00'20"W
178.93'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18

0 50 100

SCALE IN FEET



S. COURAGE LANE STREET SECTION

SCALE: N.T.S.

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 10683 STATE OF IDAHO W SCOTT WONDERS 7/21/21

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

FALCON CREST CLUBHOUSE SUBDIVISION
KUNA, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-21-003_PRE-PLAT
JUB PROJ. # :	10-21-003
DRAWN BY:	----
DESIGN BY:	----
CHECKED BY:	----

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 7/21/2021

SHEET NUMBER:
PP-02

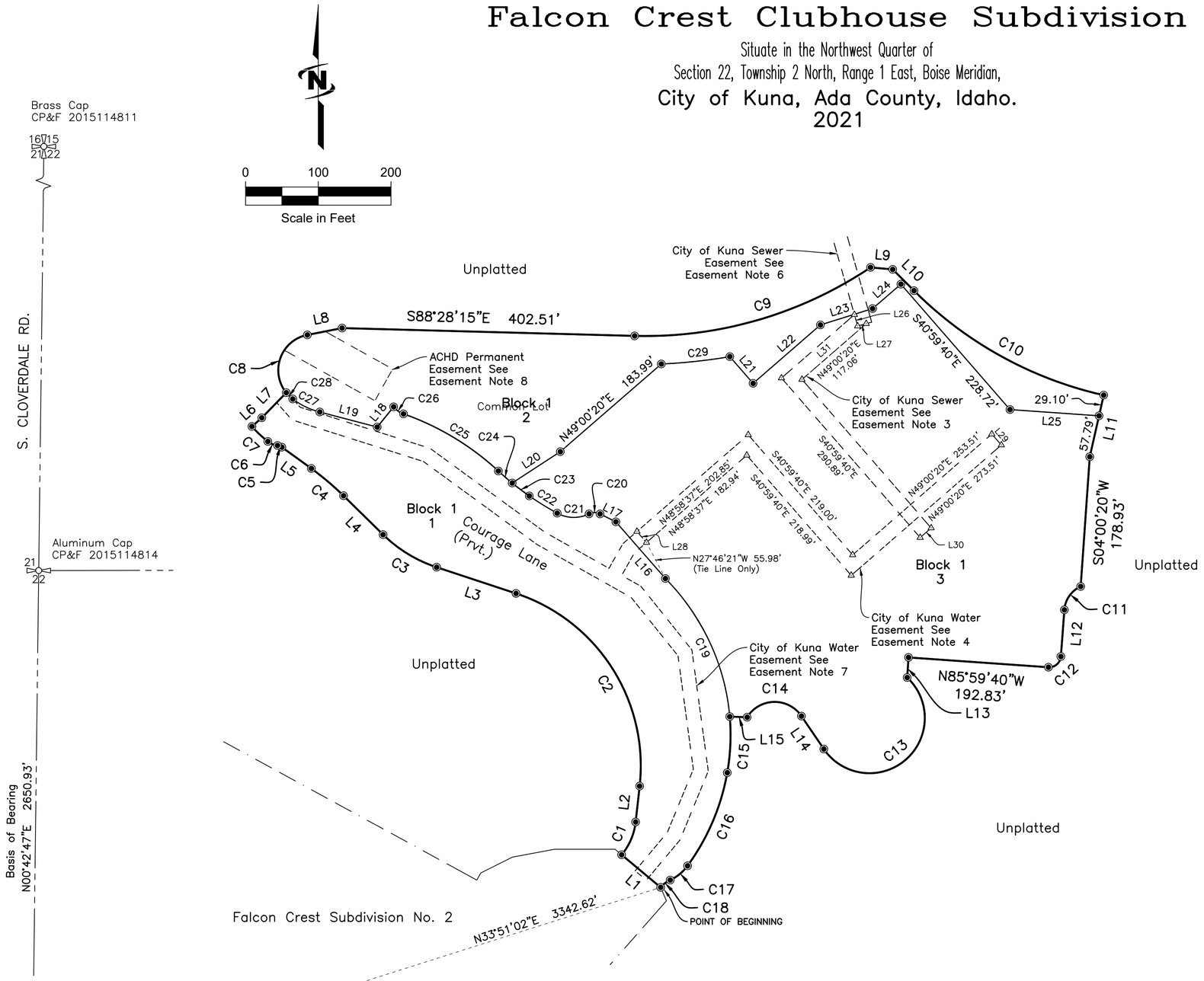
Plot Date:7/21/2021 3:33 PM Plotted By: Everett Earnest
Date Created:7/21/2021 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-21-003_FALCONCRESTCLUBHOUSE\DESIGN\PRE-PLAT\CAD\SHEET\10-21-003_PRE-PLAT.DWG

PLAT SHOWING

Falcon Crest Clubhouse Subdivision

Situate in the Northwest Quarter of
Section 22, Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2021

PLAT BOOK_____ PAGE_____



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.75'	85.00'	33°32'07"	N23°08'28"E	49.04'
C2	340.74'	250.00'	78°05'34"	N32°40'22"W	314.97'
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C16	140.51'	306.93'	26°13'45"	S23°05'21"W	139.29'
C17	31.24'	62.00'	28°51'56"	S50°38'12"W	30.91'
C18	16.69'	38.00'	25°09'38"	S52°29'21"W	16.55'
C19	213.94'	307.82'	39°49'15"	N24°59'03"W	209.66'
C20	15.57'	17.00'	52°29'05"	N89°40'49"W	15.03'
C21	45.59'	48.00'	54°25'11"	S88°42'46"E	43.90'
C22	45.11'	400.00'	6°27'42"	S58°16'19"E	45.09'
C23	29.52'	400.00'	4°13'43"	S52°55'37"E	29.51'
C24	25.18'	400.00'	3°36'24"	S49°00'33"E	25.18'
C25	153.36'	375.00'	23°25'55"	N58°55'18"W	152.30'
C26	16.95'	30.00'	32°22'06"	S54°27'13"E	16.72'
C27	41.47'	107.50'	22°06'18"	S64°14'17"E	41.22'
C28	12.53'	49.50'	14°30'14"	S45°56'01"E	12.50'
C29	94.90'	744.72'	7°18'04"	N83°52'19"E	94.84'

Legend

- ——— – Subdivision Boundary Line
- ——— – Lot Line
- ——— – Section Line
- ——— – Adjacent Property Line
- ——— – Tie Line
- ——— – Kuna Sewer Easement Line
- ——— – Kuna Water Easement Line
- – Section Corner, as noted
- – Quarter–Section Corner, as noted
- ● – Set 1/2"x24" Rebar, with Plastic Cap Marked "J–U–B 16642"
- ◉ – Set 5/8"x24" Rebar, with Plastic Cap Marked "J–U–B 16642"
- ⊙ – Set 1–3/16" Bernt'sen BP Cap with Magnet Marked "J–U–B 16642"
- △ – Point Not Set or Found
- C# – Curve Number (Typical)
- L# – Course Number (Typical)
- # – Lot Number (Typical)
- [####] – PLS Number Found on Monument

Line Table		
Line #	Direction	Length
L1	N50°05'28"W	70.00'
L2	N06°22'25"E	49.71'
L3	N71°43'09"W	115.00'
L4	N45°27'50"W	76.26'
L5	N54°06'17"W	50.03'
L6	N48°49'12"E	18.00'
L7	N44°11'00"E	48.25'
L8	N78°49'18"E	48.70'
L9	S84°57'01"E	30.65'

Line Table		
Line #	Direction	Length
L10	S44°57'42"E	41.37'
L11	S12°42'15"W	86.90'
L12	S04°17'27"W	64.39'
L13	S04°00'20"W	27.73'
L14	N34°10'53"W	54.77'
L15	N87°46'41"W	23.89'
L16	S41°08'13"E	103.60'
L17	S63°26'16"E	24.33'
L18	S39°02'17"W	35.90'

Line Table		
Line #	Direction	Length
L19	N75°17'26"W	81.67'
L20	N56°55'11"E	79.00'
L21	S40°59'46"E	48.79'
L22	N49°00'14"E	122.58'
L23	N72°35'37"E	75.20'
L24	N49°12'07"E	51.50'
L25	S85°59'40"E	122.76'
L26	S15°51'18"E	16.35'
L27	N74°08'42"E	12.23'

Line Table		
Line #	Direction	Length
L28	N40°44'26"W	20.00'
L29	S40°59'40"E	20.00'
L30	N49°00'20"E	20.00'
L31	S49°00'20"W	132.94'

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.

NOT FOR RECORDATION

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

21 JUL 2021

J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

JUB Project No. 10–19–149

PLAT SHOWING

Falcon Crest Clubhouse Subdivision

PLAT BOOK_____ PAGE_____

Notes

1. Any re–subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re–subdivision.
2. Lot 1 of Block 1 is designated as a private road which shall be owned and maintained by Shea Trilogy Homeowners Association; and Lot 2 of Block 1 is a common lot which shall be owned and maintained by Falcon Crest Subdivision Homeowners Association, Inc. The ownership and maintenance commitments may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
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. 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 or drainage entity or district.
9. The Falcon Crest Subdivision Homeowners Association, Inc. (FCSHOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each FCSHOA common lot that receives municipal irrigation. If the assessment is not paid by the FCSHOA, the individual improved lots are subject to a lien for non–payment.
10. This Development is subject to ACHD License Agreement Instrument No. ––––––––––––
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For ––––––––––––, Instrument No. ––––––––– and any existing or future amendments, restatements, or supplements to said Declaration.
12. This subdivision is located within Zone X as shown on the FIRM panel 425 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
13. Irrigation water shall be provided by Falcon Crest Subdivision Homeowners Association, Inc., in compliance with Idaho Code 31–3805(1)(b).

Easement Notes

1. Lots 1 and 2 of Block 1 are designated as having a Utility Easement co–situate with said Lots (i.e. blanket easement).
2. Lot 1 of Block 1 is hereby designated as having an Access Easement co–situate with said lot (i.e. blanket easement).
3. All Sewer Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of City of Kuna sewer service & appurtenances thereto.
4. All Water Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of City of Kuna water service & appurtenances thereto.
5. The Private Road Easement designated hereon is non–exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
6. See Instrument No. _____ for Kuna Sewer Easement
7. See Instrument No. _____ for Kuna Water Easement
8. See Instrument No. _____ for ACHD Permanent Easement
9. No Utility or City of Kuna Easement shown or designated hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
10. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Reference Documents

Subdivisions: Falcon Crest Subdivision No. 1.
Falcon Crest Subdivision No. 2.

Surveys: ROSs 0222, 0441, 10338 & 11990.

Deeds: 100049802, 108003131 & 2015–115982

Easements:

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

21 JUL 2021

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.

NOT FOR RECORDATION

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
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PLAT SHOWING

PLAT BOOK_____ PAGE_____

Falcon Crest Clubhouse Subdivision

Certificate of Owners

Know all people by these presents: that Falcon Crest, LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Clubhouse Subdivision, and that it intends to include said real property, as described below, in this plat:

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter–corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along a random line, North 33°51'02" East, 3,342.62 feet to the angle point in the northeasterly line of of Lot 106, Block 1 of Falcon Crest Subdivision No. 2 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____ , Ada County Records and the POINT OF BEGINNING;

Thence along the easterly and northeasterly boundary of said Falcon Crest Subdivision No. 2, N 50°05'28" W, 70.00 feet;

Thence departing from said northeasterly boundary and along said non–tangent curve to the left an arc length of 49.75 feet, having a radius of 85.00 feet, a central angle of 33°32'07", a chord bearing of N 23°08'28" E and a chord length of 49.04 feet;
Thence N 06°22'25" E, 49.71 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 340.74 feet, having a radius of 250.00 feet, a central angle of 78°05'34", a chord bearing of N 32°40'22" W and a chord length of 314.97 feet;
Thence N 71°43'09" W, 115.00 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 87.07 feet, having a radius of 190.00 feet, a central angle of 26°15'19", a chord bearing of N 58°35'30" W and a chord length of 86.31 feet;
Thence N 45°27'50" W, 76.26 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 58.06 feet, having a radius of 385.00 feet, a central angle of 08°38'27", a chord bearing of N 49°47'03" W and a chord length of 58.01 feet;
Thence N 54°06'17" W, 50.03 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 6.49 feet, having a radius of 13.00 feet, a central angle of 28°35'59", a chord bearing of N 68°24'16" W and a chord length of 6.42 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 14.58 feet, having a radius of 27.00 feet, a central angle of 30°56'14", a chord bearing of N 67°14'09" W and a chord length of 14.40 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 30.12 feet, having a radius of 170.50 feet, a central angle of 10°07'23", a chord bearing of N 46°42'21" W and a chord length of 30.08 feet;
Thence N 48°49'12" E, 18.00 feet;
Thence N 44°11'00" E, 48.25 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the right an arc length of 101.52 feet, having a radius of 49.50 feet, a central angle of 117°30'18", a chord bearing of N 20°04'15" E and a chord length of 84.64 feet;
Thence N 78°49'18" E, 48.70 feet;
Thence S 88°28'15" E, 402.51 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 343.25 feet, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of N 73°48'41" E and a chord length of 337.81 feet;
Thence S 84°57'01" E, 30.65 feet;
Thence S 44°57'42" E, 41.37 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 301.92 feet, having a radius of 535.00 feet, a central angle of 32°20'03", a chord bearing of S 61°07'43" E and a chord length of 297.93 feet;
Thence S 12°42'15" W, 86.90 feet;
Thence S 04°00'20" W, 178.93 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the left an arc length of 41.21 feet, having a radius of 38.54 feet, a central angle of 61°16'09", a chord bearing of S 34°55'32" W and a chord length of 39.28 feet;
Thence S 04°17'27" W, 64.39 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 25.05 feet, having a radius of 16.00 feet, a central angle of 89°42'53", a chord bearing of S 49°08'53" W and a chord length of 22.57 feet;
Thence N 85°59'40" W, 192.83 feet;
Thence S 04°00'20" W, 27.73 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the right an arc length of 255.87 feet, having a radius of 76.00 feet, a central angle of 192°54'00", a chord bearing of S 49°22'07" W and a chord length of 151.04 feet;
Thence N 34°10'53" W, 54.77 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 88.65 feet, having a radius of 44.50 feet, a central angle of 114°08'37", a chord bearing of S 88°44'49" W and a chord length of 74.70 feet;
Thence N 87°46'41" W, 23.89 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the right an arc length of 77.55 feet, having a radius of 299.10 feet, a central angle of 14°51'21", a chord bearing of S 02°32'48" W and a chord length of 77.33 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 140.51 feet, having a radius of 306.93 feet, a central angle of 26°13'45", a chord bearing of S 23°05'21" W and a chord length of 139.28 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 31.24 feet, having a radius of 62.00 feet, a central angle of 28°51'56", a chord bearing of S 50°38'11" W and a chord length of 30.91 feet;
Thence S 52°29'21" W, 16.55 feet to the POINT OF BEGINNING.

The above–described parcel of land contains 11.65 acres, more or less.

The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID FALCON CREST, LLC,
an Arizona limited liability company

By: M3 Builders, L.L.C.,
an Arizona limited liability company,
its Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company,
its sole member

By: _____
William I. Brownlee, Manager

Acknowledgment

State of _____ }
County of _____ } ss.

On this_____day of_____, in the year 20____, before me, a Notary Public in and for the State of _____, personally appeared William I. Brownlee, known or identified to me to be Manager of M3 ID Falcon Crest, LLC, that executed the within instrument and acknowledged to me that M3 ID Falcon Crest, LLC executed the same.

_____
Notary public for Idaho

My commission expires_____

Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Clubhouse Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION

Robert L. Kazarinoff, PLS 16642

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

21 JUL 2021

J-U-B ENGINEERS, INC.
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PLAT SHOWING

Falcon Crest Clubhouse Subdivision

PLAT BOOK_____ PAGE_____

Approval of Central District Health

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.

_____

Central District Health 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_____day of_____, 20___.

_____

Commission President
Ada County Highway District

Approval of City Engineer

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

_____

City Engineer P.E. No._____

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, _____, by the City of Kuna, Idaho.

_____

City Clerk

Certificate of County Surveyor

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

_____

Ada County Surveyor Date

Certificate of County Treasurer

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

_____

Ada County Treasurer Date

County Recorder's Certificate

State of Idaho } ss.
County of Ada }

Instrument No._____

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at _____minutes past_____o'clock__.M.,

this_____day of_____,_____, in my office, and was recorded in Book_____of Plats at Pages _____ through _____.

Fee:_____

_____ _____

Deputy Ex–Officio Recorder

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

21 JUL 2021

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NOT FOR RECORDATION

J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944

p 208 376 7330 *w* www.jub.com

FALCON CREST CLUBHOUSE SUBDIVISION
LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along a random line, North 33°51'02" East, 3,342.62 feet to the angle point in the northeasterly line of Lot 106, Block 1 of Falcon Crest Subdivision No. 2 according to the official plat thereof filed in Book ____ of Plats at Pages _____ through _____ , Ada County Records and the **POINT OF BEGINNING**;

Thence along the easterly and northeasterly boundary of said Falcon Crest Subdivision No. 2, N 50°05'28" W, 70.00 feet;

Thence departing from said northeasterly boundary and along said non-tangent curve to the left an arc length of 49.75 feet, having a radius of 85.00 feet, a central angle of 33°32'07", a chord bearing of N 23°08'28" E and a chord length of 49.04 feet;
Thence N 06°22'25" E, 49.71 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 340.74 feet, having a radius of 250.00 feet, a central angle of 78°05'34", a chord bearing of N 32°40'22" W and a chord length of 314.97 feet;
Thence N 71°43'09" W, 115.00 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 87.07 feet, having a radius of 190.00 feet, a central angle of 26°15'19", a chord bearing of N 58°35'30" W and a chord length of 86.31 feet;
Thence N 45°27'50" W, 76.26 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 58.06 feet, having a radius of 385.00 feet, a central angle of 08°38'27", a chord bearing of N 49°47'03" W and a chord length of 58.01 feet;
Thence N 54°06'17" W, 50.03 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 6.49 feet, having a radius of 13.00 feet, a central angle of 28°35'59", a chord bearing of N 68°24'16" W and a chord length of 6.42 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 14.58 feet, having a radius of 27.00 feet, a central angle of 30°56'14", a chord bearing of N 67°14'09" W and a chord length of 14.40 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 30.12 feet, having a radius of 170.50 feet, a central angle of 10°07'23", a chord bearing of N 46°42'21" W and a chord length of 30.08 feet;
Thence N 48°49'12" E, 18.00 feet;
Thence N 44°11'00" E, 48.25 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 101.52 feet, having a radius of 49.50 feet, a central angle of 117°30'18", a chord bearing of N 20°04'15" E and a chord length of 84.64 feet;
Thence N 78°49'18" E, 48.70 feet;
Thence S 88°28'15" E, 402.51 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 343.25 feet, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of N 73°48'41" E and a chord length of 337.81 feet;

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313 *W* www.jub.com *P* **208.376.7330**

Thence S 84°57'01" E, 30.65 feet;
Thence S 44°57'42" E, 41.37 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 301.92 feet, having a radius of 535.00 feet, a central angle of 32°20'03", a chord bearing of S 61°07'43" E and a chord length of 297.93 feet;
Thence S 12°42'15" W, 86.90 feet;
Thence S 04°00'20" W, 178.93 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 41.21 feet, having a radius of 38.54 feet, a central angle of 61°16'09", a chord bearing of S 34°55'32" W and a chord length of 39.28 feet;
Thence S 04°17'27" W, 64.39 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 25.05 feet, having a radius of 16.00 feet, a central angle of 89°42'53", a chord bearing of S 49°08'53" W and a chord length of 22.57 feet;
Thence N 85°59'40" W, 192.83 feet;
Thence S 04°00'20" W, 27.73 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 255.87 feet, having a radius of 76.00 feet, a central angle of 192°54'00", a chord bearing of S 49°22'07" W and a chord length of 151.04 feet;
Thence N 34°10'53" W, 54.77 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 88.65 feet, having a radius of 44.50 feet, a central angle of 114°08'37", a chord bearing of S 88°44'49" W and a chord length of 74.70 feet;
Thence N 87°46'41" W, 23.89 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 77.55 feet, having a radius of 299.10 feet, a central angle of 14°51'21", a chord bearing of S 02°32'48" W and a chord length of 77.33 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 140.51 feet, having a radius of 306.93 feet, a central angle of 26°13'45", a chord bearing of S 23°05'21" W and a chord length of 139.28 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 31.24 feet, having a radius of 62.00 feet, a central angle of 28°51'56", a chord bearing of S 50°38'11" W and a chord length of 30.91 feet;
Thence S 52°29'21" W, 16.55 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 11.65 acres, more or less.

END OF DESCRIPTION

J-U-B ENGINEERS, Inc.
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, PL



21 JUL 2021

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, Falcon Crest Holdings LLC, 4222 E Camelback Rd, Ste H100
Name **Address**

Phoenix, AZ 85018
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. (Name) 250 S Beechwood Ave, 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 15th day of May, 2019

Signature

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

MARIANNE ARKO
Notary Public - Arizona
Maricopa County
Commission # 547767
My Comm. Expires Jun 17, 2022

Notary Public for ~~Idaho~~ Arizona

Residing at: Maricopa, Arizona

My commission expires: 06/17/2022

Neighborhood Meeting Certification

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

KUNA Planning & Zoning

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: 3 lot short plat

Date of Meeting: 2/25/2021 Time: 6:00-7:00

Meeting Location: Falcon Crest Clubhouse

Site Information

Location: Quarter _____ Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: _____ Lot ____ Block _____

Address: _____

Parcel No(s).: _____

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: M3 ID Falcon Crest LLC

Address: _____

Contact Person

Name: JUB Engineers / Wendy Shrief

Business Name (if applicable): _____

Address: _____

Phone: _____ Email: _____

Applicant

Name: JUB Engineers / Wendy Shrief

Address: 2760 Excursion Way

Phone: 208.376.7330 Email: wshrief@jub.com

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

Applicant Signature: _____ Date: 2/25/2021

SIGN-IN SHEET

Project Name: Falcon Crest Clubhouse P-Plat / Final Plat

	Name	Address	Phone
1	Terry Cook	4015 Terhune Dr	870-8871
2	Alan & Robin Paio	11457 S Cloverdale	
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/25/2021 Number of Attendees: 3

Location: Falcon Crest Clubhouse

Project Description: 3 lot Shortplat

Attendee Comments or Concerns:

Neighbors had questions regarding types of homes that will be constructed in Falcon Crest.

Questions were also asked regarding traffic at Falcon Crest

I, Wendy Shrief, *hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: [signature] Date: 3/18/21

Wendy Shrief

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, March 17, 2021 8:52 AM
To: Wendy Shrief
Cc: Rob Kazarinoff
Subject: RE: Falcon Crest Clubhouse Subdivision Name Use

External Email

March 17, 2021

Robert Kazarinoff, J-U-B Engineers
Wendy Shrief, J-U-B Engineers

RE: Subdivision Name Reservation: **FALCON CREST CLUBHOUSE SUBDIVISION**

Wendy;

Per our conversation on 3/15/2021, the name Falcon Crest Clubhouse Subdivision may be used for your preliminary plat, with the understanding that this project is entirely located within the scope of the previously reserved **Falcon Crest Subdivision.**

It is our requirement that the Clubhouse Subdivision will adjoin the boundary of a recorded phase of the Falcon Crest development, and this plat will bear the name of a numbered, sequential phase of said development at the time the plat is submitted to our office for review and recording.

This reservation is available for the project as long as it is in the approval process, and is subject to the terms of reservation for the Falcon Crest Subdivision, and the requirements of Idaho Code 50-1307.

Sincerely,

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

From: Wendy Shrief <wshrief@jub.com>
Sent: Monday, March 15, 2021 1:09 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Sub Name Reservation

Glen,

Please see my responses below:

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

Planning & Zoning Department

Agency Notification

April 29, 2021

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

File Number & Case Name:	21-02-CPF (Combined Preliminary & Final Plat) – Falcon Crest Clubhouse Re-Plat
Project Description	Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.
Site Location	East Side of S. Cloverdale Road, immediately adjacent to Falcon Crest Golf Course; 11102 S. Cloverdale Road. Kuna 83634.
Owner(s)	**M3 ID Falcon Crest, LLC** Mark Tate 1087 W. River Street Boise, ID 83702 208.939.6263
Representative / Applicant	**Wendy Shrief, JUB Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
***Tentative* Public Hearing Date**	Tuesday, **July 13, 2021** 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Planner III Kuna P&Z 208.922.5274 TBehunin@kunaid.gov

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.*

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

COMBO PRELIMINARY AND FINAL PLAT MEMORANDUM

To: **Jace Hellman, Planning and Zoning Director**

From: **Catherine Feistner, E.I.T.**

Date: **12 May 2021**

RE: **Falcon Crest Clubhouse Subdivision Re-Plat – 21-02-CPF (Combo Preliminary & Final Plat)**

The Falcon Crest Clubhouse, located at 11102 S Cloverdale Rd, combo preliminary and final plat with Planning and Zoning acceptance date of 29 April, 2021 has been reviewed. The applicant's proposed development has not been formatted to comply with the intended City of Kuna (City) R-6 (medium density residential) zone requirements. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. **Inspection Fees**
   a. 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 if applicable, to provide accurate as-built drawings to the City.

2. **General**
   a. The development site consists of 12.42 acres. The applicant requests to divide the parcel into three lots: a clubhouse lot, private drive lot, and common lot.
   b. Equivalent Dwelling Units (EDUs) are reckoned by fixture count.
   c. The preliminary plat shows one (1) private access west of the development site joining E Tiercel Dr.
   d. Streetlights on private streets will not be owned and maintained by the City.
   e. The plat shows two distinct HOAs. Please request the developer to clarify to avoid future confusion.
   f. A plan approval letter will be required if this project affects any local irrigation districts.
   g. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
   h. All positional information shall be from the most recent state plane coordinate system.
   i. Provide engineering certification on all final engineering drawings.
   j. Fire suppression shall be available and approved by KRFD.

3. **Sanitary Sewer**
    a. The applicant's property is not connected to City services and wishes to connect.
    b. City code 5-16-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. The applicant shall connect to City Sewer services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
    c. All sewer infrastructure must meet or exceed City of Kuna requirements.

4. **Potable Water**
    a. The applicant's property is not connected to City services.
    b. City code 5-16-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. At this time, the applicant will decommission the well and connect to City Water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
    c. Verify well systems and septic systems meet IDEQ and IDWR requirements.
    d. The nearest available water main line is located within the Falcon Crest Subdivision.

5. **Pressurized Irrigation**
    a. The applicant's property is not connected to the City's pressurized irrigation system and does not need to connect as a result of this project.
    b. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

6. **Grading and Storm Drainage**
    a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
    b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
    c. 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.
    d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

7. **As-Built Drawings**
    a. If the applicant chooses to connect to any public system, as-built drawings will be required.

8. **Property Description**
    a. The applicant provided a replat and supporting documents as part of the application.

Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

June 3, 2021

To: Wendy Shrief, via email
JUB Engineers
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642

Subject: KPP21-0005/ 21-02-CPF
S. Cloverdale Road (S1422244200)
Falcon Crest Clubhouse Re-Plat

The applicant is requesting approval for a combined preliminary/final plat to allow for the development of 3 lots consisting of 1 commercial lot for a clubhouse, 1 private road lot and 1 common lot on 12.4-acres.

A. Findings of Fact

1. Private Roads/Driveways

a. Existing Conditions: There are no roadways within the site.

A single lane mini roundabout is proposed to be constructed at the terminus of Tiercel Drive abutting the site's northwest property line as part of the approved Robinhood Subdivision.

b. Policy:

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.

Access 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.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A

secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

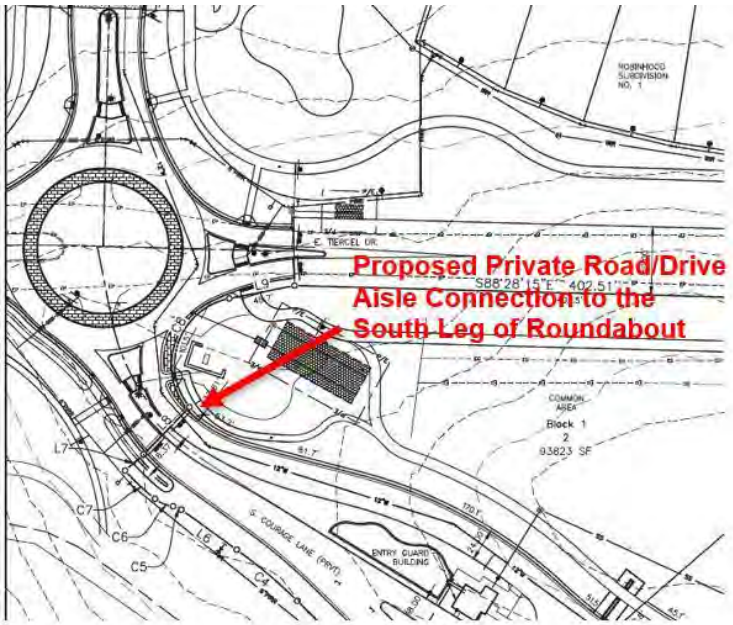
Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 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, 7206.4.6, 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 7206.4.6.

c. **Applicant's Proposal:** The applicant is proposing to construct private road/drive aisle in alignment with the south leg of the proposed roundabout approved as part of the Robinhood Subdivision at the site's northwest property line. The private road/drive aisle is proposed to be gated.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct a private road/drive aisle in alignment with the south leg of the proposed roundabout approved as part of the Robinhood Subdivision meets District policy and should be approved. However, the private road/drive aisle should be constructed as a curb return type driveway approach and be designed to look like a driveway and not an extension of Tiercel Drive.



Locate the gate or keypad (whichever is closer) a minimum of 50-feet from the near

edge or roadway of Tiercel Drive and and an on-site turnaround should be provided.

If the Lead Land Use Agency approves the 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 Lead Land Use Agency, 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.

B. Site Specific Conditions of Approval

1. Construct a private road/drive aisle in alignment with the south leg of the proposed roundabout approved as part of the Robinhood Subdivision at the site's northwest property line. Pave the private road/ drive aisle its full width and at least 30-feet into the site.
2. Locate the gate or keypad (whichever is closer) a minimum of 50-feet from the near edge of the roadway of Tiercel Drive and an on-site turnaround shall be provided.
3. Install street name and stop signs for the private road/drive aisle. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.
4. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
5. 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.
6. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

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
Cloverdale Road	None	Minor Arterial	212	Better than "E"

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

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

- The average daily traffic count for Cloverdale Road north of Kuna Road was 3,562 on September 29, 2020.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6218.

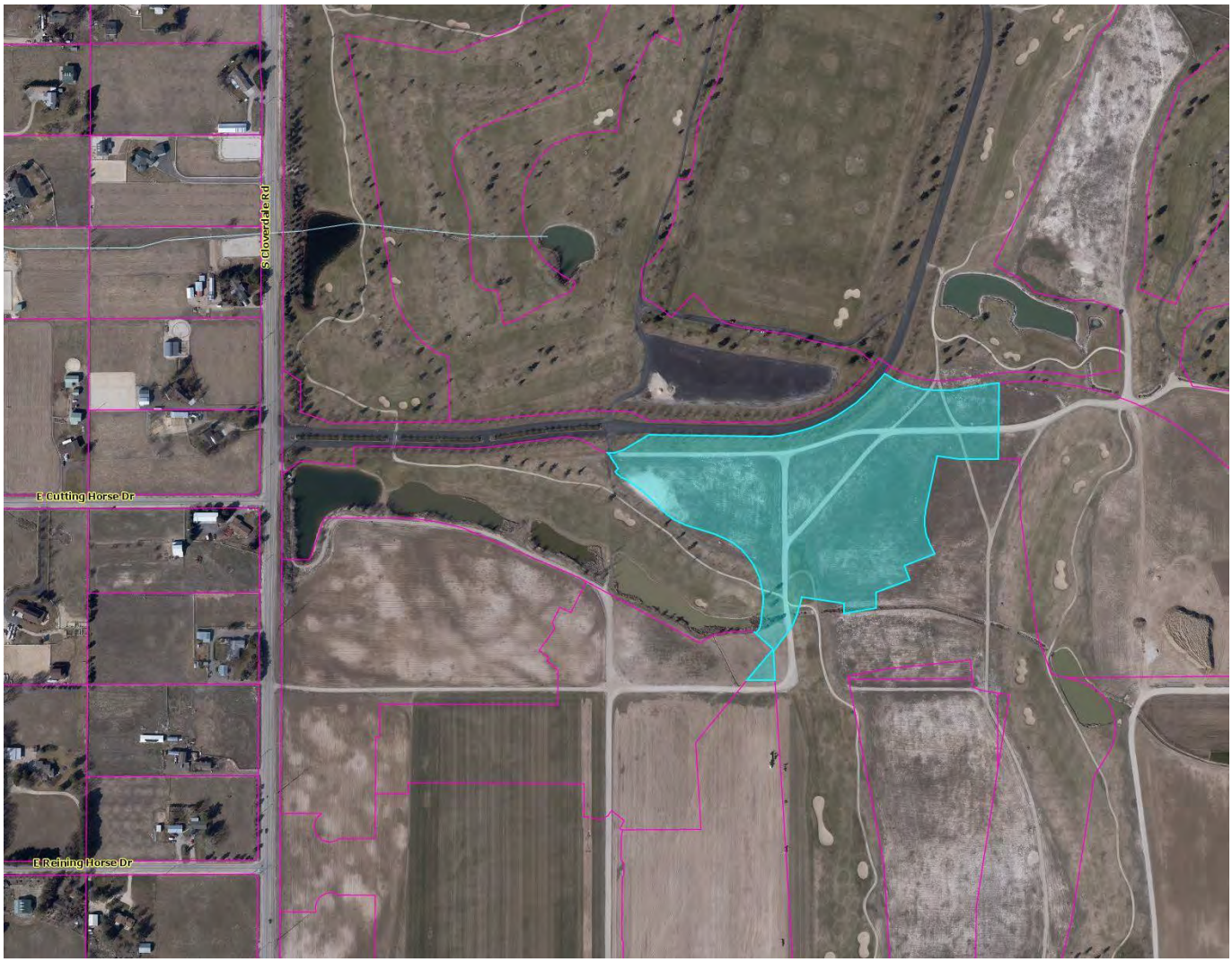
Sincerely,



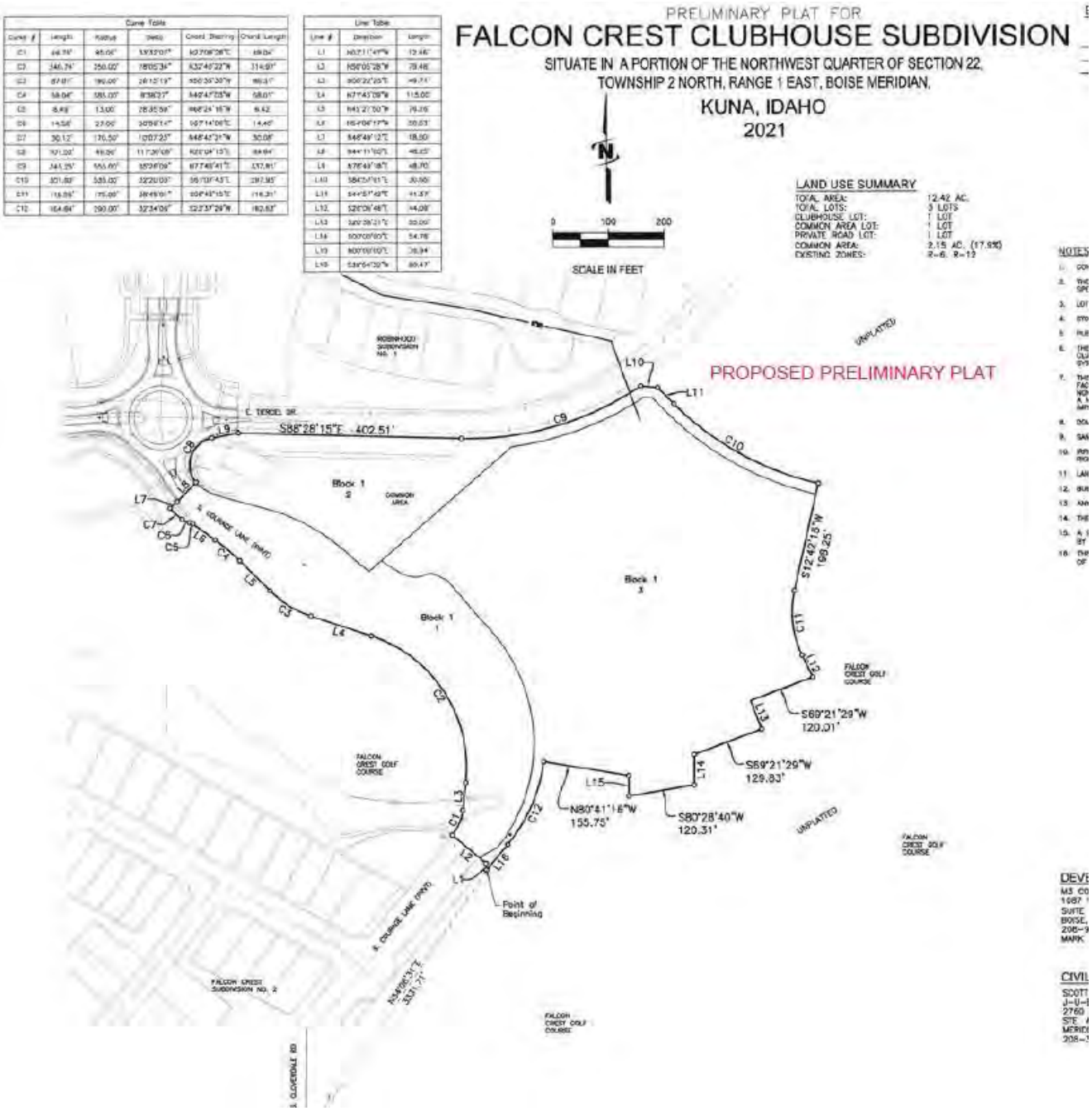
Dawn Battles
Planner II
Development Services

cc: City of Kuna (Troy Behunin), via email

VICINITY MAP



SITE PLAN


PRELIMINARY PLAT FOR
FALCON CREST CLUBHOUSE SUBDIVISION
SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
KUNA, IDAHO
2021
LAND USE SUMMARY
TOTAL AREA: 12.42 AC.
TOTAL LOTS: 3 LOTS
CLUBHOUSE LOT: 1 LOT
COMMON AREA LOT: 1 LOT
PRIVATE ROAD LOT: 1 LOT
COMMON AREA: 2.15 AC. (17.9%)
EXISTING ZONES: R-6, R-12
0 100 200
SCALE IN FEET
PROPOSED PRELIMINARY PLAT
S88°28'15"E 402.51'
S12°42'13"W 199.25'
S89°21'29"W 120.01'
S89°21'29"W 129.83'
N80°41'16"W 155.75'
S80°28'40"W 120.31'
Point of Beginning
Block 1
2
Block 1
3
Block 1
1
COMMON AREA
UNPLATTED
FALCON CREST GOLF COURSE
FALCON CREST SUBDIVISION NO. 2
S. CLIVERDALE RD

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, 7203.6, 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.

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.

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 5/5/2021
From: Kuna Rural Fire District

Regarding: Falcon Crest Clubhouse Re-Plat
21-02-CPF
Kuna, ID

Comments:

The fire district can support the proposed plan for future clubhouse development with the following conditions:

- Fire Apparatus Access:

  Plans indicate the installation of security access gates along **South Courage Lane**. The installation of security gates across a fire apparatus access road shall have approved means of emergency operation. If gates are electronically operated, they must meet the following criteria: (1) be of a fail-open version in the event of loss of power, and (2) be equipped with an automatic opening mechanism activated by the Opticom System currently in use by the fire district. Electric gate operators must be listed in accordance with UL 325.

  All fire department access roadways shall comply with the Idaho Fire Code appendix "D" and ACHD standards regarding fire lane signage and specifications.

Prior to final approval of subdivision plats, the fire district shall be included in the inspection and approval process.

Regards,

Kuna Rural Fire District
150 W Boise Street
Kuna, ID 83634 / 1.208.922.1144

Troy Behunin

From: David Reinhart <dreinhart@kunaschools.org>
Sent: Wednesday, May 5, 2021 5:01 PM
To: Troy Behunin
Cc: Robbie Reno
Subject: Re: Falcon Crest CLUBHOUSE

Categories: Agency Comments

Troy,

Kuna School District has no comments or reservations on this plat.

Dave Reinhart

David Reinhart
Kuna Joint School District
Twitter: @kunalearns
208-955-0287

On Wed, May 5, 2021 at 11:26 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Everyone,
>
> Please review the packet included with this email and provide relevant comments to our office timely. If you need additional time, please let our office know as soon as you are able. If there are questions about this Pre Plat / Final Plat Combo, please let us know.
>
> Thanks you and we look forward to your comments.
>
> Troy
>
> Troy Behunin
> Planner III
> City of Kuna
> 751 W. 4th Street
> Kuna, ID 83634
>
> TBehunin@KunaId.Gov

KUNA
Planning & Zoning

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STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

May 14, 2021

By e-mail: TBehunin@KunaId.Gov

City of Kuna
751 W. 4th Street
Kuna, ID 83634

Subject: Falcon Crest Clubhouse Re-Plat, 21-02-CPF

Mr. Behunin:

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 for all construction projects 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.

- 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

- 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** 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 (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **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.
- **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. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (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
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK92

RECEIVED
MAY 20 2021
CITY OF KUNA

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

May 13, 2021

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

RE: 21-02-CPF/ Falcon Crest Clubhouse; 11102 S. Cloverdale Road

Dear Troy:

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 B6

Kuna-Melba News Classifieds

KMN KUNA MELBA NEWS

AGRICULTURE & AUCTIONS

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Call Jim anytime
(208)880-2889
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Caldwell

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MERCHANDISE

Miscellaneous



Behlen Country
Poly Stock Tank, Like new
$250, (208) 880-7967

1937 "SNOW WHITE" MOMENTO
Lead glass
huntsman boot, $20.
(620)266-6764

TRADE:
My Electrical Experience for almost anything of VALUE.
(208) 880-7967

Miscellaneous

Large Water Pitcher
with wash basin, $45.
(208)807-8416



NOTICES, CHILD CARE

Business Opportunities

Tall Grass Mowing
Around fences, ditches and homes.
Ask for Jim **(208)571-1089**

PETS & SUPPLIES

Pets/Pet Supplies & Equipment



German Shepherd puppies for sale.

Males and females available. Parents raised on-site and have sweet dispositions. Puppies ready by the 3rd week of July, $650.
(503)569-0072

AKC Registered Yellow Labs
Born 4/24/21
Micro-chipped, two sets of shots, vet checked, ready now, 4 males, 4 females
(541) 519-6515

RENTALS

Rooms for Rent

Room For Rent
Nampa
$450 plus $500 deposit.
Reduced rate is in trade for some in-home care.
Must have references and limited background check
(208)577-0576

TRANSPORTATION

Autos for Sale



★★★★★★★★★
2014 CADILLAC SRX

ALL WHEEL DRIVE
3.6 V6, Automatic, Air cond, power sunroof, red pearl paint/biscuit leather interior (heated)
Backup camera/Navigation, New all season radials, battery, "LOADED" Very sharp! Runs and drives excellent,18-24 MPG
LOW MILES 71,281
Wholesale priced 1ST $14,995 CASH
(208) 409-3702
★★★★★★★★★

Boats & Water Sports

Gregor 18' Aluminum Seahawk
60 hp Mercury engine
8 hp Mercury engine
Trailer miscellaneous
$6000
(208)941-8787
(208) 362-5294

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'67 Ford
1 Ton with dualies,
6 cylinder new metal flat bed, runs excellent, $10,000.
208-353-8579

LEGALS

Government

LEGAL NOTICE

Case Nos. 20-07-AN & 20-16-S: Arrowwood Heights Subdivision;Annexation & Preliminary Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, July 27, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) & Preliminary Plat (S) request for Arrowwood Heights Subdivision. Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to annex approx. 53.16 ac. into Kuna City Limits and subdivide into 177 Single-Family Residential lots, 25 Common Lots, 4 shared driveways, and 1 Commercial Lot. In total, approx. 33.71 ac. R-6 (Med. Density Residential), approx. 7.59 ac. R-8 (Med. Density Residential), & approx. 9.79 ac. C-1 (Neighborhood Commercial) for future development. The project proposes a Net Density of 6.09 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 7, 2021 118330

Government

LEGAL NOTICE

Case No. 21-02-CPF: Falcon Crest Clubhouse;
Preliminary-Plat & Final Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, July 27, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request for the Falcon Crest Clubhouse. Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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. The City has provided alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 7, 2021 114822

LEGAL NOTICE

ADVERTISEMENT FOR BIDS

PROJECT TITLE: CITY OF KUNA PARKS DEPARTMENT BUILDING PARKING LOT

Separate SEALED BIDS for the City of Kuna, Kuna Parks and Recreation Parking Lot will be received by The OWNER, The Bid shall be addressed to City of Kuna, Attn: Bobby Withrow, Parks and Recreation Director, located at 751 West 4th Street, Kuna, Idaho 83634. Until 2:00 PM local time on July 15, 2021, and then at said office publicly opened and read at that location.

DESCRIPTION: The City of Kuna Parks Department Building Parking Lot is a parking and access improvement project at the Kuna Parks department building at the end of Orchard Ave. This project includes adding asphalt pavement, a new ten space parking lot, ADA improvements, and pedestrian connection to the Indian Creek green belt.

The Issuing Office for the Bidding Documents is:
City of Kuna, City Hall, City Clerks
751 West 4th St, Kuna Idaho, 83634
208-922-5546

Questions can be directed to:
Parks & Recreation Director
Bobby Withrow
208-573-7668

Printed copies of the Project Manual, Bidding Documents, Drawings, Exhibits and Appendices may be obtained at the Issuing Office for a non-refundable fee of twenty-five dollars $25.00. You may download the digital plan documents for $15.00 by logging in and imputing (Quest eBidDoc™ #7911873). Please contact QuestCDN.com at (952) 233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Bidding Documents also may be examined at the following location during normal business hours, except Friday afternoons:

J-U-B ENGINEERS, Inc.
2760 W. Excursion Ln., Suite 400, Meridian, ID 83642
208-376-7330

A Pre-Bid Meeting WILL be held on **July 13, 2021 at 2:00 PM** at the Kuna City Hall Council Chambers, 751 West 4th Street, Kuna, Idaho.

In determining the lowest responsive bid, the Owner will consider all acceptable bids on a basis consistent with the bid package. The Owner will also consider whether the bidder is a responsible bidder. All bids must be signed.

Bids must be accompanied by Bid Security in the form of a bid bond, certified check, cashiers check or cash in the amount of (5) Percent of the amount of the bid proposal. Said bid security shall be forfeited to the City of Kuna as liquidated damages should the successful bidder fail to enter into contract in accordance with their proposal as specified in the Instructions to Bidders.

Date Joe Stear, Mayor
City of Kuna

June 30, July 7, 2021 *115888*

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CITY OF KUNA

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KUNA, ID 83634

LEGAL NOTICE

Case No. 21-02-CPF:
Falcon Crest Clubhouse;
Preliminary-Plat & Final Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, July 27, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request for the Falcon Crest Clubhouse. Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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. The City has provided alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 7, 2021 114822

AD# 114822

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 07/07/2021

Sharon Jessen

SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 7th day of July, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho
My commission expires 4/28/23

COLLEEN R. NIELSEN
NOTARY PUBLIC
Comm No. 70215
STATE OF IDAHO

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 Falcon Crest Clubhouse Sub. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday - July 16, 2021 (**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* 16th *day of* July, 2021.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *day of* July, 2021, *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.

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing at 10909 W Estate Dr. Boise ID.

Commission Expires 4/5/2027


CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing
on July 27, 2021 at 6:00 PM, at
Kuna City Hall
PURPOSE: Falcon Crest Clubhouse Subdivision: Combo Plat:
21-02-CPF. This is an application for the Preliminary
Plat and Final Plat (Short Plat) for Falcon Crest
Clubhouse Subdivision to include 1 commercial lot,
1 common lot, and 1 private road lot on 12.42 acres.
LOCATION: 11102 S. Cloverdale Rd.
APPLICATION BY: JUB Engineers, Inc.
CONTACT: Kuna Planning & Zoning at 208-922-5546

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **July 27, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 21-02-CPF
Combination Preliminary & Final Plat
Falcon Crest Clubhouse

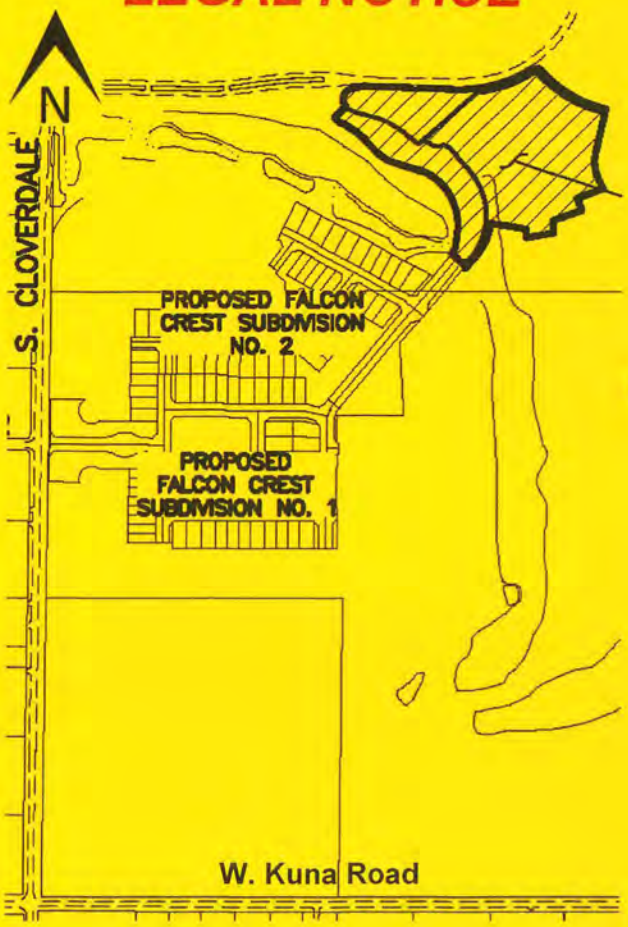
Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

The public is invited to provide written or oral testimony; various methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **July 21, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 07.07.2021

Exhibit
D3



Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Govt. >Agendas & Minutes>P&Z Most Recent Packet.

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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

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06/23/2021
US POSTAGE $000.00⁰

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ZIP 83634
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TB 6.23.21

JR 6.23.21

City of Kuna

LEGAL NOTICE

Exhibit D1

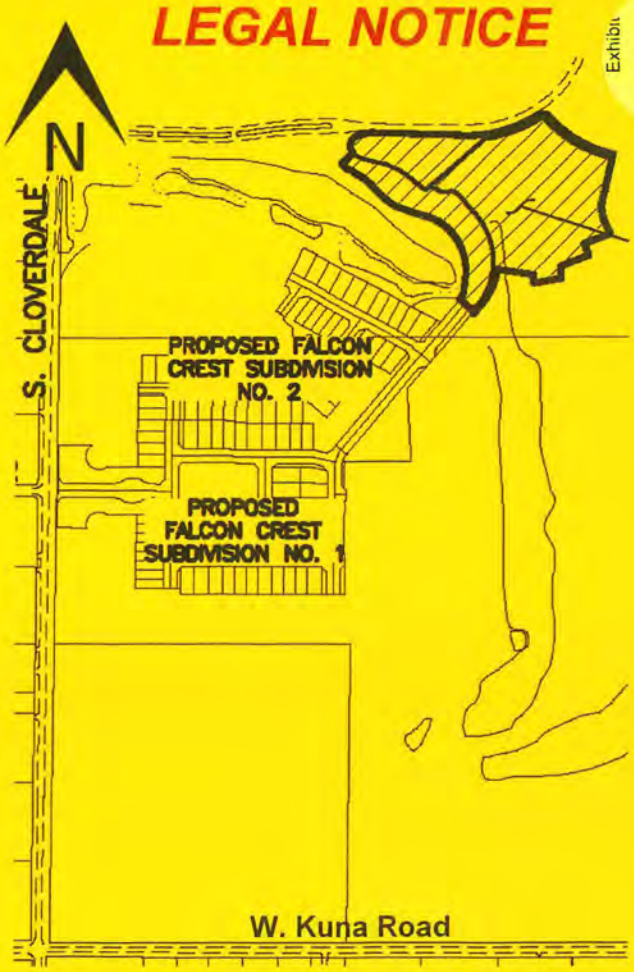
Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday July 13, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 21-02-CPF (Combined Preliminary & Final Plat)
Falcon Crest Clubhouse

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

The public is invited to provide written or oral testimony. For more information on these methods, please contact Planning & Zoning at (208) 922-5274.

Written testimony received by close of business on **July 7, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.



MAILED 06.23.2021

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

JR 7.7.21
DH 7/7/2021

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City of Kuna

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

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114822	21-02-CPF	07/07/21	07/07/21	1	$0.00

LEGAL NOTICE

Case No. 21-02-CPF: Falcon Crest Clubhouse; Preliminary-Plat & Final Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, July 27, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request for the Falcon Crest Clubhouse. Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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. The City has provided alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 7, 2021 114822

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$0.00**
Paid Amount:**$0.00**

Amount Due:**$0.00**

We Appreciate Your Business!

AD# 114822

Falcon Crest "Valor"

A Master-Planned Community
Trilogy Valor Community Club Plat & Entry Road

Kuna, ID

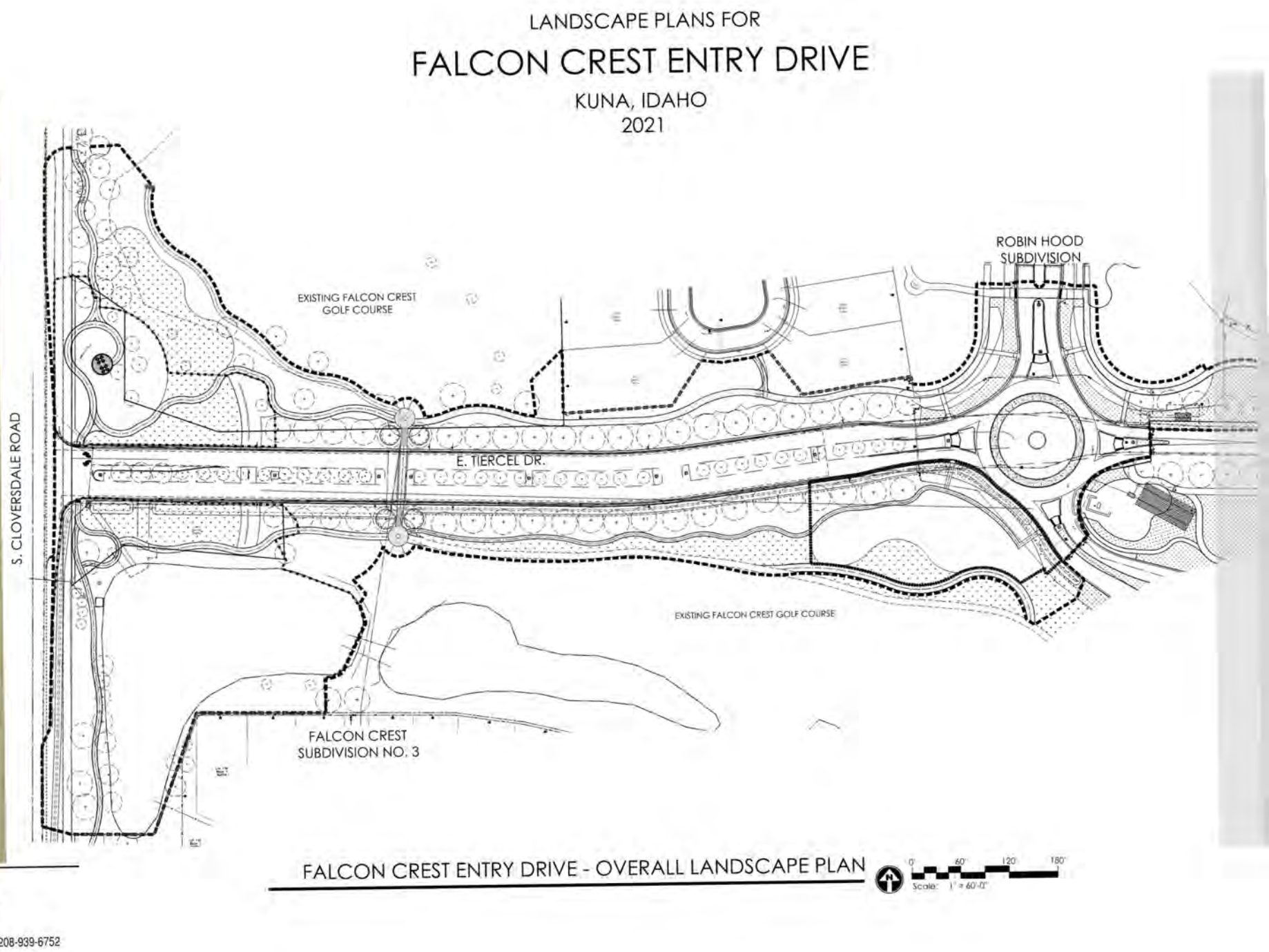
m3companies

Tiercel Lane: Main Entry From Cloverdale

-Round about goes north to the Reveille Neighborhood

-East to the Falcon Crest Golf Course

-South to Trilogy Valor





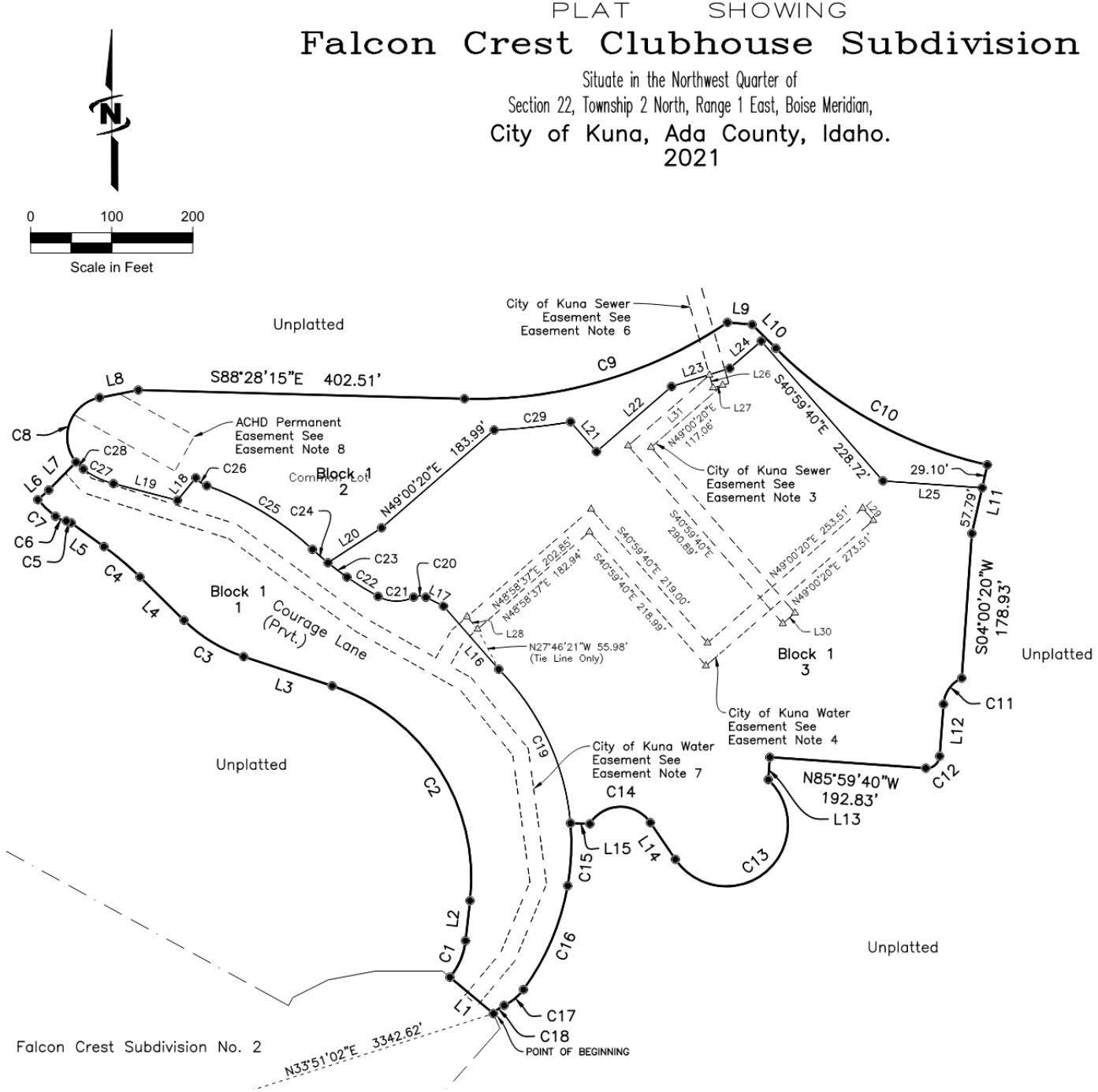
Main Entry at Cloverdale – Tiercel Lane


Main Entry –
Tiercel Ln.

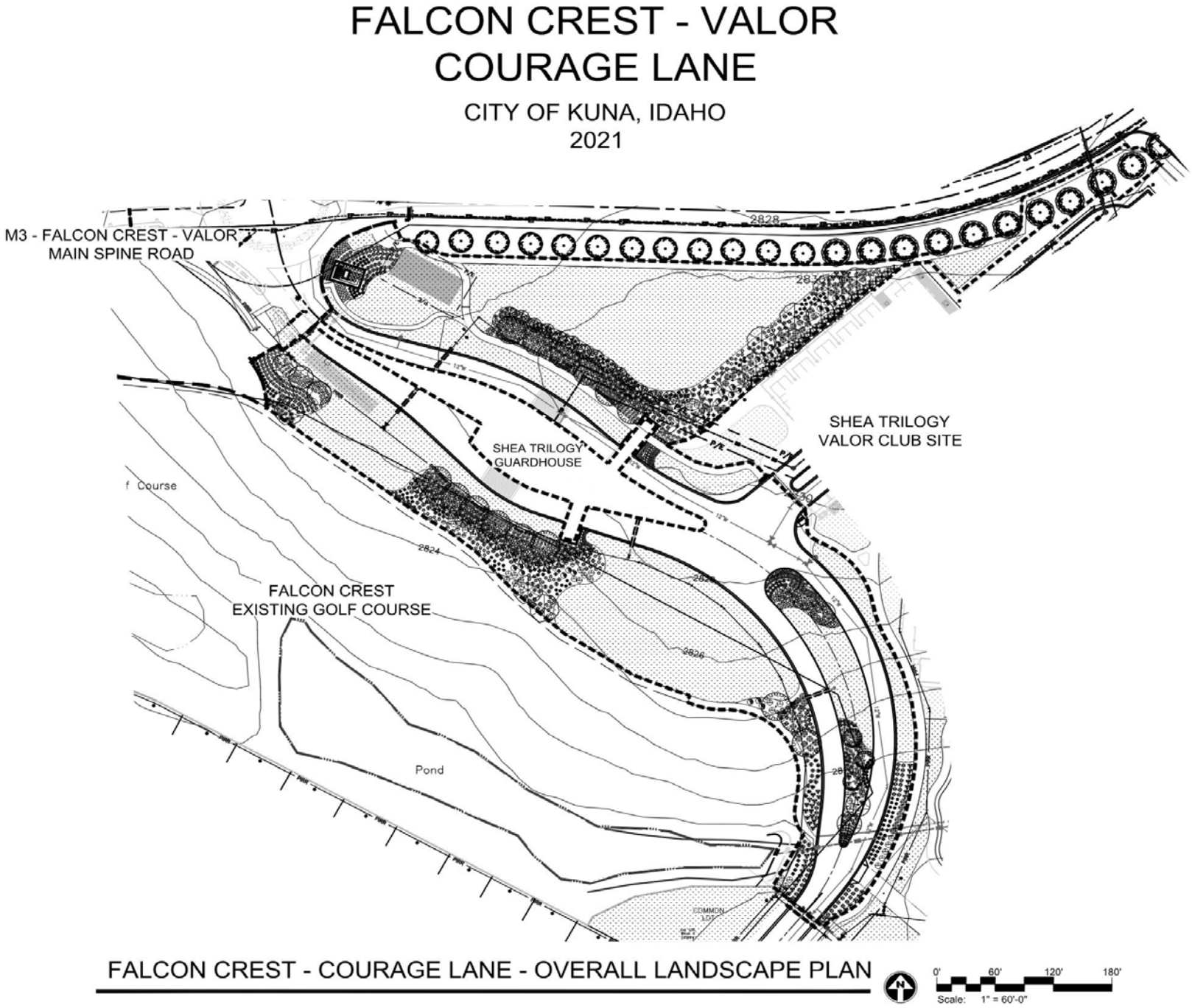


Tiercel Lane - Roundabout

Trilogy Valor Clubhouse Site & Entry Road



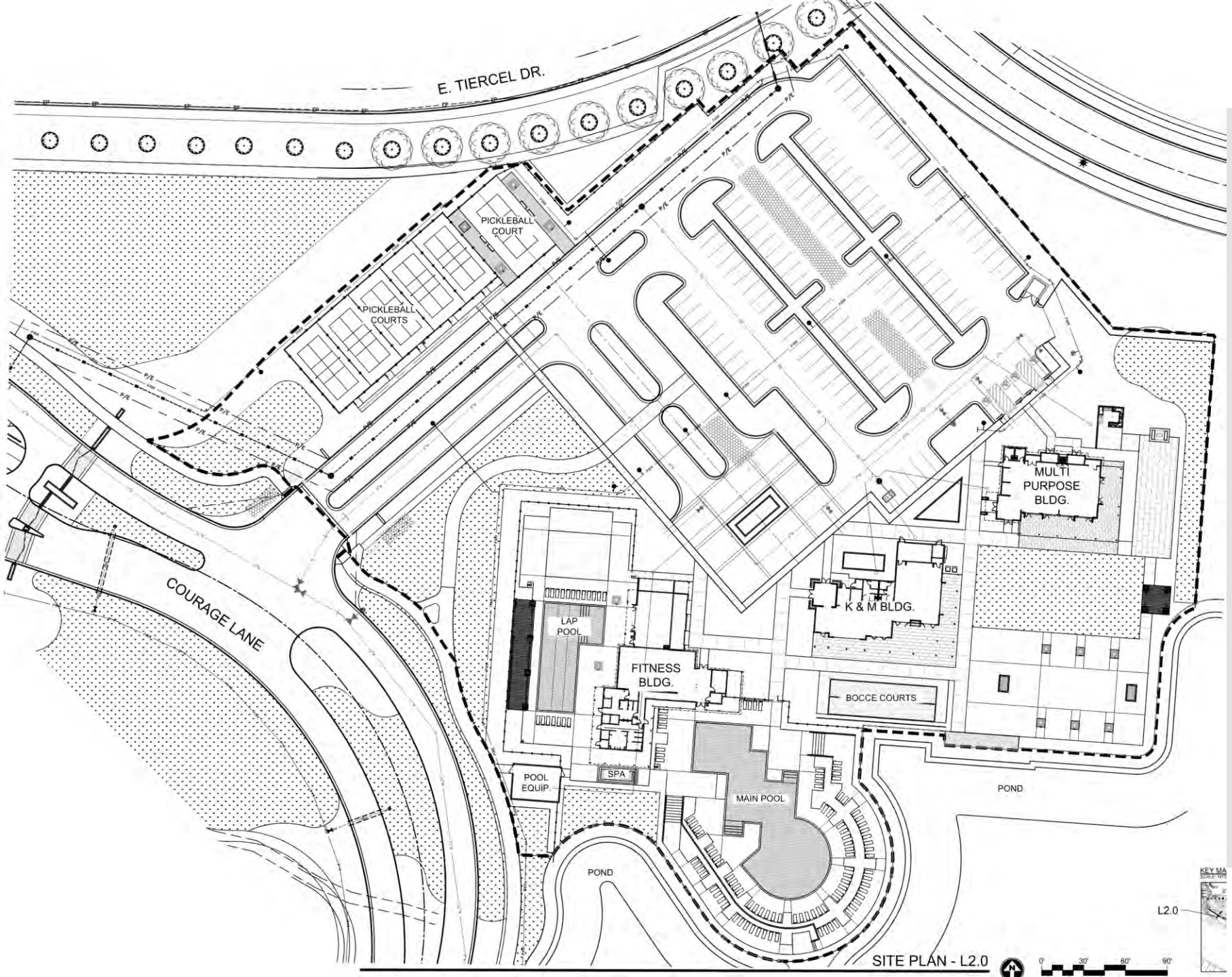
Courage Lane: Main entry to Trilogy Valor
-Freedom hole #4 on south side
-Manned gate house in island
-Community park on north side of entry



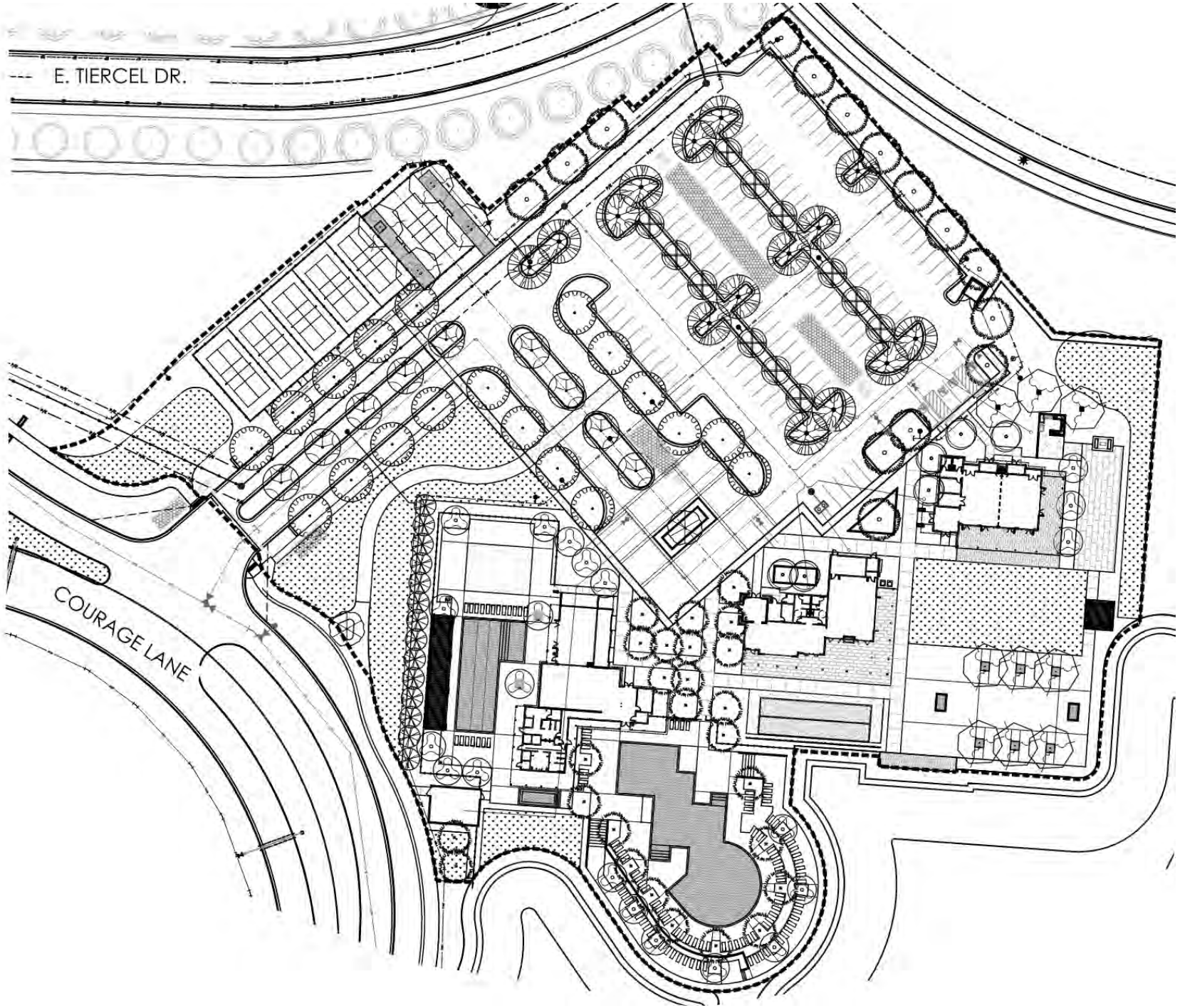
Trilogy Valor Guard House Conceptual Rendering



Trilogy Valor Club Conceptual Site Plan



Trilogy Valor Club Conceptual Landscape Plan





Trilogy Valor Club

Trilogy Valor Club Conceptual Rendering

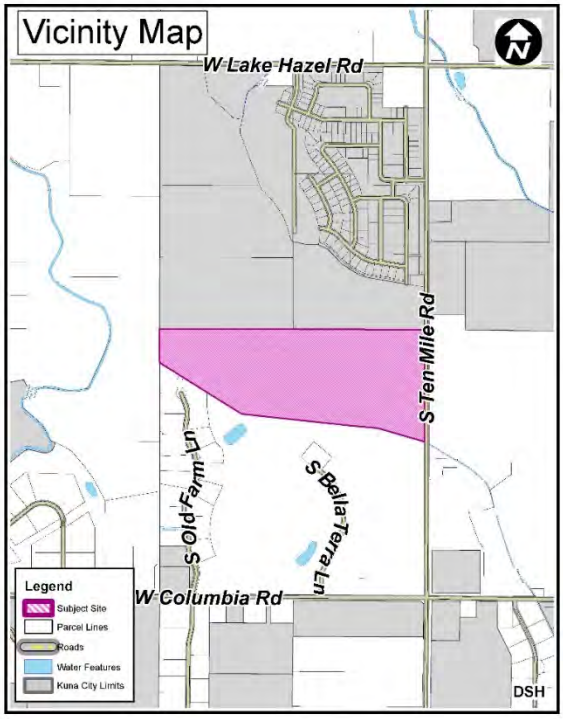


BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **HAYDEN HOMES** For an Annexation, Preliminary Plat and Design Review Request.	))))))	**Case No's 20-07-AN (Annexation), 20-16-S (Preliminary Plat), and 20-25-DR (Design Review)** **STAFF REPORT ARROWWOOD HEIGHTS SUBDIVISION REQUEST.**

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8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Report			X
2	Application			X
3	Letter of Intent			X
4	Affidavit of Legal Interest			X

5	Warranty Deed(s)			X
6	Neighborhood Meeting Certification			X
7	Subdivision Name Reservation			X
8	Common Area Maintenance Agreement			X
9	TIS Executive Summary			X
10	Annexation Legal Description			X
11	C-1 Legal Description			X
12	R-8 Legal Description			X
13	R-6 Legal Description			X
14	Legal Description Exhibit			X
15	Preliminary Plat - Dated 8.4.2021			X
16	Buffer Zone Site Plan - Dated 8.4.2021			X
17	Landscape Plan			X
18	Agency Notification			X
19	City Engineer Annexation and Preliminary Plat Memo			X
20	Ada County Highway District Comments			X
21	Boise Project Board of Control Comments			X
22	Central District Health Comments			X
23	COMPASS Comments			X
24	Department of Environmental Quality Comments 2.5.2021			X
25	Economic Development Director Comments			X
26	Kuna Rural Fire District Comments			X
27	P&Z Kuna Melba News			X
28	P&Z Mailer			X
29	P&Z Proof of Property Posting			X
30	P& Z Courtesy Notice			X
31	Joe Guido Public Testimony 3.31.2021			X
32	City Engineer Annexation and Preliminary Plat Memo Addenda			X
33	Joe Guido Public Testimony 6.9.2021			X
34	Kathryn and Joe Guido Public Testimony 7.20.2021			X
35	City Engineer Annexation and Pre. Plat Clarification Memo. 8.2.2021			X
36	Department of Environmental Quality Email 7.22.2021			X
37	Department of Environmental Quality Email 7.30.2021			X
38	Property Line Exhibit between Arrowwood Heights & the Guido Home			X

II
PROCESS AND NOTICING

2.1 In accordance with 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 Annexations and 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.

2.1.1 The original preliminary plat submitted for this application was heard by the Commission on April 13, 2021 and then by Council on June 15, 2021. And due to changes to that site plan requested by the Commission, and by staff, this application was remanded back to Commission for their review of the new site plan produced to satisfy the Commissions and staffs requests.

2.1.2 Notifications

2.1.2.1	Neighborhood Meeting:	September 24, 2020 (16 Attendees) And October 21,2020 (9 attendees)
2.1.2.2	Agency Comments Request:	January 29, 2021
2.1.2.3	300 FT Property Owners Notice:	June 2, 2021
2.1.2.4	Kuna Melba News Newspaper:	June 2, 2021
2.1.2.5	Site Posted:	May 26, 2021

III
APPLICANTS REQUEST

3.1 J-U-B Engineers on behalf of Hayden Homes requests annexation of approximately 53.13 acres into the City of Kuna and zone approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. Applicant proposes 203 total lots (177 buildable lots and 26 common lots). The C-1 parcel (9.79 ac.), will be subdivided and developed in the future by others. The subject site is adjacent to Kuna City limits on the north and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 7445 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN: S1303417354).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 This parcel is currently in Ada County and zoned RR (Rural Residential), and is directly adjacent to Kuna City Limits. Historically these parcels have served as farmland and a single residence.

4.2 Surrounding Land Uses

North	R-6 R-8	Both Medium Density Residential– Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

4.5 Parcel Sizes, Current Zoning and Parcel Numbers

4.5.1 Approximately 53.16 acres
4.5.2 RR (Rural Residential)
4.5.3 S1303417354

4.6 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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 The proposed project site is void of any structures. Vegetation on-site is consistent with that of crop fields. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

4.8 Environmental Issues

4.8.1 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.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 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 53.16 acres as Mixed-Use.

4.10 Recreation and Pathways Map

4.10.1 The Recreation and Pathways Master Plan Map indicates a future pathway/trail on the south boundary through the subject site along the Kuna Canal.

4.11 Agency Responses

Agency	Exhibit No.
City Engineer – Kuna City Public Works	B-1

Ada County Highway District (ACHD) – Annex Comments	B-2
Ada County Highway District (ACHD) – Preliminary Plat Comments	B-3
Boise Project Board of Control	B-4
Central District Health	B-5
COMPASS	B-6
Department of Environmental Quality	B-7
Economic Development Director	B-8
Kuna Rural Fire District	B-9
Department of Environmental Quality – UPDATED Comments	B-10

V
TRANSPORTATION AND CONNECTIVITY

5.1 ACHD delivered two sets of comments for this application; the first relating to the annexation and the second for the preliminary plat. The following comments are from their final reports.

5.1.1 The applicant has not proposed improvements to Ten Mile Road on the east frontage of the site. ACHD requires that the applicant dedicate additional right-of-way (ROW) to total 50 feet from centerline abutting the site. Ten Mile should be improved with 17 feet of pavement, three (3) foot wide gravel shoulder and five (5) foot wide detached sidewalk. ACHD also requires the applicant to construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road.

5.1.2 The applicant proposes to construct a new section mid mile collector on the north property line of the site named Armidale Road; which will become a classified East-West Major Collector according to the City of Kuna Street Circulation Map. Armidale Road is shall be constructed as half of a 36-foot street section with an additional 12-feet of pavement, vertical curb, gutter, and detached sidewalk in accordance with KCC standards and ACHD policy.

5.1.3 ACHD has planned for a single lane roundabout at the intersection of Ten Mile and Armidale Roads. The applicant will be required to provide sufficient ROW to accommodate construction of the future roundabout.

5.1.4 The City of Kuna Street Circulation Map shows the alignment of Shayla Avenue, a north-south mid mile collector abutting the sites west property line. The applicant has not proposed to construct a new segment of Shayla Avenue. ACHD requires that the applicant provide a new segment of Shayla Road on the west side of the property. Shayla Road shall constructed as half of a 36-foot street section with an additional 12-feet of pavement, vertical curb, gutter, and detached sidewalk in accordance with KCC standards and ACHD policy. This segment of Shayla Road will connect to a segment being constructed as a part of the approved Memory Ranch subdivision the north.

5.1.5 The applicant has proposed a hammerhead turnaround near the terminus of Tenterfield Street ACHD will require the applicant to redesign Tenterfield with an acceptable cul-de-sac on the west side of the site in accordance with ACHD policy. An intersection of Tenterfield street and Shayla Avenue would not meet would not meet ACHD policy for spacing between local roadways and a collector roadway that intersect a collector roadway.

The applicant will be required to submit a revised preliminary plat showing the redesigned roadway prior to ACHD's signature on the final plat.

5.1.6 Loxton Way is proposed at a length greater than 750 feet. The applicant should reduce the length of Loxton Way or to include the passive design elements to meet ACHD policy. The applicant will be required to submit a revised preliminary plat prior to ACHD's signature on the final plat.

5.1.7 Tarree Avenue is proposed to intersect Armidale Road 308 feet east of the site's west property line and intersection of Shayla Avenue and Armidale Road. Tarre Avenue should be constructed to intersect Armidale a minimum of 330 feet from future Shayla Avenue to meet ACHD policy. The applicant will be required to submit a revised preliminary plat prior to ACHD's signature on the final plat.

5.1.8 Moonie Avenue and Loxton way will be constructed as stub streets to adjacent properties. The applicant shall install a sign at the terminus of these stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

5.1.9 Signs shall be installed at the terminus of Armidale Road and Shayla Avenue stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

5.1.10 Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Ten Mile Road and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the intersection will be back within an acceptable operational threshold. No mitigation should be required for the intersection of Ten Mile Road and Lake Hazel Road with this development application as improvements are planned in ACHD's integrated Five Year Work Plan.

VI
STAFF ANALYSIS

6.1 On September 21, 2020 staff held a pre-application meeting with the applicant, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD, Kuna School Dist., Kuna Rural Fire Dist. and the Kuna Police Department were all invited to attend. The applicant held two neighborhood meetings, one on September 24, 2020, and again on October 21, 2020. There were 16 residents who attended the first meeting and nine (9) who attended the second meeting. Meeting minutes have been provided as a part of this packet.

The applicant proposes to annex approximately 53.13 -acres into the City of Kuna using three zones; approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. The lands are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits. The overall gross density of the project is proposed at 4.29 dwelling units per acre (DUA).

6.86 acres, or *16%* of the project, is proposed to be open space, including all end caps, buffers, parks, and pathways. A total of 4.54 acres or, *11%* of the project, are considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space is a park area with shelter,

playground and tennis court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 151-200 homes/dwelling units to devote *8.50%* of the development area to useable open space; staff views the proposed open space for *Arrowwood Heights* to be in compliance with KCC. Applicant is proposing five-foot wide sidewalks on Armidale Road (Mid-Mile Collector), KCC requires sidewalks on collectors to be a minimum of eight (8) feet.

The proposed Subdivision is within the Memory Ranch Lift Station Sewage Basin which requires pump upgrades. The developer may be requested to participate with lift station and/or force main improvements in order to serve the development. Sewer Flow models will be required to verify pipe sizes and will be paid by developer.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant will be required to ensure street lights are at a maximum spacing not exceeding 250 ft. The final location of street lights will be approved at the time of construction document review. Staff notes all 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 application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence in the appropriate locations. 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 meter pits, pressurized irrigation valves, and/or ACHD underground facilities. In the event that locations of landscape elements 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 final landscape and street light inspection(s). 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 and street light placement compliance prior to signature on the final plat for each phase.

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 H of this staff report.

On April 13, 2021, at the original Commission public hearing, the Commission recommended changes to the preliminary plat (pre plat) which the applicant made and submitted to staff after that hearing. The applicant responded to the Commissions recommended conditions by lowering the lot count along the southern boundary.

However, staff became concerned about the residential transition from the proposed commercial uses within this project and the comprehensive Plan Map designated Mixed-Uses to the south. Staff recommends a more-dense residential transition should be placed on the south side of Loxton Way for at least the first 400' going west, adjacent to the applicants' proposed commercial in order to facilitate a proper transition for future commercial development in the area. This updated pre plat was then sent to Council on June 15, 2021, where the Council became concerned the Commission did not have the opportunity to review the updated site plan reflecting these changes and remanded this Case back to the Commission.

In late July, staff became aware of a potential issue related to the wastewater treatment pond and land-application (land app.) area used for treated sewer waters from the neighboring Ironhorse Subdivision. According to DEQ comments received through email on July 22, 2021, if dwelling units are placed within 300' of the land-application site, the Ironhorse Subdivision sewer treatment facility would face one (1) of four (4) outcomes as soon as the first home within 300' of the land app. site is issued a Certificate of Occupancy (C of O).
1 – Relocate the land-application site,
2 – Upgrade the treatment to a higher standard, however, upgrades to the treated waters only reduce the buffer area, not eliminate it completely,
3 – Discontinue using the pond and application area, annex into Kuna City limits and connect to central sewer from the city; Or,
4 – Conduct a microbial risk analysis to show a reduced buffer zone is protective, which would include:

a - Addition of a landscaper buffer,
b - Asses whether the full acreage is needed to comply with the Reuse Permit

According to the ***DEQ Email from 7.22.2021***, *postponing development and sale of the (these three lots) that fall within the buffer zone would allow the Ironhorse residents and the Wastewater treatment provider, W&WW, LLC, additional time to determine a solution.*

Due to these recent developments, the applicant has altered their site plan once again, yet have retained the same lot count. The applicant is willing to place notes on the final plat that limits when or, if homes may be built on the three (s) lots within 300' of the land-application site. The three (3) lots have been identified in the final plat notes. The notes will not allow a home to be built on them until the Ironhorse Subdivision no longer needs the pond and land app. site. The Applicant has been made aware they may never have the opportunity to build on any lot where a home will be built within 300' of the land app. site. In the event that the Ironhorse Subdivision no longer needs the pond or land app. site in the future (at their choosing), the three (3) lots identified in the notes on the Final Plat may be issued a permit to build homes. Staff recommends the applicant treat these three (3) lots inside the Ironhorse Sub wastewater buffer-zone as common lots. Furthermore, that the applicant landscape these three lots with sod at a minimum as this may be turn into a permanent situation.

Staff has reviewed the proposed Annexation for qualification, the Preliminary Plat for technical compliance and for Design Review compliance with KCC, and finds all applications 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's 20-07-AN (Annexation) and 20-16-S (Preliminary Plat) and approves Case No. 20-25-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "IX" of this report, as well as any additional conditions requested by the Planning and Zoning Commission and Council as applicable.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
6.2.5 Idaho Code, Title 39, Chapter 11 – Health and Safety

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No's 20-07-AN, 20-16-S and 20-25-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (***approves/conditionally approves/denies***) Case No. 20-25-DR and hereby recommends (**approval/conditional approval/denial*)*** for Case No's 20-07-AN and 20-16-S, a request for annexation and preliminary plat, in order to subdivide approx. 53.16 ac. into 203 total lots (177 buildable lots, and 26 common lots) using the R-6 and R-8 (Medium Density Residential) zones, and to zone approx. 9.79 ac. using the C-1 (neighborhood commercial) zone, from Tim Mokwa with Hayden Homes.

If the Planning and Zoning Commission wishes to Approve, Conditionally Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

7.1 Based *on the evidence contained in Case No's 20-07-AN 20-16-S and 20-25-DR, this proposal* ***does/does not*** *generally comply with the Kuna City Code (KCC).*

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.*

7.2 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 September 24, 2020, and a second meeting on October 21, 2020. A total of 13 residents attended the first meeting and eight residents attended the second meeting. A legal notice was published in the Kuna Melba Newspaper on July 7, 2021. The applicant posted sign on the property on July 16, 2021. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on July 7, 2021. At the July 27, 2021, Commission Meeting, it was tabled to a date certain. A Courtesy Notice was sent July 22, 2021 notifying neighbors the meeting was tabled until the August 10, 2021, Commission meeting.*

7.3 Based on the evidence contained in Case No's 20-07-AN, 20-16-S and 20-25 DR, this proposal **does/does not** 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 proposed to be zoned R-6, R-8 (both MDR) and C-1 (Neighborhood Commercial), the Comp Plan Map designates the properties as Mixed-Use General.*

7.4 The contents of the proposed annexation and preliminary plat application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-6-6 and 5-13-9 - Annexation and 6-2-3: - Preliminary Plat.

Staff Finding: *Review by Staff of the proposed annexation and preliminary plat confirms all requirements listed in KCC 5-13-9 and 6-2-3 were provided.*

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

Staff Finding: *According to ACHD's report and submitted the Traffic Impact Study, the current intersections of Ten Mile Road and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the intersection will be back within an acceptable operational threshold. No mitigation should be required for the intersection of Ten Mile Road and Lake Hazel Road with this development application as improvements are planned in ACHD's integrated Five Year Work Plan. Arrowwood Heights Subdivision sewage is within the Memory Ranch Lift Station Sewage Basin which requires pump upgrades. The developer may be requested to participate with lift station and/or force main improvements in order to serve the development. Sewer Flow models will be required to verify pipe sizes and will be paid by developer.*

7.6 The proposed development is/is not 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.*

7.7 The public does/does not 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, Parks and the Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

7.8 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.*

7.9 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.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may accept/reject the Comprehensive Plan components, and shall determine if the proposed Special Use Permit request for the site is/is not consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be economically diverse and vibrant.

- Goal 1.A.: Ensure land use in Kuna will support economic development.
    - Objective 1.A.2.: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
        - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations as Meridian Road/ Highway 69 and Ten-Mile Road.

8.2 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.

8.3 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 3.D.2.d: Work to ensure 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Policy 3.G.1.c: Ensure 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.

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

8.4.1 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.2.b: 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.

8.4.2 Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.

- 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.

8.4.3 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.2.b: Preserve adequate rights-of-way along all mid-mile roads or other approved alternative locations to align roads.

IX
COMMISSIONS ORDER OF DECISION

*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 Annexation and the Preliminary Plat applications 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 No's 20-07-AN (Annexation) and 20-16-S (Preliminary Plat), a request from Tim Mokwa and Hayden Homes to subdivide approx. 53.13 acres into 203 total lots (177 buildable lots and 26 common lots); AND (approves/conditionally approves/denies) Case No. 20-25-DR (Design Review), subject to the following conditions of approval:

9.1 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:

9.1.1 The City Engineer shall approve the sewer hook-ups.

9.1.2 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.

9.1.3 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".

9.1.4 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.

9.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

9.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

9.1.7 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.

9.2 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.

9.3 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.

9.4 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).

9.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

9.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

9.7 The Developer/Owner/Applicant shall not submit an application for final plat until the City's Public Works Director issues a Will-Serve Letter to the applicant stating that the City's Memory Ranch Lift Station or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.

9.8 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

9.9 Buffers, 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.

9.10 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.11 It is the responsibility of the developer or his engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

9.12 Developer is conditioned to follow ACHD's site specific conditions of approval, unless the City of Kuna's standards are stricter.

9.13 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

9.14 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

9.15 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

9.16 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

9.17 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.

9.18 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.

9.19 The applicant shall install sod wherever the landscape plan identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

9.20 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.

9.21 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

9.22 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

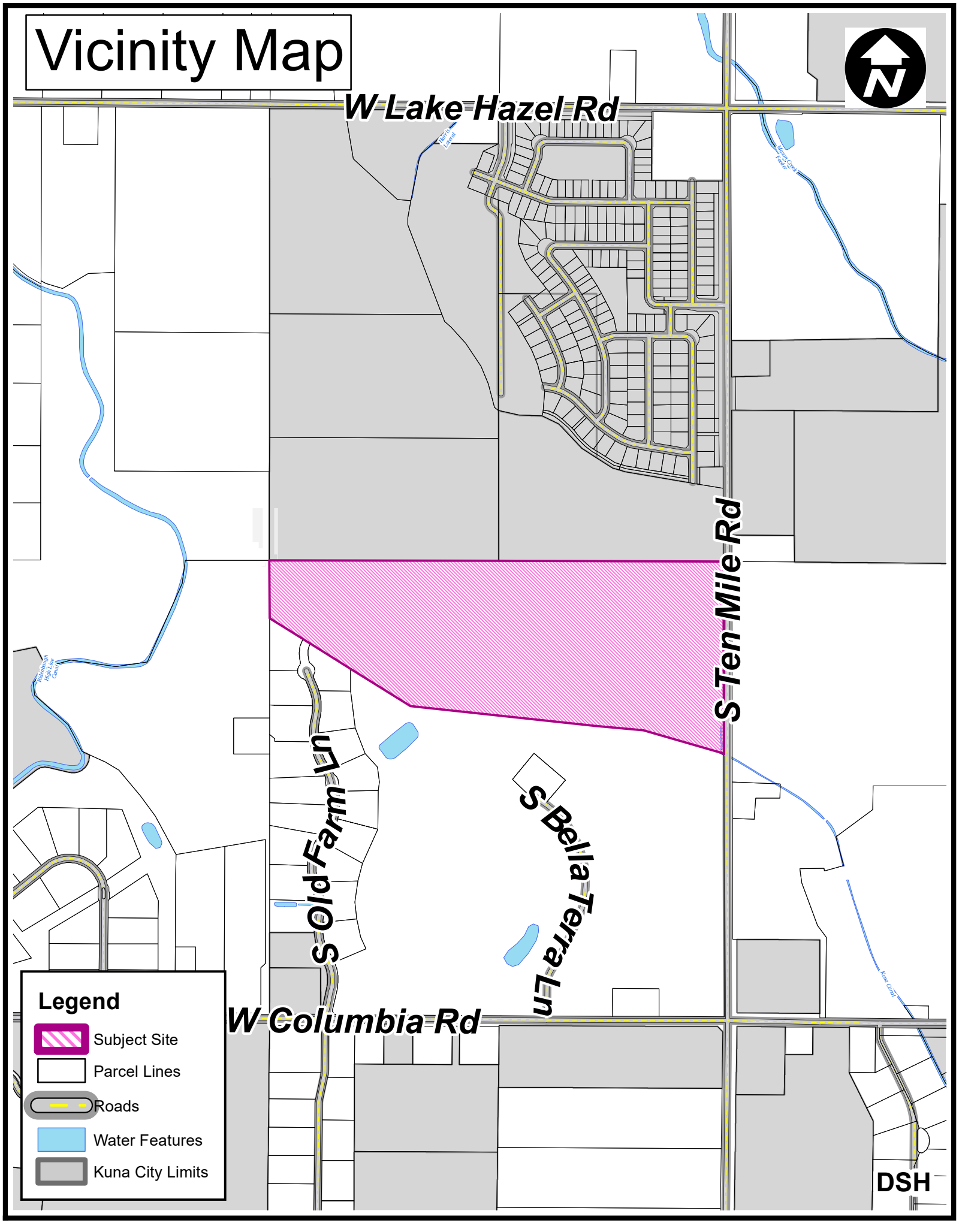
9.23 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

9.24 Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

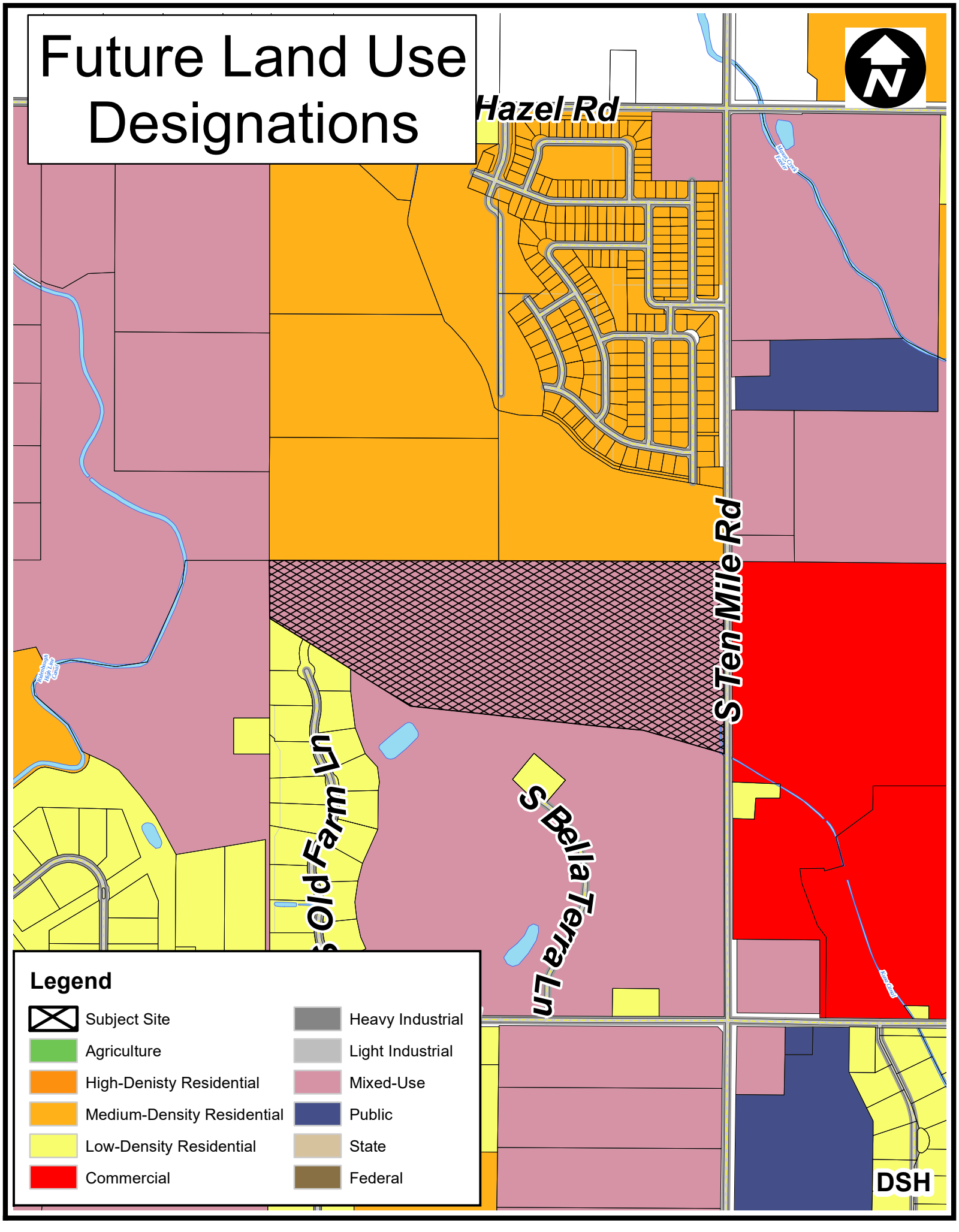
9.25 Developer/Owner/Applicant shall comply with all local, state and federal laws.

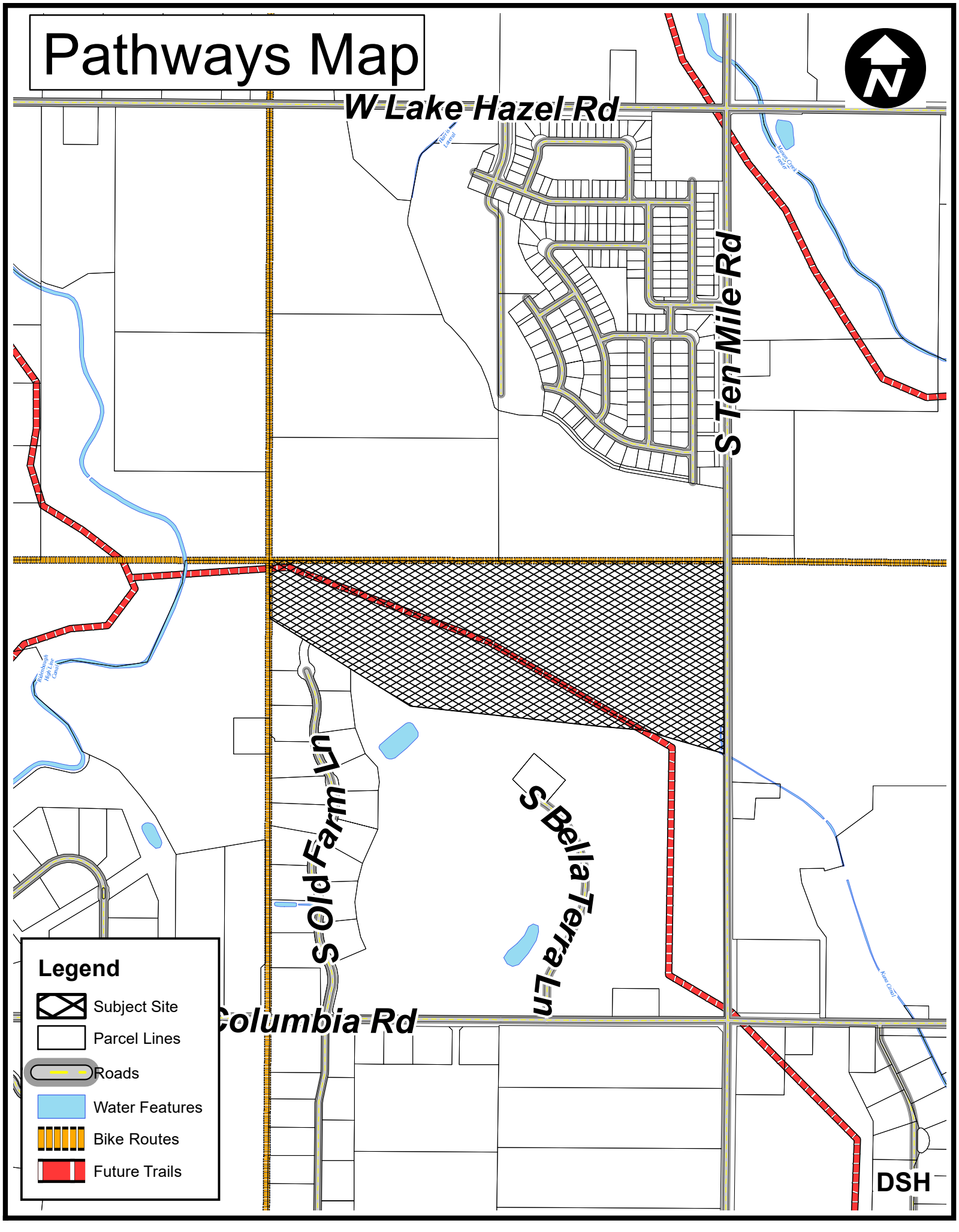
9.26 Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

DATED: this ____ day of August, 2021.


Vicinity Map
W Lake Hazel Rd
S Ten Mile Rd
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
Legend
Subject Site
Parcel Lines
Roads
Water Features
Kuna City Limits
DSH


Aerial Map
W Lake Hazel Rd
S Ten Mile Rd
S Old Farm Ln
S Bella Terra Ln
W Columbia Rd
Legend
Subject Site
Parcel Lines
Roads
Water Features
DSH


Future Land Use Designations
Hazel Rd
S Ten Mile Rd
S Bella Terra Ln
Old Farm Ln
DSH
Legend
Subject Site
Agriculture
High-Denisty Residential
Medium-Density Residential
Low-Density Residential
Commercial
Heavy Industrial
Light Industrial
Mixed-Use
Public
State
Federal


Pathways Map
W Lake Hazel Rd
S Ten Mile Rd
S Old Farm Ln
S Bella Terra Ln
Columbia Rd
DSH
Legend
Subject Site
Parcel Lines
Roads
Water Features
Bike Routes
Future Trails

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Preliminary Plat
Date: Friday, November 13, 2020 3:18:59 PM

Preliminary Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Leavitt, Dean
Phone:	NA
Email:	NA
Address1	7445 S. Ten Mile Road
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83642
Applicant (Developer):	Tim Mokwa
Applicant (Developer) Company:	Hayden Homes
Phone:	208.869.9785
Email:	*Field not completed.*
Address1	1406 N. Main Street, Ste 109
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83642
Engineer/Representative:	Shrief, Wendy

Engineer/Representative Company:	JUB Engineers
Phone:	2083767330
Email:	wshrief@jub.com
Address1	2760 W. Excursion Ln. Suite 400
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83642

(Section Break)

Subject Property Information	
Site Address:	7445 S. Ten Mile Road
Nearest Cross Streets:	W. Columbia Rd
Parcel Number(s):	S1303417354
Section, Township, Range:	2N 1W Section 3
Property Size:	41.3
Current Land Use:	Residential / Ag
Current Zoning District:	RUT
Proposed Land Use:	Single family residential
Proposed Zoning District	R6 / R8

(Section Break)

Project Description	
Project/Subdivision Name:	Arrowood Heights Subdivision
General description of proposed project/request:	177 lot residential subdivision

Type of Use Proposed - Check all that apply:	Residential
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Landscaping, multi-use pathway, basketball court, active open space

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	No
Number of Residential Units:	177
Number of buildable lots:	177
Number of common lots and/or other lots:	~~29~~ Corrected to 26 Common Lots 01.29.2021
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,200 sf
Gross Density (DU/Acre - Total Property):	4.29 DU / ac
Net Density (DU/Acre - Excluding Roads):	7.93 DU / ac
% of Open Space provided:	~~17%~~ Corrected to 16% Open Space with 12% Usable Open Space 01.29.2021
Acreage of Open Space:	6.86
Type of Open Space	Landscaping, multi-use pathway, basketball court, active open

provided?	space
(Section Break)	
Non-Residential Project Summary (if applicable):	
Number of building lots:	*Field not completed.*
Other lots:	*Field not completed.*
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	Streetlights will meet Kuna design standards
Proposed landscaping:	*Field not completed.*
(Section Break)	

By checking the "I agree" box below, you agree and acknowledge that 1) Your

application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Wendy
Last Name	Shrief
Electronic Signature Agreement	I Agree

Step 2

NOTE: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit this application.
Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Vicinity Map	10-20-098_2 MILE VICINITY.pdf
Maintenance Agreement	Arrowood Subdivision Preliminary Plat Landscape Plan 11-2-20.pdf
Legal Description	20098_ANNEX_Legal_Desc.pdf
Proof of Ownership	Affidavit.pdf
Letter of Intent	Narrative.pdf
Commitment of Property Posting	Posting.pdf
Traffic Impact Study	TenMile TIS 03NOV20_FINAL.pdf
TIS Dropbox Link	*Field not completed.*
Subdivision Name Reservation	Subnameapproval.pdf
Phasing Plan	ARROWOOD PRE-PLAT.pdf
Landscape Plan	Arrowood Subdivision Preliminary Plat Landscape Plan 11-2-20_1.pdf
Neighborhood Meeting Certification	MtgCert.pdf
8.5" x 11" Proposed Preliminary Plat	ARROWOOD PRE-PLAT_2.pdf

24" x 36" Preliminary Plat Drawing	ARROWOOD PRE-PLAT_3.pdf
(Section Break)	
Reference	
Affidavit of Legal Interest	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

October 30, 2020

City of Kuna
763 W. Avalon
Kuna, ID 83634

RE: ARROWWOOD HEIGHTS SUBDIVISION– PRELIMINARY PLAT, AND ANNEXATION AND ZONING APPLICATIONS

To Whom It May Concern:

On behalf of our client, Hayden Homes, please accept this request for a preliminary plat and annexation and zoning for Arrowwood Heights Subdivision; the proposed development is located on the west side of Ten Mile Road in Kuna, Idaho. The property is located immediately to the south of Memory Ranch Subdivision. The proposed development includes a total of 177 residential lots on 41.3 acres with a density of 4.29 dwelling units per acre. The property is currently located in Ada County and R-6 and R-8 zoning is requested for the property's zoning designation. C-1 zoning is being requested for a 9.79 acre property that is located adjacent to Ten Mile; the commercial property will be annexed into the City of Kuna for future development but the property is not included in the preliminary plat. The Comprehensive Plan designation for the property is Mixed-Use.

Preliminary Plat

The design of the project is intended to provide an upscale single-family residential subdivision for Kuna residents. The 41.30 acre property will be divided into 177 residential lots, 26 common lots, and 4 shared driveway lots. Three phases are proposed for the subdivision. The property is currently zoned RUT and located in Ada County. The average lot size in the subdivision is 5,508 square feet in size. The southern side of the proposed subdivision borders an existing County subdivision with 1 acre lots; R-6 zoning and a large common area is proposed for the area bordering the County subdivision. 16% of the subdivision property will be dedicated to open space; 12% of the subdivision will be dedicated to usable open space including a regional pathway and park areas.

There are adequate public services available to this area to serve the subdivision; The development will be served with public sewer and water provided by the City of Kuna. Fire protection will be available through the Kuna Fire Department. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna requirements.

Access to the development will be off of Ten Mile Road; the proposed subdivision will also be connected to a Collector street which will be constructed on the northern side of the proposed

subdivision. Internal access to residential lots will be provided through public streets; standard street sections with 50' of right-of-way and 36' of pavement are proposed.

Neighborhood Meeting and Revised layout

Our client, Hayden Homes, held two Neighborhood Meetings to discuss the proposed layout with neighbors of the proposed Arrowwood Heights Subdivision. At the first Neighborhood Meeting, held of September 24th, neighbors expressed concerns about proposed homes that would have bordered an existing County subdivision located to the south of Arrowood Heights. Following the meeting, Hayden Homes revamped their layout to move an open space area to the southern edge of the subdivision; several lots were also dropped from the plat to accommodate the layout change. A second Neighborhood Meeting was held on October 21st to show neighbors the proposed layout changes. The response of the neighbors to the layout changes and revised open space location was overwhelmingly positive.

Proposed Amenities

A multi-use regional pathway will be constructed on the northern side of the Kuna Canal. Several micropath connections are proposed within the subdivision to create pedestrian connections within the subdivision and to improve access to open space areas and the regional pathway. 16% of the proposed subdivision will be dedicated to open space, park areas and a basketball court are planned for open space areas.

Annexation and Zoning

Our client is requesting R-6 and R-8 zoning designations for the proposed annexation of Arrowwood Heights Subdivision, C-1 Zoning is proposed for the area bordering Ten Mile. R-8 zoning will be located adjacent to the future commercial area on Ten Mile and R-6 zoning is proposed for the western portion of the subdivision. The two varying densities are being proposed to allow for a transition between the future commercial development and the proposed residential subdivision. The proposed residential and commercial zoning designations are compatible with the City of Kuna's Mixed Use Comprehensive Plan designation for the area.

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

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, **Dean S. Leavitt** (**Name**), **7445 S. Ten Mile Rd.** (**Address**)
Meridian (**City**), **ID** (**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 **Tim Mokwa for Hayden Homes Idaho LLC** (Name) **1406 N Main St., Suite 109 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 22nd day of October, 2020

Dean Leavitt
Signature

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

Chelsie Bardin
Notary Public for Idaho

CHELSIE BARDIN
Notary Public - State of Idaho
Commission Number 20181680
My Commission Expires Sep 4, 2024

Residing at: 1112 1st Street S Nampa ID 83651

My commission expires: Sep 4, 2024

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 LISA BATT
RUSSELL METCALF
2014-056657
07/17/2014 08:35 AM
AMOUNT:$19.00
00001475201400566570040049

QUITCLAIM DEED

FOR VALUE RECEIVED, **Dean S. Leavitt and Ann B. Leavitt,** husband and wife (collectively, the "Grantor"), hereby remise, release and forever quitclaim unto **Dean S. Leavitt and Ann B. Leavitt,** husband and wife (collectively, the "Grantee"), whose address is 7445 South Ten Mile Road, Meridian, Idaho 83642, as community property with rights of survivorship, all of their right, title and interest in and to the real property located at 7445 South Ten Mile Road, Meridian, Idaho 83642, which real property is more particularly described as follows:

The North ½ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho,

EXCEPTING THEREFROM THE FOLLOWING:

A part of the North ½ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described to wit:

Commencing at the Northeast corner of the said North ½ of the Southeast ¼;

thence South 0° 00' 00" West 1331.69 feet, along the East line of the said North ½ of the Southeast ¼, to the Southeast corner of the said North ½ of the Southeast ¼;

thence North 89° 40' 49" West 360.00 feet, along the South line of the said North ½ of the Southeast ¼, to the INITIAL POINT of this description;

thence continue North 89° 40' 49" West 2294.70 feet, along the said South line to the Southwest corner of the said North ½ of the Southeast ¼;

thence North 0° 07' 59" East 991.90 feet, along the West line of the said North ½ of the Southeast ¼, to a point on the centerline of a canal;

thence meandering along said centerline South 57° 54' 06" East 961.16 feet;

thence South 83° 45' 33" East 1083.05 feet;

thence South 84° 55' 31" East 273.08 feet;

thence South 73° 44' 33" East 470.58 feet;

thence South 61° 24' 27" East 42.96 feet, to a point on the said East line;

thence leaving said centerline South 0° 00' 00" West 80.79 feet, along the said East line;

thence North 89° 40' 49" West 360.00 feet, parallel with the said South line;

thence South 0° 00' 00" West 121.00 feet, parallel with the said East line, to the INITIAL POINT of this description.

This tract contains 28.883 acres, more or less, and is subject to a 25.00 foot road right of way along the said East line and a right of way for a canal on the Northerly side and to all other existing rights of way and easements.

A part of the Northeast ¼ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West of the Boise Meridian in Ada County, Idaho, more particularly described to wit:

Commencing at the Northeast corner of the said Northeast ¼ of the Southeast ¼;

thence South 0° 00' 00" West 1210.69 feet, along the East line of the said Northeast ¼ of the Southeast ¼, to the INTIAL POINT of this description;

thence continue South 0° 00' 00" West 121.00 feet, to the Southeast corner of the said Northeast ¼ of the Southeast ¼;

thence North 89° 40' 49" West 360.00 feet, along the South line of the said Northeast ¼ of the Southeast ¼;

thence North 0° 00' 00" East 121.00 feet, parallel with the said East line;

thence South 89° 40' 49" East 360.00 feet, parallel with the said South line to the INTIAL POINT of this description;

This tract contains 1.00 acre, more or less, and is subject to a road right of way on the East 25.00 feet and to all other existing rights of way and easements.

TO HAVE AND TO HOLD the said premises, with all rights and appurtenances, as community property with rights of survivorship, unto the said Grantee, their heirs and assigns forever.

DATED this 15th day of July, 2014.

Grantor:

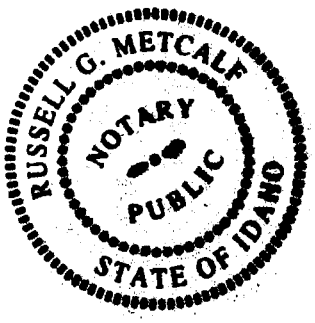
Dean S. Leavitt

Ann B. Leavitt

STATE OF IDAHO)
) ss.
County of Canyon)

On this 15th day of July, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dean S. Leavitt and Ann B. Leavitt, husband and wife, known or identified to be the persons whose names are subscribed to the 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 on the day and year in this certificate first above written.



NOTARY PUBLIC FOR IDAHO
Residing at: Nampa, Idaho
My commission expires: 3/28/20

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: Residential Subdivision

Date and time of neighborhood meeting: 9/24/20 6:00 P.m.

Location of neighborhood meeting: On site

SITE INFORMATION:

Location: Quarter: ____ Section: 3 Township: 2N Range: 1W Total Acres: 41.3

Subdivision Name: Arrowood Heights Lot: ____ Block: ____

Site Address: 7445 S. Ten Mile Rd Meridian, ID 83642 Tax Parcel Number(s): S1303417354

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

CURRENT PROPERTY OWNER:

Name: Dean Leavitt

Address: 7445 S. Ten Mile City: Meridian State: ID Zip: 83642

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

Name: Wendy Shrief / JUB Business (if applicable): ____

Address: 2760 Excursion Ln 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	-Annex of P-Plat + C-1 on Ten Mile
✓	Re-zone	
✓	Subdivision (Sketch Plat and/or Prelim. Plat)	R-6 + R-8 Pre-Plat
	Special Use	
	Variance	
	Expansion of Extension of a Nonconforming Use	
	Zoning Ordinance Map Amendment	

APPLICANT:

Name: JUB Engineers

Address: 2760 W. Excursion Ln Ste 400

City: Meridian State: ID Zip: 83642

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) _____ Date 10/30/20

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9/24/20 Number of Attendees: 16

Meeting Location: Subject Property

Description of Project Presented:

Proposed residential subdivision with R-6 and R-8 zoning - annexation of future commercial property on 10 Mile

Attendee's comments:

- Concerns over location of pathway near canal
- Traffic concerns
- Desire for property to remain undeveloped
- Discussion of price-point for homes
- Discussion of open space/buffering between subdivision and existing County subdivision to South

I hereby certify that the above information is complete and correct to the best of by knowledge.

Wendy Shrief / JUB

Printed Name

Signature

9/24/20

Date

J-U-B ENGINEERS, INC.

THE LANGDON GROUP | GATEWAY MAPPING INC.

September 17, 2020

RE: NEIGHBORHOOD MEETING for a Proposed Residential Subdivision on Thursday, September 24th

Dear Property Owner:

You are invited to attend a neighborhood meeting for a single-family residential development and for the annexation of the residential property and a future commercial property into the City of Kuna. The future residential development will be called Arrowwood Heights Subdivision:

- Thursday, September 24th from 6:00 p.m. to 6:30 p.m.
- Meeting Location is Shown on Attached Map - Meeting will be held at the subject property on S. Ten Mile Road, north of the Kuna Canal

The proposed preliminary plat is located on the west side of S. Ten Mile Road, immediately to the north of the Kuna Canal. The proposed development consists of approximately 50 acres (see reverse side for project location) of residential development. The property is being annexed into the City of Kuna; R-6 and R-8 zoning is being requested for the residential property and C-1 zoning is being requested for the future commercial property on Ten Mile.

The proposed rezone, land uses, density and lot sizes comply with the City of Kuna's Comprehensive Plan Future Land Use Map and Zoning Ordinance.

Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at wshrief@jub.com or at 208-376-7330.

Sincerely,
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP
Planner

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709-0944 p 208-376-7330 f 208-323-9336 w www.jub.com

SIGN IN SHEET

PROJECT NAME: Arrowood Subdivision

Date: 9/24/2020

	Name	Address	Zip	Phone
1	Cory Chase	4040 Columbia	83644	208-573-9545
2	Mark Duenas	7933 S old Farm	83642	208 4125834
3	Michael Merlo	7793 S old Farm	8364[illegible]	801-209-2253
4	RICHARD JONES	7597 S. OLD FARM	83642	208-866-6487
5	Joe & Kathy Guido	7744 Bella Terra Ln	83642	208 891-9521
6	PATTI GAROFALO	7624 S OLD Farm	83642	208-371-8193
7	Christy Jones	7597 S. Old Farm Ln	83642	208-991-7601
8	Chris Brown	7670 S. Old Farm	83642	208-870-8093
9	Tim Mokwa (Hayden Homes)			
10	Keith H. Morse	J-U-B Engineers		
11	Eric Scheck	Hayden Homes		208 948-7012
12	Mike Gregory	3487 W Breneman	83703	208-606-5767
13	Mike McShane	~~3882~~ 2502 FL	83642	208-880-0489
14	HOA President	oasisgrapes@gmail.com		
15	NATE LEAVITT	7445 S. TEN MILE	83642	801-698-6818
16	Dan Van Graven	7900 S. Old Farm Ln	83642	208 861-4425
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SIGN IN SHEET

PROJECT NAME: Arrowhead Mtg #2

Date: 10/21/20

	Name	Address	Zip	Phone
1	Steve Meyerpeter	7693 S. Old Farm Ln	83642	208-888-1058
2	Chris Brown	7670 S. " " "	"	208-870-8093
3	Cory Chasie	4040 Columbia	83612	208-573-9545
4	Misty Jones	7597 S. Old Farm Ln	83642	208-991-1601
5				
6	Joe Guido	7744 Bella terra Ln		2088919521
7	Richard Durrant	7592 South Ten mile	83642	208-941-3241
8	NATE LEAVITT	7445 S. TEN MILE	83642	801-698-6818
9	Mike Gregory	1406 N Main St Meridian	83406	208 606 5767
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City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
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 Kuna City Code 5-1A-8

WJ NL — 11/30/20

Applicant/agent signature — Date

Wendy Shrief

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, October 26, 2020 7:30 AM
To: Wendy Shrief
Cc: Rob Kazarinoff
Subject: RE: Arrowwood Heights Subdivision Name Reservation

[External Email]

October 26, 2020

Rob Kazarinoff, J-U-B Engineers
Wendy Shrief, J-U-B Engineers

RE: Subdivision Name Reservation: **ARROWWOOD HEIGHTS SUBDIVISION**

At your request, I will reserve the name **Arrowwood Heights Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

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

From: Wendy Shrief <wshrief@jub.com>
Sent: Friday, October 23, 2020 1:04 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Re: Arrowwood Heights - Subdivision Name Reservation

Rob Kazarinoff is the PLS

Wendy Shrief
208.559.1760

On Oct 23, 2020, at 1:00 PM, Sub Name Mail <subnamemail@adacounty.id.gov> wrote:

5.6.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area and Landscape Easement areas (as defined in Article 3), including the repair and replacement of property damaged or destroyed by casualty loss.

Specifically, the Association shall, at Declarant's sole discretion, operate and maintain all properties owned by Declarant which are designated by Declarant for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Additionally, the Association may, in its discretion, limit or restrict the use of the Common Area to the Owners residing in the Subdivision.

Traffic Impact Statement

Arrowood Subdivision
Kuna, Idaho

November 3, 2020

J·U·B ENGINEERS, INC.

1. EXECUTIVE SUMMARY

The proposed Arrowood Subdivision (Project) site is located west of South Ten Mile Road between Lake Hazel Road and West Columbia Road near Kuna, Idaho (**Figure 1**). The Project is proposed on existing vacant land west of South Ten Mile Road. The Project consists of 181 dwelling units that will be accessed via two access points to a future collector road that will connect to South Ten Mile Road. The Project is anticipated to be built out and generating traffic by 2026.

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic turning movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for buildout year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations into the future. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/ New East-West Collector Road intersection is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

2. INTRODUCTION

2.1 Purpose

J-U-B Engineers, Inc. (J-U-B) has been contracted by Hayden Homes, LLC. to prepare a Traffic Impact Statement (TIS) for the proposed Arrowood Subdivision development located near Kuna, Idaho, and hereafter referred to as the Project. The purpose of this study is to evaluate the traffic impacts of the proposed Project and identify potential mitigation measures. This TIS was prepared to conform to the Ada County Highway District (ACHD) Traffic Impact Studies requirements in discussions ACHD staff and data from Community Planning Association of Southwest Idaho (COMPASS).

2.2 Proposed Development and Access

The Project site is located west of South Ten Mile Road between Lake Hazel Road and West Columbia Road near Kuna, Idaho (**Figure 1**). The Project is proposed on existing vacant land west of South Ten Mile Road. The Project consists of 181 dwelling units that will be accessed via two access points to a future collector road that will connect to South Ten Mile Road. The conceptual site plan is shown in **Appendix A**. The Project is anticipated to be completed by 2026. There are currently no existing land uses on the Project site, but the site is adjacent to residential land uses. The Project site parcel zoning is RR Rural Residential. The land uses west of the Project site include residential, while to the north, south and east, the area is unincorporated, and the use is a mix of agricultural, commercial, and residential.

EXHIBIT "A"

LEAVITT ANNEXATION
ANNEXATION TO THE CITY OF KUNA
LEGAL DESCRIPTION

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet;

Thence S00°06'19"E, 1,129.97 feet along the east line of the North Half of the Southeast Quarter of said Section 3 to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;

Thence departing from said east line and along said centerline the following five (5) courses:

1) N 61°31'27" W, 43.03 feet;
2) N 73°51'33" W, 470.58 feet;
3) N 85°02'31" W, 273.08 feet;
4) N 83°52'33" W, 1,083.05 feet;
5) N 58°01'06" W, 961.12 feet to the west line of said North Half of the Southeast Quarter;

Thence N 00°00'55" E, 335.16 feet departing from said centerline and along said west line to the northwest corner of said North Half of the Southeast Quarter (center-quarter of said Section 3);
Thence S 89°53'52" E, 2,651.86 feet along the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**, containing 51.09 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



23 SEPT 2020

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com

EXHIBIT "A"

LEAVITT REZONE
9.79 ACRE PARCEL ZONING TO C-1
LEGAL DESCRIPTION

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet; Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3 to the **POINT OF BEGINNING**;

Thence continuing S 00°06'19" E, 1,049.97 feet along said east line to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;
Thence N 61°31'27" W, 43.03 feet along said centerline;
Thence N 73°51'33" W, 451.13 feet along said centerline;
Thence N 00°06'17" E, 152.62 feet departing from said centerline;
Thence S 85°02'35" E, 40.14 feet;
Thence N 00°06'17" E, 755.66 feet to a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter;
Thence S 89°53'52" E, 427.59 feet along said parallel line to the **POINT OF BEGINNING**, containing or 9.79 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 27 OCT 2020

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com

EXHIBIT "A"

LEAVITT REZONE
7.59 ACRE PARCEL ZONING TO R-8
LEGAL DESCRIPTION

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet; Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3; Thence N 89°53'52" W, 427.59 feet along a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**;

Thence S 00°06'17" W, 755.66 feet;
Thence N 85°02'35" W, 40.14 feet;
Thence S 00°06'17" W, 152.62 feet to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;
Thence N 73°51'33" W, 19.45 feet along said centerline;
Thence N 85°02'31" W, 273.08 feet along said centerline;
Thence N 83°52'33" W, 143.14 feet along said centerline;
Thence N 06°07'23" E, 173.31 feet departing from said centerline;
Thence S 83°52'37" E, 51.40 feet;
Thence N 06°07'23" E, 259.47 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 31.51 feet, having a radius of 300.00 feet, a central angle of 06°01'06", a chord bearing of N 03°06'50" E and a chord length of 31.50 feet;
Thence N 00°06'17" E, 274.97 feet;
Thence S 89°53'43" E, 124.50 feet;
Thence N 00°06'17" E, 129.95 feet to a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter;
Thence S 89°53'52" E, 250.50 feet along said parallel line to the **POINT OF BEGINNING**, containing 7.59 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 27 OCT 2020

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com

EXHIBIT "A"

LEAVITT REZONE
33.71 ACRE PARCEL ZONING TO R-6
LEGAL DESCRIPTION

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet;
Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3;
Thence N 89°53'52" W, 678.09 feet departing from said east line;
Thence S 00°06'17" W, 129.95 feet;
Thence N 89°53'43" W, 124.50 feet;
Thence S 00°06'17" W, 274.97 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 31.51 feet, having a radius of 300.00 feet, a central angle of 06°01'06", a chord bearing of S 03°06'50" W and a chord length of 31.50 feet;
Thence S 06°07'23" W, 259.47 feet;
Thence N 83°52'37" W, 51.40 feet;
Thence S 06°07'23" W, 173.31 feet to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;
Thence N 83°52'33" W, 939.91 feet along said centerline;
Thence N 58°01'06" W, 961.12 feet along said centerline to the west line of said North Half of the Southeast Quarter;
Thence N 00°00'55" E, 335.16 feet departing from said centerline and along said west line to the northwest corner of said North Half of the Southeast Quarter (center-quarter of said Section 3);
Thence S 89°53'52" E, 2,651.86 feet along the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**, containing 33.71 acres, more or less.

END DESCRIPTION

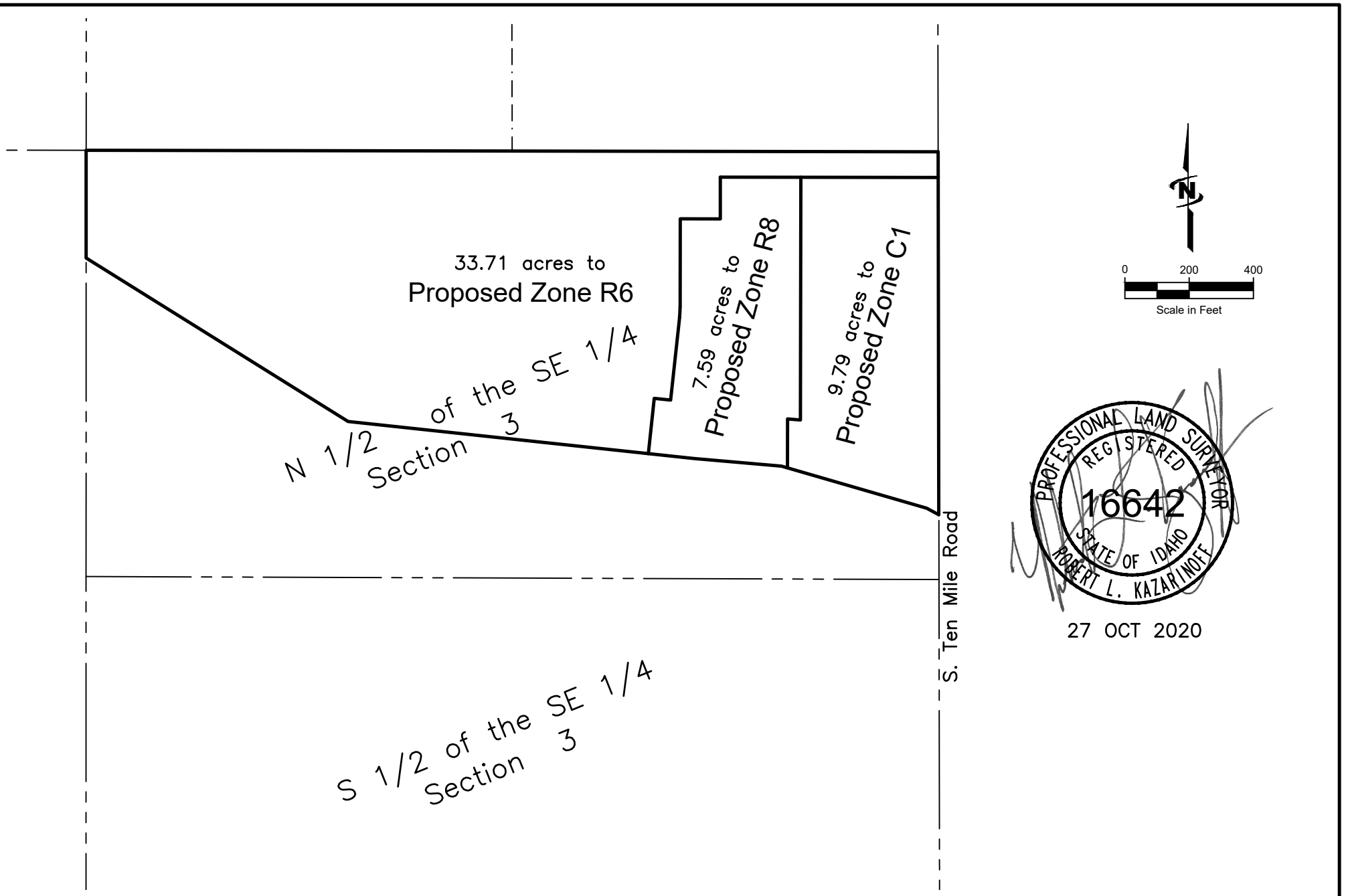
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.



_____
Robert L. Kazarinoff, PLS 16642

_____
Date 27 OCT 2020

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 *p* 208-376-7330 *w* www.jub.com



PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF

27 OCT 2020

EXHIBIT "B"

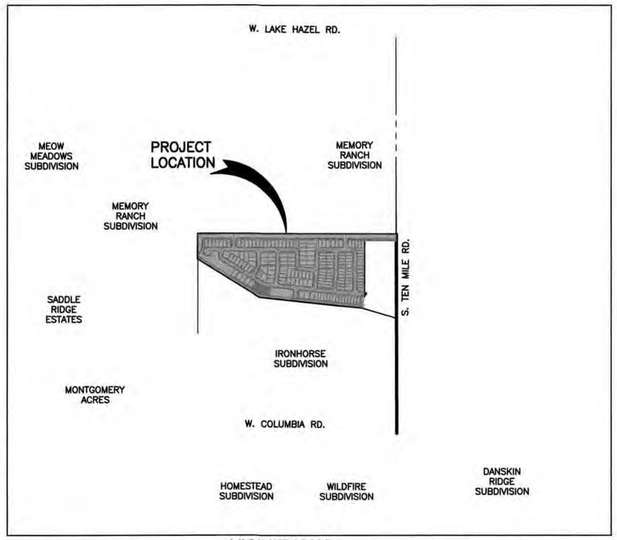
Leavitt Property Portions Rezoned to R6, R8 & C1

Situate in the North Half of the Southeast Quarter of
Section 3, T.2N.,R.1W., Boise Meridian, Ada County, Idaho

J-U-B ENGINEERS, INC.

LAST UPDATE: 10/27/2020
PLOT DATE: 10/27/2020
FILE: 20098_ZONING_EXHIBIT

Plot Date:10/27/2020 7:11 AM Plotted By: Rob Kazarinoff
Date Created:10/27/2020 \\JUB.COM\CENTRAL\CLIENTS\IDHAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\SURVEY\DWG\20098_ZONING_EXHIBIT.DWG



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 AND 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 OF BLOCK 1, LOTS 1, 15 & 23 OF BLOCK 2, LOTS 1, 14 & 22 OF BLOCK 3, LOTS 1, 7 & 15 OF BLOCK 4, LOTS 1, 7, & 14 OF BLOCK 5, LOTS 1, 6, 14 & 21 OF BLOCK 6, LOTS 1, 5, 10 & 13 OF BLOCK 7, LOTS 1 & 7 OF BLOCK 14, & LOT 1 OF BLOCK 9 ARE COMMON AREA\DRAINAGE STORAGE LOTS. LOTS 8 & 22 OF BLOCK 2, LOT 7 OF BLOCK 3 AND LOT 6 OF BLOCK 6 ARE COMMON SHARED DRIVEWAY LOTS. LOT 22 OF BLOCK 1 IS KUNA CANAL EASEMENT.
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 OF KUNA. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION.
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 ARROWOOD SUBDIVISION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0250 J, COMMUNITY PANEL NO. 0250, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
17. LOTS 14-16, BLOCK 1 ARE NOT ELIGIBLE FOR BUILDING PERMITS UNTIL THEY MEET THE BUFFER ZONE REQUIREMENTS OF DEQ REUSE PERMIT M-193-03 FOR W&WW, LLC SERVING IRONHORSE SUBDIVISION

PRELIMINARY PLAT FOR

ARROWOOD HEIGHTS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

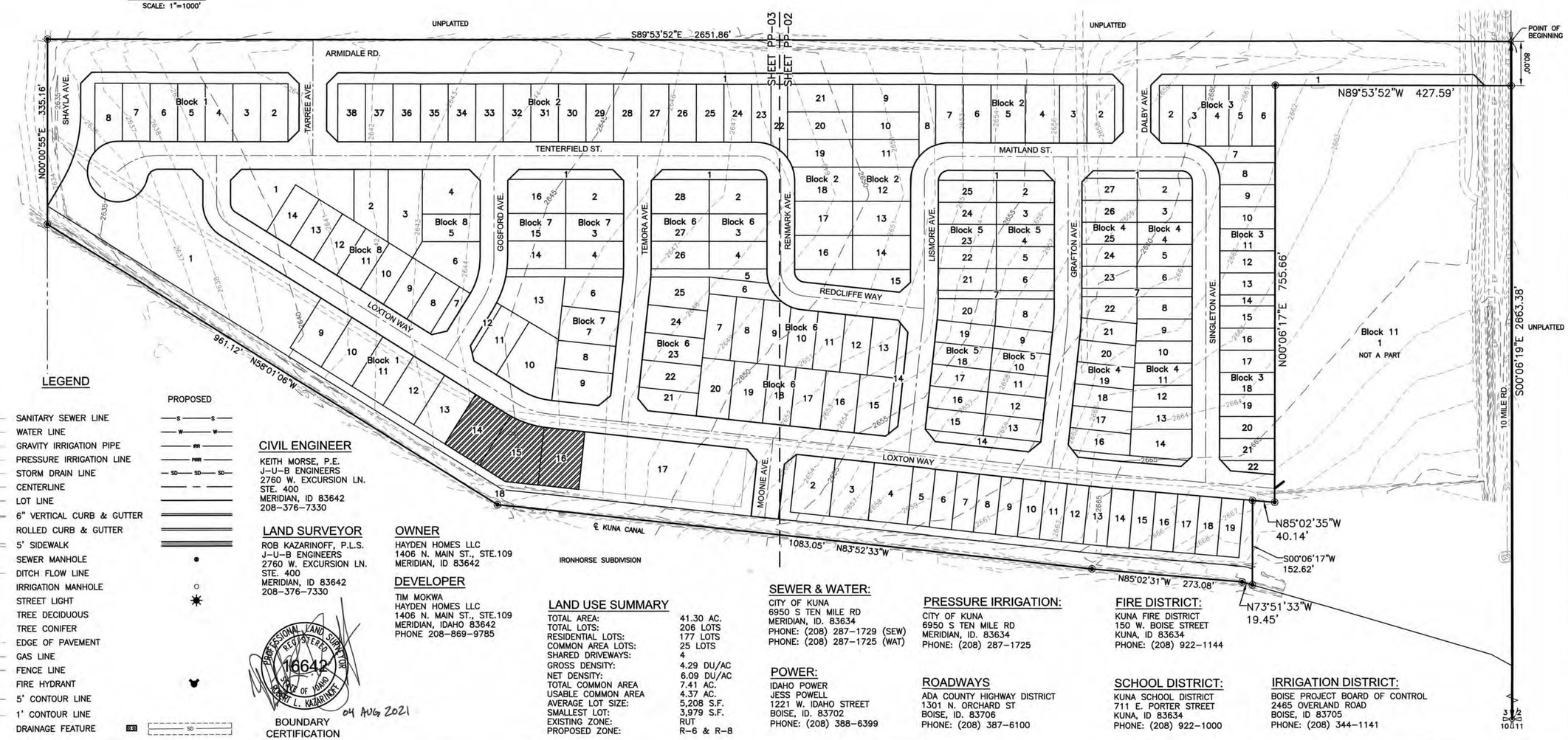
CITY OF KUNA, ADA COUNTY, IDAHO

2021

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner

SCALE IN FEET: 0, 100, 200



LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S S
W	WATER LINE	W W
	GRAVITY IRRIGATION PIPE	IRR
	PRESSURE IRRIGATION LINE	PRR
SD SD 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	
	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
2650	5' CONTOUR LINE	
2651	1' CONTOUR LINE	
SD	DRAINAGE FEATURE	SD

CIVIL ENGINEER
KEITH MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

LAND SURVEYOR
ROB KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

PROFESSIONAL LAND SURVEYOR REGISTERED IDAHO 16642 STATE OF IDAHO ROBERT L. KAZARINOFF
04 AUG 2021
BOUNDARY CERTIFICATION

OWNER
HAYDEN HOMES LLC
1406 N. MAIN ST., STE.109
MERIDIAN, ID 83642

DEVELOPER
TIM MOKWA
HAYDEN HOMES LLC
1406 N. MAIN ST., STE.109
MERIDIAN, IDAHO 83642
PHONE 208-869-9785

LAND USE SUMMARY

TOTAL AREA:	41.30 AC.
TOTAL LOTS:	206 LOTS
RESIDENTIAL LOTS:	177 LOTS
COMMON AREA LOTS:	25 LOTS
SHARED DRIVEWAYS:	4
GROSS DENSITY:	4.29 DU/AC
NET DENSITY:	6.09 DU/AC
TOTAL COMMON AREA	7.41 AC.
USABLE COMMON AREA	4.37 AC.
AVERAGE LOT SIZE:	5,208 S.F.
SMALLEST LOT:	3,979 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-6 & R-8

SEWER & WATER:
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

PRESSURE IRRIGATION:
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

FIRE DISTRICT:
KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

POWER:
IDAHO POWER
JESS POWELL
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-6399

ROADWAYS
ADA COUNTY HIGHWAY DISTRICT
1301 N. ORCHARD ST
BOISE, ID. 83706
PHONE: (208) 387-6100

SCHOOL DISTRICT:
KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

IRRIGATION DISTRICT:
BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17892 STATE OF IDAHO KEITH H. MORSE
7 JUN 2021

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS IN THE DRAWINGS AND OTHER DOCUMENTS PREPARED BY J-U-B. THESE DRAWINGS AND OTHER DOCUMENTS SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	BY	APPR.	DATE

DESCRIPTION

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-098_PREPLAT
JUB PROJ. #: 10-20-098
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 8/4/2021

SHEET NUMBER:
PP-01

Plot Date:8/4/2021 3:04 PM Plotted By: Lina Hassan
Date Created:8/4/2021 \\JUB.COM\CENTRAL\CLIENTS\IDAHO\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTEMMLE\DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG

UNPLATTED

ARMIDALE RD.

10 MILE RD.

S89°53'52"E 427.59'

N00°06'17"E 755.66'

SHEET PP-03
SHEET PP-02

IRONHORSE SUBDIVISION

NOT A PART

S85°02'31"E 273.08'

N73°51'33"W 19.45'

SHARED ACCESS DRIVEWAY

COMMON LOT

DALBY AVE.

MAITLAND ST.

RENMARK AVE.

LISMORE AVE.

GRAFTON AVE.

SINGLETON AVE.

REDCLIFFE WAY

LOXTON WAY

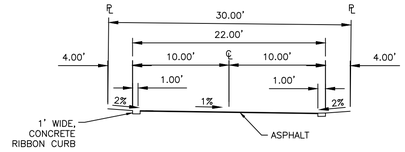
TRAFFIC CALMING

7' ASPHALT PATH

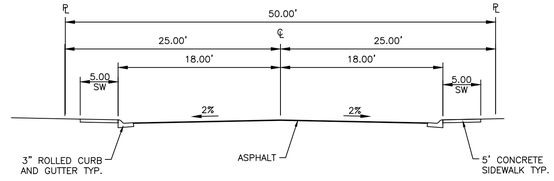
CANAL EASEMENT

℄ KUNA CANAL

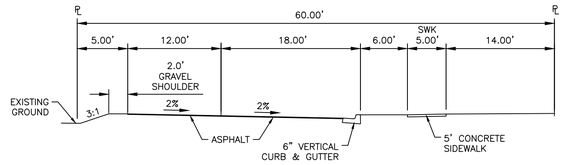
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SCALE IN FEET



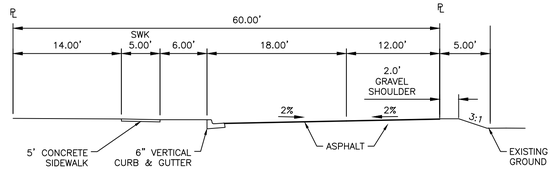
SHARED ACCESS DRIVEWAY SECTION
SCALE:N.T.S.



TYPICAL 50' STREET SECTION
SCALE:N.T.S.



ARMIDALE ROAD SECTION
SCALE:N.T.S.



SHAYLA AVENUE SECTION
SCALE:N.T.S.

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEITH H MORSE

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE :	10-20-098_PREPLAT
JUB PROJ. # :	10-20-098
DRAWN BY:	----
DESIGN BY:	----
CHECKED BY:	----

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

SHEET NUMBER:

PP-02

Plot Date:8/3/2021 6:03 PM Plotted By: Lina Hasan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG

FUTURE MEMORY RANCH SUBDIVISION

SHEET PP-03
SHEET PP-02

ARMIDALE RD.

TARREE AVE.

TENTERFIELD ST.

GOSFORD AVE.

TEMORA AVE.

RENMARK AVE.

LOXTON WAY

MOONIE AVE.

UNPLATTED

COMMON LOT

COMMON LOT
3759 SF

BASKETBALL
(1/2 COURT)

SANITARY SEWER
LIFT STATION

COMMON LOT
92364 SF

ASPHALT
PATH

CANAL EASEMENT

℄ KUNA CANAL

COMMON LOT
2720 SF

COMMON LOT
923 SF

COMMON LOT
6100 SF

COMMON LOT
4252 SF

COMMON LOT
31167 SF

SHARED ACCESS
DRIVEWAY

7' ASPHALT
PATH

IRONHORSE SUBDIVISION

0 50 100
SCALE IN FEET

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
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LICENSED
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NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

EXISTING AND PROPOSED CONDITIONS

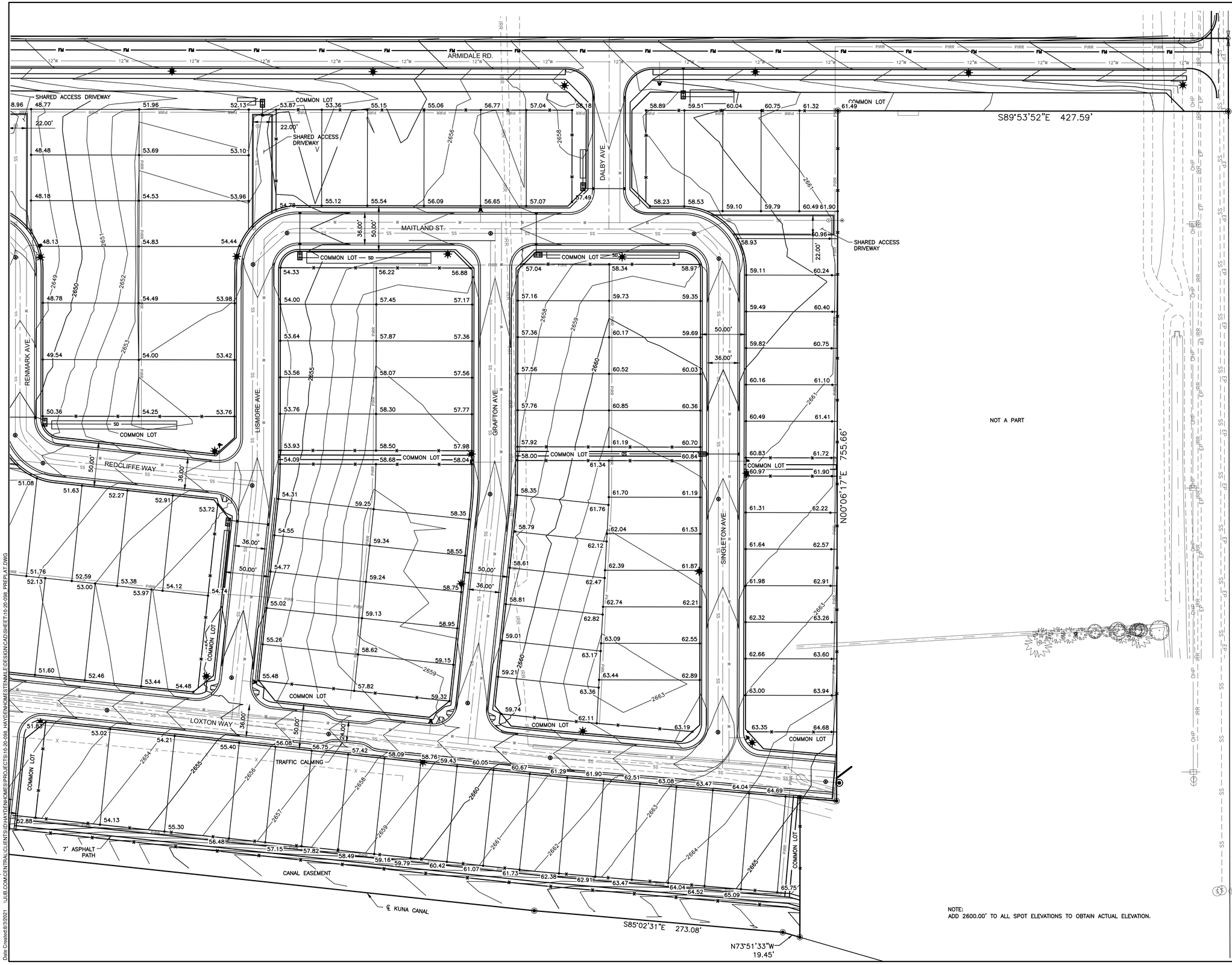
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DESIGN BY: ----
CHECKED BY: ----

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

SHEET NUMBER:
PP-03

Plot Date:8/3/2021 6:06 PM Plotted By: Lina Hasaan
Date Created:8/3/2021 \\UB.COM\CENTRAL\CLIENTS\ID\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG



Plot Date:8/3/2021 6:11 PM, Plotted By: Lina Hassan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CADISHEET\10-20-098_PREPLAT.DWG

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

PROPOSED GRADING PLAN

FILE :	10-20-098_PREPLAT
JUB PROJ. # :	10-20-098
DRAWN BY:	----
DESIGN BY:	----
CHECKED BY:	----

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

SHEET NUMBER:

PP-04

FUTURE MEMORY RANCH SUBDIVISION

ARMIDALE RD.

TARREE AVE.

TENTERFIELD ST.

GOSFORD AVE.

TEMORA AVE.

RENMARK AVE.

MOONIE AVE.

LOXTON WAY

COMMON LOT

BASKETBALL (1/2 COURT)

SANITARY SEWER LIFT STATION

ASPHALT PATH

SHARED ACCESS DRIVEWAY

CANAL EASEMENT

℄ KUNA CANAL

7' ASPHALT PATH

IRON HORSE SUBDIVISION

UNPLATTED

NOTE:
ADD 2600.00' TO ALL SPOT ELEVATIONS TO OBTAIN ACTUAL ELEVATION.

0 50 100
SCALE IN FEET

J-U-B ENGINEERS, INC.

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Meridian, ID 83642
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

PROPOSED GRADING PLAN

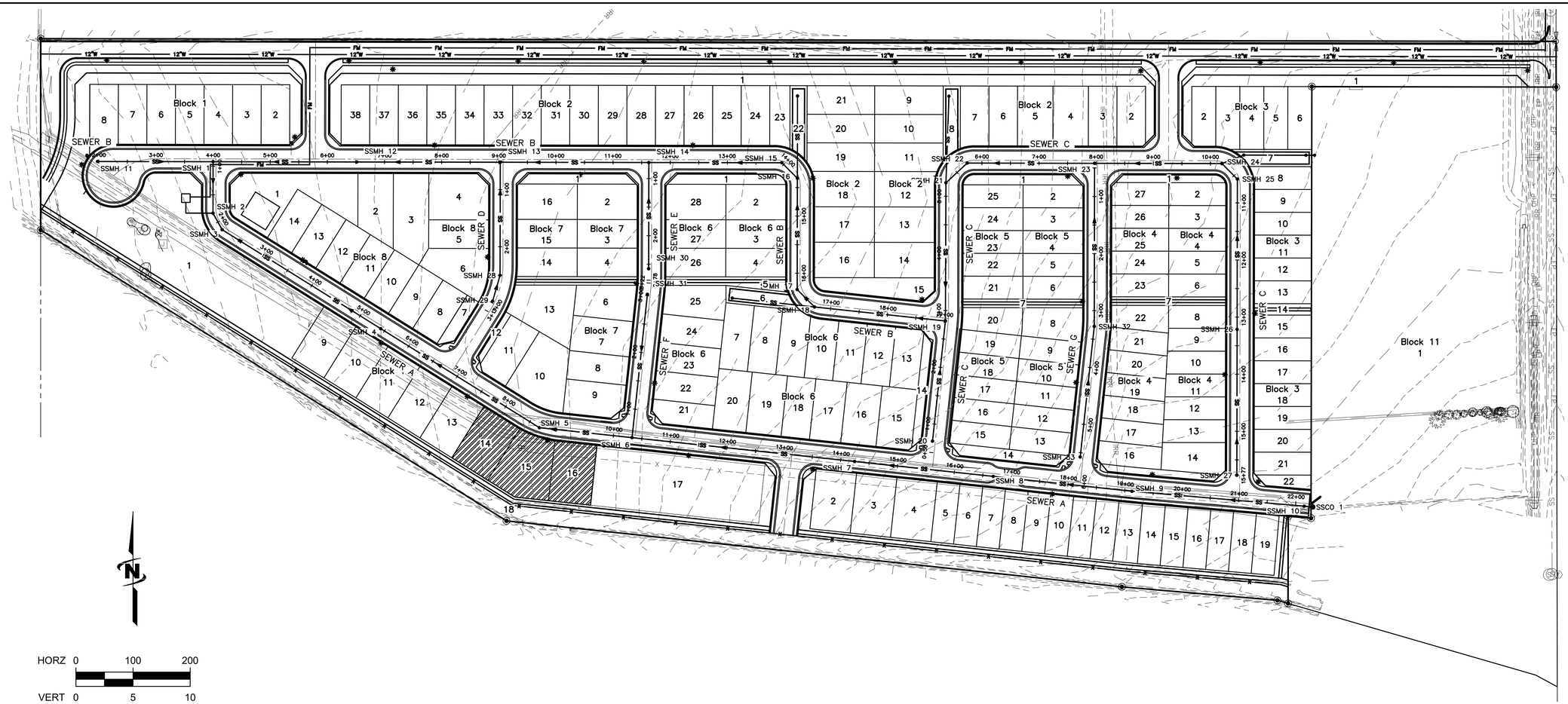
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JUB PROJ. # : 10-20-098
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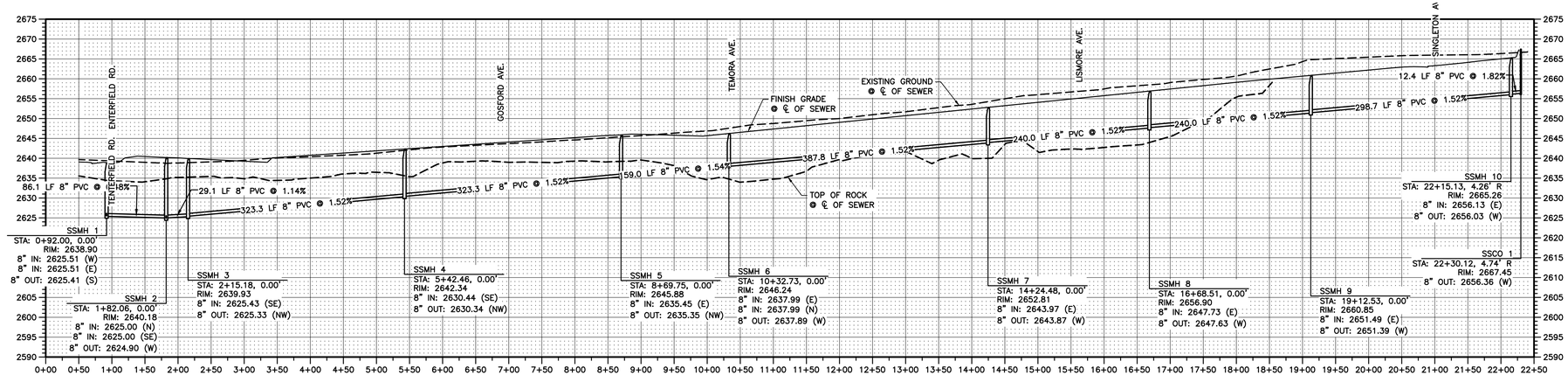
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

SHEET NUMBER:
PP-05

Plot Date:8/3/2021 6:12 PM Plotted By: Lina Hassan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG





SEWER LINE A

SEE SHEET PP-07 FOR ADDITIONAL SEWER PROFILE INFORMATION

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER — LICENSED — 17892 — STATE OF IDAHO — KEITH H MORSE

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NO.	DESCRIPTION	BY	APPR.	DATE

REVISION

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

PROPOSED SEWER PLAN & PROFILE

FILE : 10-20-098_PREPLAT
JUB PROJ. # : 10-20-098
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----

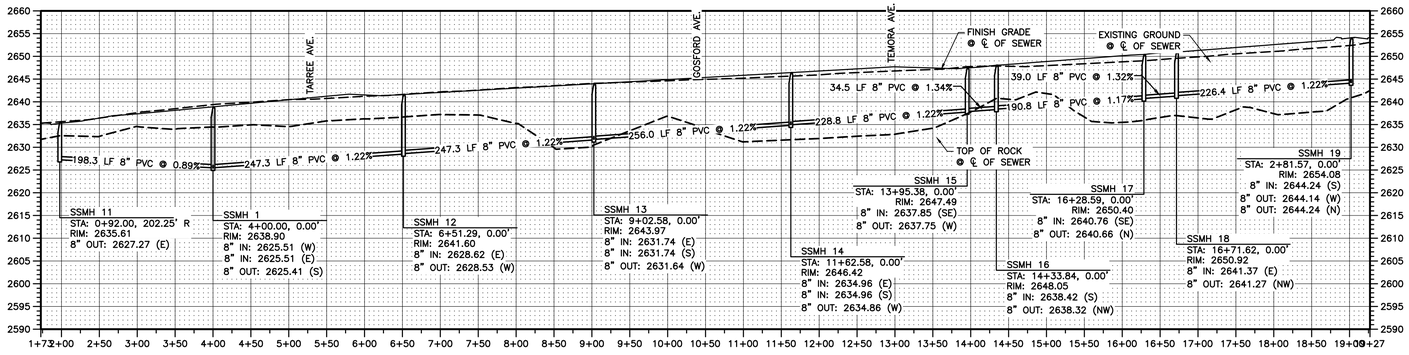
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

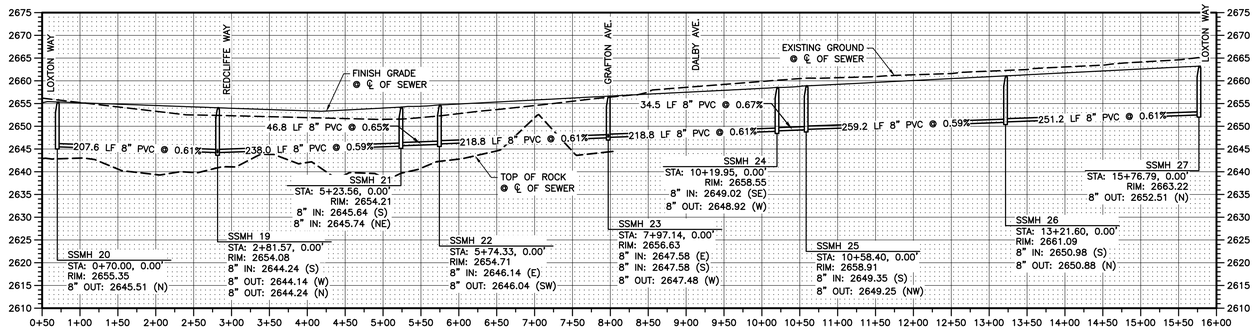
SHEET NUMBER:

PP-06

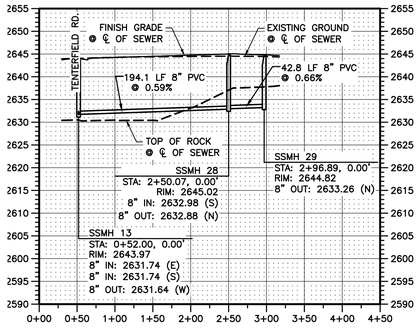
Plot Date:8/3/2021 6:12 PM Plotted By: Lina Hassan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\CLIENTS\IDHAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG



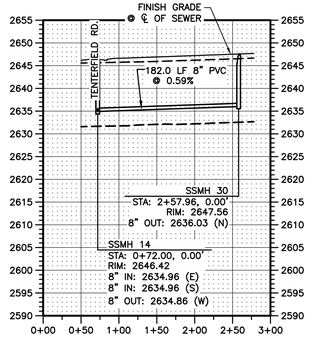
SEWER LINE B



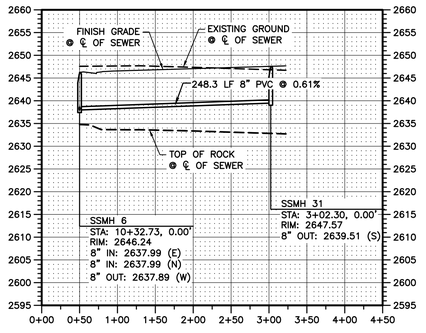
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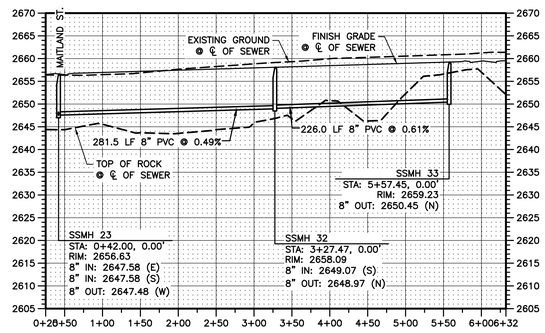
SEWER LINE D



SEWER LINE E



SEWER LINE F



SEWER LINE G

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
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Meridian, ID 83642
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PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEITH H MORSE

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

PROPOSED SEWER PROFILES

FILE : 10-20-098 PREPLAT
JUB PROJ. # : 10-20-098
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 8/3/2021

SHEET NUMBER:
PP-07

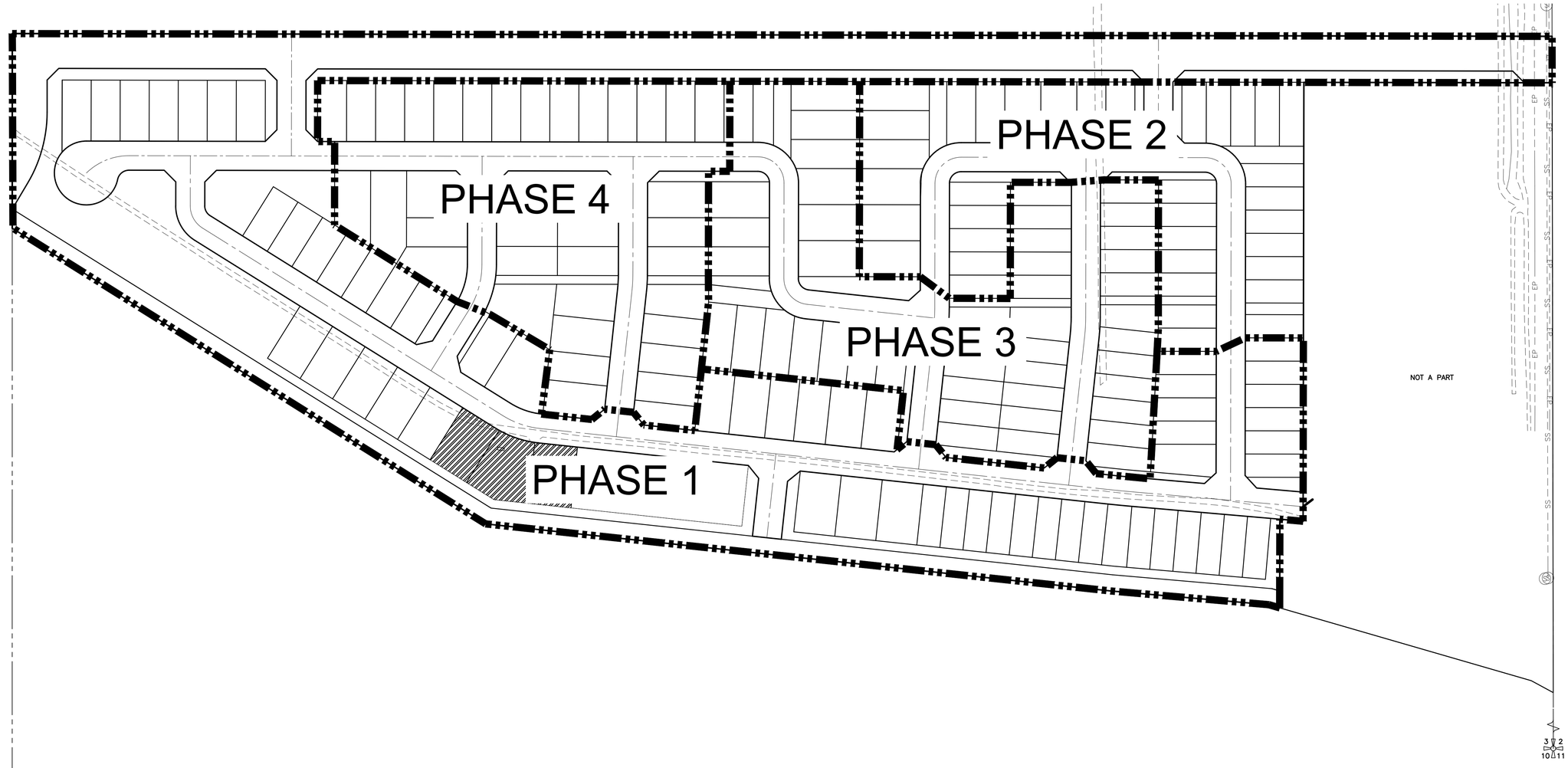
Plot Date:8/3/2021 6:13 PM Plotted By: Lina Hasan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\C1LIENTS\1DHAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILEDESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG

PHASE 3

N

0 100 200

SCALE IN FEET



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

PHASING PLAN

FILE : 10-20-098_PREPLAT
JUB PROJ. # : 10-20-098
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 8/3/2021

SHEET NUMBER:

PP-08

Plot Date:8/3/2021 6:14 PM Plotted By: Lina Hassan
Date Created:8/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\HAYDEN\HOMES\PROJECTS\10-20-098_HAYDEN\HOMESTEN\MILE DESIGN\CAD\SHEET\10-20-098_PREPLAT.DWG

Plot Date:8/4/2021 1:16 PM Plotted By: Lina Hassan
Date Created:8/4/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\HAYDENHOMES\PROJECTS\10-20-098_HAYDENHOMESTENMILE\DESIGN\CAD\SHEET\10-20-098_PREPLAT-EXHIBIT.DWG



SCALE IN FEET
0
100
200
N

ARROWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

SITE LAYOUT

PP-08

SHEET NUMBER:

LAST UPDATED: 8/4/2021
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

JUB PROJ. # 10-20-098
FILE: 10-20-098_PREPLAT-EXHIBIT

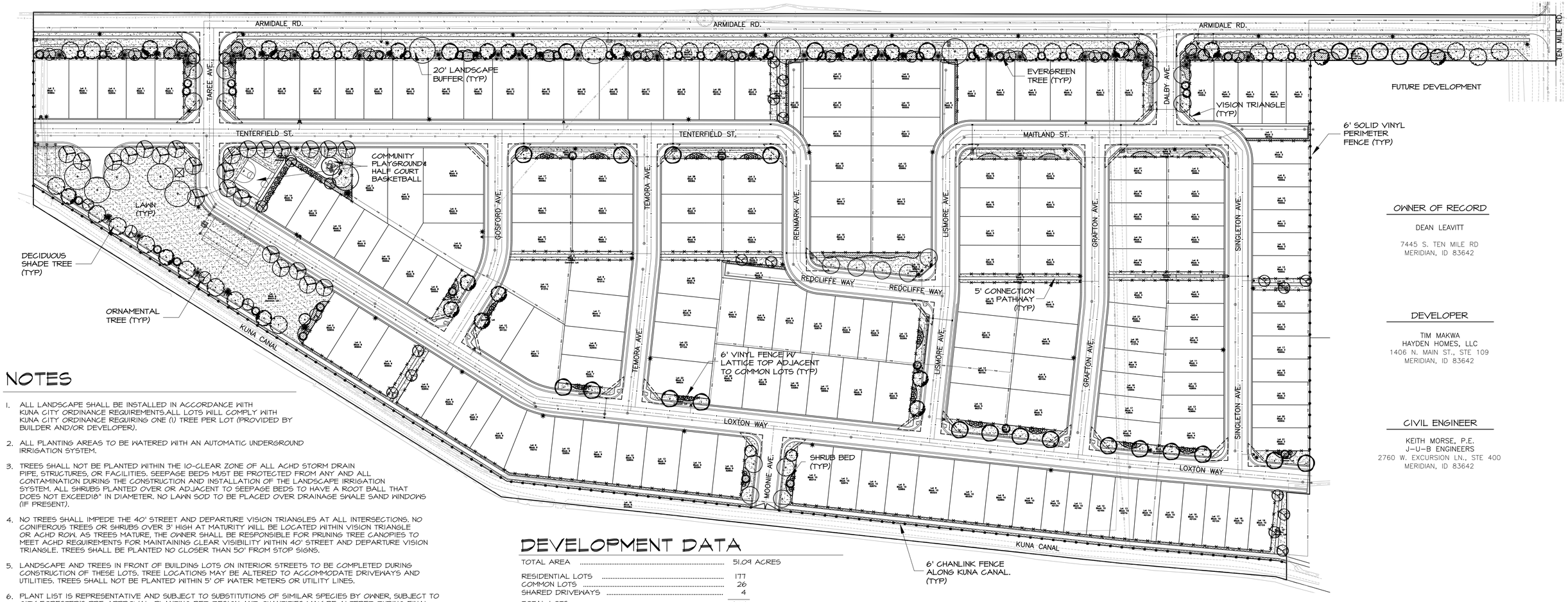
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REVISION			
NO.	DESCRIPTION	BY	APR. DATE

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

J-U-B ENGINEERS, INC.



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 EXCEED18" 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 NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA	51.09 ACRES
RESIDENTIAL LOTS	177
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

OWNER OF RECORD

DEAN LEAVITT

7445 S. TEN MILE RD
MERIDIAN, ID 83642

DEVELOPER

TIM MAKWA
HAYDEN HOMES, LLC
1406 N. MAIN ST., STE 109
MERIDIAN, ID 83642

CIVIL ENGINEER

KEITH MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN., STE 400
MERIDIAN, ID 83642

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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
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 — 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). — 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). — 6' HT CHAINLINK FENCE ALONG KUNA CANAL. (TYP).

LANDSCAPE CALCULATIONS

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TOTAL NUMBER OF TREES				331 TREES

ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 345-7175 www.jensenbelts.com

NORTH

JANUARY 15, 2021

0' 80' 160' 240'

SCALE 1" = 80'



PLANT PALETTE

(REFERENCE SHT L3)

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 SOD
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
	6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). SEE DTL 5, SHT L3.
	6' HT CHAINLINK FENCE ALONG KUNA CANAL. (TYP). SEE DTL 6, SHT L3.

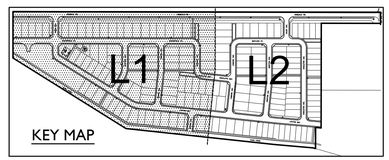
NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'



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Issue Description	Date
ISSUE	11-2-20
BASE REV.	1-15-21

STATE OF IDAHO — Kimberly Rogers Hunt — 16535 — LICENSED LANDSCAPE ARCHITECT

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ARROWOOD SUBDIVISION
KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2076

Drawn	Checked
JJN	KCS

Scale AS SHOWN

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L1**

2 of 4 Sheets



PLANT PALETTE

(REFERENCE SHT L3)

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
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	TULIP TREE
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	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
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NOTES

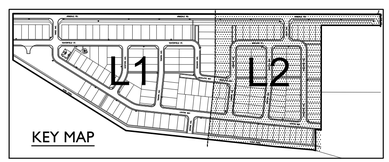
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NORTH

0' 50' 100' 150'

SCALE 1" = 50'



KEY MAP

Issue Description	Date
ISSUE	11-2-20
BASE REV.	1-15-21

STATE OF IDAHO — Kimberly Rogerstad — LA 6535 — LANDSCAPE ARCHITECT

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ARROWOOD SUBDIVISION
KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

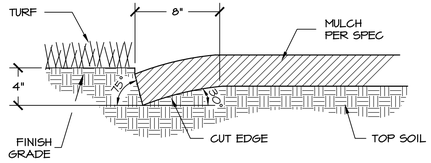
Job Number 2076

Drawn	Checked
JJN	KCS

Scale AS SHOWN

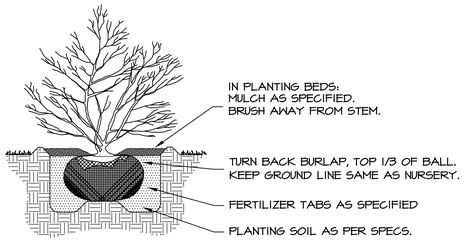
Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
3 of 4 Sheets



1 PLANTER CUT BED EDGE

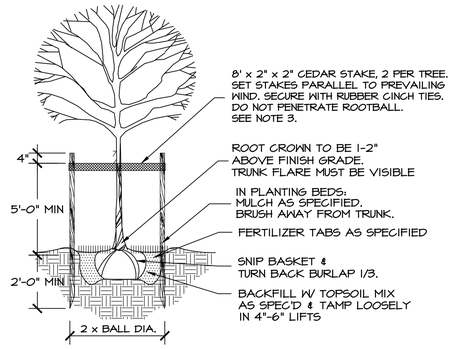
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING

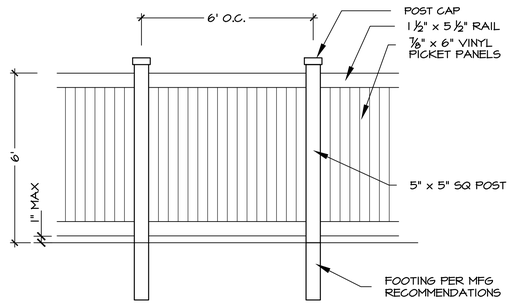
NOT TO SCALE



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

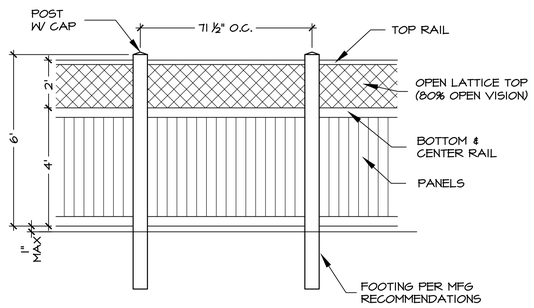
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NOTES:
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3. SAND COLOR

4 VINYL PRIVACY FENCE

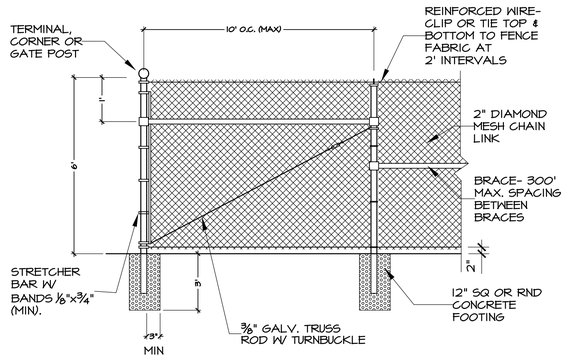
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3. SAND COLOR

5 VINYL LATTICE TOP FENCE

NOT TO SCALE



6 6' CHAIN LINK FENCE

NOT TO SCALE



PET WASTE STATION TO BE DOGIPOT (1-800-364-7681) ALUMINUM DOGIPOT PET STATION MODEL #1003-L OR APPROVED EQUAL.

FINISH ON TRASH RECEPTACLE TO BE BLACK (#1206BLK-L)

QUANTITY: ONE (1)

LOCATIONS: IN DOG PARK AREA - AS SHOWN ON PLAN

COLOR NOT REPRESENTATIVE

FINISH TO BE POWDERCOATED BLACK

7 PET WASTE STATION

NOT TO SCALE

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	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

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, THIS SHT.

6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). SEE DTL 5, THIS SHT.

6' HT CHAINLINK FENCE ALONG KUNA CANAL. (TYP). SEE DTL 6, 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 NO EXISTING TREE ON-SITE.

DEVELOPMENT DATA

TOTAL AREA	51.09 ACRES
RESIDENTIAL LOTS	177
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

OWNER OF RECORD	DEVELOPER	CIVIL ENGINEER
DEAN LEAVITT	TIM MAKWA	KEITH MORSE, P.E.
7445 S. TEN MILE RD	HAYDEN HOMES, LLC	J-U-B ENGINEERS
MERIDIAN, ID 83642	1406 N. MAIN ST., STE 109	2760 W. EXCURSION LN., STE 400
	MERIDIAN, ID 83642	MERIDIAN, ID 83642

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

Issue Description	Date
ISSUE	11-2-20
BASE REV.	1-15-21

STATE OF IDAHO — Kimberly Leigh Heath — 16535 — LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES
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ARROWOOD SUBDIVISION
KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2076

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L3
4 of 4 Sheets



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OWNER OF RECORD

DEAN LEAVITT

7445 S. TEN MILE RD
MERIDIAN, ID 83642

DEVELOPER

TIM MAKWA
HAYDEN HOMES, LLC
1406 N. MAIN ST., STE 109
MERIDIAN, ID 83642

CIVIL ENGINEER

KEITH MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN., STE 400
MERIDIAN, ID 83642

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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
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
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6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP).

6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP).

6' HT CHAINLINK FENCE ALONG KUNA CANAL. (TYP).

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.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMIDALE RD.	20'	2125' / 100' =	43 TREES	47.5 TREES (37 SHADE TREES + 21 ORNAMENTAL TREES)
			64 EVERGREENS	64 EVERGREENS
			255 SHRUBS	255+ SHRUBS
ARMIDALE RD. (COMMERCIAL)	20'	340' / 35' =	10 TREES	10 TREES
			49 SHRUBS	49+ SHRUBS
(1) SHADE TREE & (5) SHRUBS/ 35' (2:1) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES				
COMMON AREA		158,270' / 800' =	197 TREES	199 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	132 TREES
TOTAL NUMBER OF COMMON AREA TREES:				199 TREES
TOTAL NUMBER OF TREES				331 TREES

ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — 6535 — Kenneth Jensen

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

NORTH

JANUARY 15, 2021

0' 80' 160' 240'
SCALE 1" = 80'

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

Planning & Zoning Department

Agency Notification

January 29, 2021

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

File Number & Case Name:	20-07-AN (Annexation) & 20-16-S (Preliminary Plat) – Arrowood Heights Subdivision
Project Description	Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests approval for Annexation of approximately 53.16 ac. into Kuna City Limits with 33.71 ac. R-6 (Medium Density Residential); 7.59 ac. R-8 (Medium Density Residential) and 9.79 ac. C-1 (Neighborhood Commercial) zoning designations. Applicant also requests Preliminary Plat approval to subdivide approximately 41.3 ac. into 177 Single-Family Residential lots with an R-6 & R-8 (Med. Density Residential) zoning, 26 Common Lots & four (four) shared driveways. C-1 (Neighborhood Commercial) to be developed in the future (APN: S1303417354). Section 3, Township 2 North, Range 1 West.
Site Location	7445 S Ten Mile Road, Kuna 83634.
Applicant	**Hayden Homes** 1406 N Main Street, Suite 109 Meridian, ID 83642 208.869.9785
Representative	**Wendy Shrief, JUB Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	Tuesday, **March 23, 2021** 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jessica Reid Kuna P&Z Staff 208.387.7731 jreid@kunaid.gov

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.*

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Annexation and Preliminary Plat Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for Arrowood/Arrowwood Subdivision	
	20-07-AN (Annexation) & 20-16-S (Preliminary Plat)	
DATE:	23 February 2021	

The Arrowood Subdivision, located at 7445 S Ten Mile Road, preliminary plat and annexation with Planning and Zoning acceptance date of 29 January, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) C-1 (neighborhood commercial), R-6 (medium density residential) and R-8 (medium density residential) zone requirements. The annexation request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. **Inspection Fees**
   a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
   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 drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressurized irrigation pipe. Pressurized irrigation connection fees are pursuant to Resolution No. R65-2020. Payment is due and payable prior to the pre-construction meeting.
   d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. Payment is due and payable prior to the pre-construction meeting.

2. **General**
   a. Hayden Homes requests 51.09 acres to be annexed into the City of Kuna with an intent of Mixed-Use zoning designation upon annexation.
   b. Hayden Homes requests to submit a preliminary plat for 41.3 acres for residential use and 9.79 acres for commercial use to be included in a separate preliminary plat at a later time.
   c. Hayden Homes requests 177 residential lots, 4 shared driveway lots, and 26 common lots.

d. Hayden Homes requests 33.71 acres zoned to R-6 (medium density residential). This makes the realized density approximately 19 people/acre.
e. Hayden Homes requests 7.59 acres zoned to R-8 (medium density residential). This makes the realized density approximately 26 people/acre.
f. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 563. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
g. The preliminary plat shows four (4) total accesses to the subdivision: two (2) northern accesses to a future Armidale Rd, one (1) access east to the commercial development and one (1) access west of the development site.
h. At least two access points are required in Phase 1 per Kuna Rural Fire District (KRFD)
i. A plan approval letter will be required if this project affects any local irrigation districts.
j. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
k. All positional information shall be from the most recent state plane coordinate system.
l. Provide engineering certification on all final engineering drawings.
m. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
n. KRFD requires fire hydrants are required every 500 feet.

3. Right-of-Way

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. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. 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.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City. However, connection to Ironhorse Subdivision is not feasible due to S Old Farm Lane classified as a private street. The current road layout is acceptable.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The nearest available sewer mainline connection point is located immediately east at S Ten Mile Rd. The development site is located in the Memory Ranch Lift Station Sewage Basin, which requires pump upgrades.
c. The developer may be requested to participate with lift station and/or force main improvements.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes and will be paid by the developer.

f. Sewer connection fees apply to each lot containing a home or other facility.
g. 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.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. The nearest available water main lines are located at the Northern end of Ironhorse Subdivision and on the east side of S Ten Mile Rd. *Looping of the water main from Armidale Rd and the northern Ironhorse Subdivision will be required.*
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression and will be paid by the developer.
e. Water connection fees apply to each lot containing a home or other facility.
f. 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.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. 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.
b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply and will be paid by the developer.
h. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. 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.

c. 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.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e. Runoff from public right-of-way is regulated by ACHD.
f. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. 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.

9. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

Project/File: **Arrowood Heights Subdivision/ KPP20-0015/ 20-16-S**
This is a preliminary plat application to develop a 177 single family lots and 26 common lots on 41.3 acres.

Lead Agency: City of Kuna

Site address: 7445 S Ten Mile Road

Staff Approval: April 12, 2020

Applicant: Hayden Homes
1406 N Main Street, Ste. 109
Meridian, ID 83642

Representative: J-U-B Engineers
Wendy Shrief
1760 W Excursion Lane, Ste. 400
Meridian, ID 83642

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 a preliminary plat application to develop a 177 single family lots and 26 common lots on 41.3 acres.

   The applicant's proposal is consistent with the City of Kuna's Future Land Use Map that designates this area as Mixed Use.

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

Direction	Land Use	Zoning
North	Medium density Residential, Medium density Residential	R-6, R-8
South	Rural Residential (Ada County)	RR
East	Rural Residential	RR
West	Rural Residential	RR

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:

   - Memory Ranch 6-9, a 259 single-family lot subdivision located north of the site was approved by ACHD in September 2020.

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 1.83 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).

   - Ten Mile Road is listed in the 2020 CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
   - 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 between 2021 and 2025.
   - The intersection of Columbia Road and Ten Mile Road is listed in the 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 expandable 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 Ten Mile Road as a Level 3 facility that will be constructed as part of a future ACHD project. 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 Armidale Road) 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 1,795 additional vehicle trips per day; 180 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
   JUB Engineers, Inc. prepared a traffic impact study (TIS) for the proposed Arrowood Heights Subdivision. An executive summary of the findings **as presented by JUB Engineers, Inc** can be found as Attachment 3. The 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.



Roadway Segments and Intersections Included in the TIS

   a. **Policy**
      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.

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.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS recommends the following mitigation for the intersection and roadway segment that was found to ACHD's Acceptable Level of Service Planning Thresholds in the study.

Turn Lanes
The study indicates that a dedicated southbound right-turn lane is warranted on Ten Mile Road at the new collector roadway. The applicant should be required to construct this turn lane. No other dedicated left turn lanes or right-turn lanes on Ten Mile Road or the new collector roadway were found to be warranted in the study.

Lake Hazel Road/Ten Mile Road
The TIS recommends signalizing the intersection of Lake Hazel Road and Ten Mile Road starting with the 2026 background traffic conditions. This intersection is listed in the IFYWP to be widened to 3-lanes on the south leg, 4-lanes on the north leg, 3-lanes on the west leg and

4-lanes on the south leg and signalized, it is currently under design, but does not have a specified construction year yet and is funded. Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for the intersection of Ten Mile Road/Lake Hazel Road with this development application. The study indicated that the signalized intersection will meet ACHD's Acceptable Level of Service Thresholds under the 2026 background and total traffic conditions.

Ten Mile Road – New Collector Road to Lake Hazel Road

The TIS indicates that Ten Mile Road from the new collector roadway to Lake Hazel Road will meet ACHD's Acceptable Level of Service (LOS) Planning Thresholds "E" in the PM peak hour for a 2-lane arterial roadway, but will exceed the LOS "E" threshold of 575 trips in the AM peak hour when 24 AM peak hour trips are added under the 2026 total traffic conditions. However, there is not enough existing right-of-way off-site to widen Ten Mile Road to 3-lanes. Therefore, the applicant provided a shoulder analysis and recommended alternative mitigation consistent with District Policy 7106.7.3. The shoulder hour analysis indicated that this segment of Ten Mile Road meets LOS Thresholds for a 2-lane arterial roadway for the peak hours under the 2026 total traffic conditions. For alternative mitigation, the study recommended constructing sidewalk on Ten Mile Road from the site access to Lake Hazel Road to fill in the gaps in improvements in order to increase the capacity of the roadway from a multi-modal standpoint. However, there is not sufficient right-of-way for the off-site segment of Ten Mile Road to construct this improvement either.

This roadway segment is listed in the CIP to be widened to 3-lanes between 2036 and 2040, but it is after the development of Arrowood Heights Subdivision. Typically, the applicant would be presented with the option to enter into a Cooperative Development Agreement to improve the roadway segment or wait for ACHD to widen this roadway segment per the CIP before developing more than 24 lots, or generating more than 24 peak hour trips. However, staff recommends that improvements to the off-site segment of Ten Mile Road or restricting the number of lots/PM peak hour trips not be required with this development application due to the fact that:

- The TIS analysis shows that the AM peak hour trips exceed the acceptable LOS thresholds by only 24 trips, which is only 4% more of the 575 trips for the peak hour LOS "E" threshold.
- The roadway segment will meet LOS thresholds in the PM peak hour and for the shoulder hour.
- There is not enough right-of-way offsite for this segment of Ten Mile Road to be widened to 3-lanes or for the construction of sidewalk.
- This segment is listed in the CIP to be widened to 3-lanes and may potentially be improved sooner than listed if deemed necessary by ACHD.
- The applicant will be required to construct a dedicated southbound right-turn lane on Ten Mile Road which will help with traffic flow on Ten Mile Road.

Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for this segment of Ten Mile Road with this development application.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Ten Mile Road	80-feet	Arterial	327	Better than "D"	"F"

* 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 Ten Mile Road south of Lake Hazel Road was 6,012 on 10/17/2018.

C. Findings for Consideration

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (22-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Traditional/ Commercial Arterial with 5-lanes and bike facilities, a 53-foot street section within 100-feet of right-of-way.

c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.

d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site, consistent with the MSM. The applicant should improve Ten Mile Road abutting the site to total 17-feet of pavement with 3-foot wide gravel shoulders from centerline of the roadway. The applicant should be required to construct a 5-foot wide detached sidewalk located a minimum of 41-feet from centerline of Ten Mile Road abutting the site.

The applicant should be required to construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road consistent with the TIS recommendations. Compensation will not be provided for pavement widening.

The TIS indicates that Ten Mile Road from the new collector roadway to Lake Hazel Road will meet ACHD's Acceptable Level of Service (LOS) Planning Thresholds "E" in the PM peak hour for a 2-lane arterial roadway, but will exceed the LOS "E" threshold of 575 trips in the AM peak hour when 24 AM peak hour trips are added under the 2026 total traffic conditions. However, there is not enough existing right-of-way off-site to widen Ten Mile Road to 3-lanes. Therefore, the applicant provided a shoulder analysis and recommended alternative mitigation consistent with District Policy 7106.7.3. The shoulder hour analysis indicated that this segment of Ten Mile Road meets LOS Thresholds for a 2-lane arterial roadway for the peak hours under the 2026 total traffic conditions. For alternative mitigation, the study recommended constructing sidewalk on Ten Mile Road from the site access to Lake Hazel Road to fill in the gaps in improvements in order to increase the capacity of the roadway from a multi-modal standpoint. However, there is not sufficient right-of-way for the off-site segment of Ten Mile Road to construct this improvement either.

This roadway segment is listed in the CIP to be widened to 3-lanes between 2036 and 2040, but it is after the development of Arrowood Heights Subdivision. Typically, the applicant would be presented with the option to enter into a Cooperative Development Agreement to improve the roadway segment or wait for ACHD to widen this roadway segment per the CIP before developing more than 24 lots, or generating more than 24 PM peak hour trips. However, staff recommends that improvements to the off-site segment of Ten Mile Road or restricting the number of lots/PM peak hour trips not be required with this development application due to the fact that:

- The TIS analysis shows that the AM peak hour trips exceed the acceptable LOS thresholds by only 24 trips, which is only 4% more of the 575 trips for the peak hour LOS "E" threshold.

- The roadway segment will meet LOS thresholds in the PM peak hour and for the shoulder hour.
- There is not enough right-of-way offsite for this segment of Ten Mile Road to be widened to 3-lanes or for the construction of sidewalk.
- This segment is listed in the CIP to be widened to 3-lanes and may potentially be improved sooner than listed if deemed necessary by ACHD.
- The applicant will be required to construct a dedicated southbound right-turn lane on Ten Mile Road

Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for this segment of Ten Mile Road with this development application.

2. Ten Mile Road/New East-West Mid-Mile Collector (Armidale Road) Intersection

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A single-lane roundabout is planned at the Ten Mile Road/ New East-West Mid-Mile intersection.

b. Staff Comments/Recommendations: As noted above, the intersection of Ten Mile Road and the new East-West Mid-Mile Collector is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant should dedicate additional right-of-way to match the image below (attachment 3 SL RAB template). The applicant will not be compensated for this additional dedication of right-of-way, as the intersection is not listed in ACHD's CIP.



3. East-West Mid-Mile Collector (Armidale Road)

a. Existing Conditions: There are no existing collector 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 will intersect Ten Mile Road at the mid-mile at the site's north property line between Lake Hazel Road and Columbia 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 a new east-west collector street, Armidale Road, at the site's north property line to intersect Ten Mile Road. The applicant has proposed to construct Armidale Road as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, 6-foot wide parkway strip, 5-foot wide detached concrete sidewalk on the south side, plus 12-feet of additional pavement, and 3-foot wide gravel shoulder on the north side within 60-feet of right-of-way that touches the site's north property line.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. If street trees are desired, then an 8-foot wide planter strip is required.

4. North-South Mid-Mile Collector (Shayla Avenue)

a. **Existing Conditions:** There are no collector roadways 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.

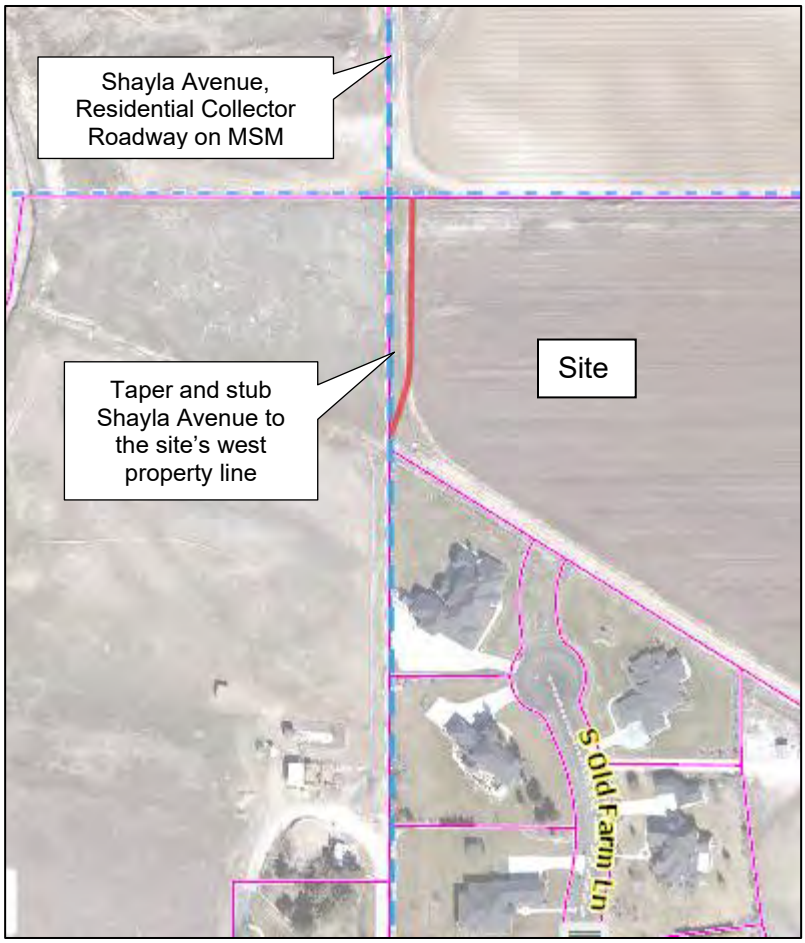
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public 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 north side of Armidale Road and continue along the site's west property line 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 54-feet of right-of-way.

c. Applicant Proposal: The applicant is not proposing a new north-south collector street within the site.

d. Staff Comments/Recommendations: The MSM shows a new north-south residential collector roadway at the site's west property line. The applicant should be required to construct the new north/south collector street, Shayla Avenue, at the site's west property line to be aligned centerline to centerline with Shayla Avenue to the north of the site that will be constructed with the Memory Ranch Subdivision, consistent with the MSM. Due to the residential parcels directly south of the site that will prohibit Shayla Avenue from being extended directly south in the future, the applicant should be required to construct Shayla Avenue so that it tapers and stubs to the site's west property line. See the conceptual figure below. The taper should be designed so that the collector road can be extended to the west in the future and meet District Policy for horizontal curves on a collector roadway.

Construct a Shayla Avenue as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalk on the east side of the street, plus 12-feet of additional pavement beyond the centerline established for the street that tapers to the south with 3-foot wide gravel shoulder and borrow ditch on the west side. Dedicate right-of-way from the site's west property line to 2-feet behind the back of sidewalk for Shayla Avenue. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.



5. Internal Local Streets

a. Existing Conditions: There are no local roadways 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.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development

shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 55-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

c. Applicant's Proposal: The applicant is proposing to construct the internal streets as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant has proposed to construct a hammerhead turnaround near the terminus of Tenterfield Street on the west side of the site.

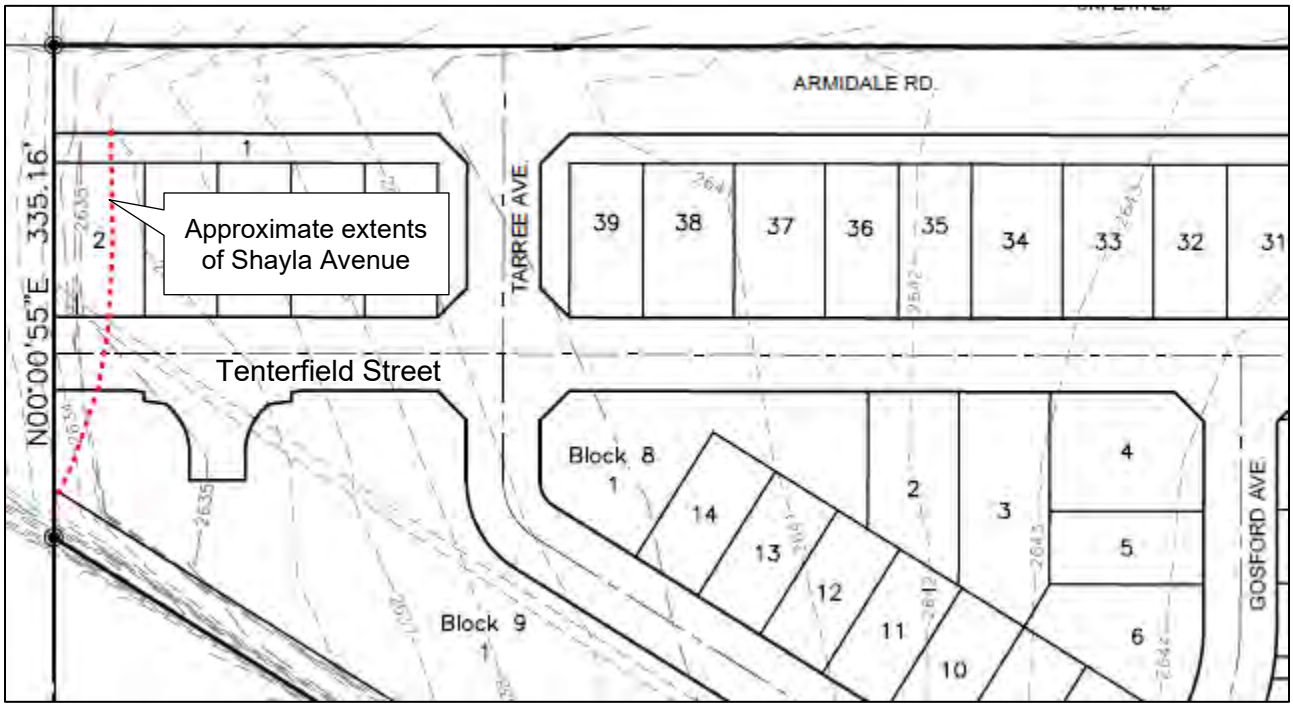
d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the hammerhead turnaround proposed near the

terminus of Tenterfield Street on the west side of the site. The applicant should be required to construct a cul-de-sac with a minimum 55-foot radius consistent with District Policy at the terminus of Tenterfield Street.

The terminus of Tenterfield Street at site's west property line would intersect Shayla Avenue approximately 130-feet south of Armidale Road. However, this does not meet District Policy for the spacing between local roadways and a collector roadway that intersect a collector roadway, see Finding 6. In addition, staff does not recommend extending Tenterfield Street to intersect Shayla Avenue in its current alignment since it would be parallel to Armidale Road creating an undesirable traffic pattern and the potential for cut through traffic to Armidale Road in the future.

In Finding 8 staff has required the applicant to submit a revised preliminary plat prior to plan submittal showing the redesigned roadway, Loxton Way, due to traffic calming concerns. The revised preliminary plat should also include the redesigned Tenterfield Street for review.

If street trees are desired, then an 8-foot wide planter strip is required.



6. 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).

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

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 intersecting collector roadways to align or offset a minimum of 330-feet from any other 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 one new east-west collector street, Armidale Road, to intersect Ten Mile Road located at the half-mile between Lake Hazel Road and Columbia Road.

The applicant is proposing to construct a new local street, Tarree Avenue, to intersect the new collector street, Armidale Road, located 308-feet east of the west property line.

The applicant is proposing to construct a new local street, Dalby Avenue, to intersect Armidale Road 705-feet west of Ten Mile Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the applicant's proposal to construct Tarree Avenue to intersect Armidale Road 308-feet east of the site's west property line.

The applicant's proposal to construct Tarree Avenue to intersect Armidale Road located 308-feet east of the west property line and thus approximately 308-feet from Shayla Avenue, a collector roadway, does not meet the District's Local Offset Policy which requires local streets on a collector street to be offset a minimum of 330-feet from any other street. The applicant should be required to construct Tarree Avenue to intersect Armidale Road a minimum of 330-feet to the east of Shayla Avenue.

If the applicant chooses to extend Tenterfield Street, a local roadway, to intersect Shayla Avenue it will be located approximately 180-feet south of Armidale Road. This does not meet District Policy which requires local streets on a collector street to be offset a minimum of 330-feet from any other street. Consistent with Finding 5 and 8, the applicant should be required to submit a revised preliminary plat showing the redesigned roadway for review and approval prior to plan submittal.

7. Stub Streets

a. Existing Conditions: There is one collector roadway, that is proposed to be constructed to stub to the site's north property line aligning with the site's west property line. This roadway was approved by ACHD as part of the Memory Ranch development and has not yet been constructed.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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." Or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 (collector)/ 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 is proposing to construct Armidale Road, a collector street, along the site's north property line to stub to the site's west property line.

   The applicant is also proposing to construct one local street, Moonie Avenue, to stub to the site's property line located approximately 975-feet west of Ten Mile Road. The applicant has proposed to construct one local street, Loxton Way, to stub to the site's east property line located approximately 800-feet south of Armidale Road.

   The applicant has proposed to construct Tenterfield Street to stub to the site's west property line located 210-feet south of the site's north property line.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the Tenterfield Street stub street. Due to the construction of Shayla Avenue, this street will not be a stub street. The applicant should be required to install a sign at the terminus of the two stub streets, Moonie Avenue and Loxton Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The local stub streets that are proposed are less than 150-feet long and will not require a temporary turnaround consistent with District policy.

   As stated in Finding 4 and consistent with the MSM, the applicant should be required to construct a new north-south collector street, Shayla Avenue, at the site's west property line and continue it to the south and curve to stub to the site's west property line. If the stub street is greater than 150-feet in length, a temporary turnaround is required. 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.

   The applicant should be required to install a sign at the terminus of the Shayla Avenue and Armidale Road stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

   A temporary turnaround is not required at the terminus of Armidale Road since Shayla Avenue will be constructed to intersect Armidale Road at its terminus.

8. 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, or streets extend greater than 750-feet, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e., stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

b. Staff Comments/Recommendations: Loxton Way is proposed to be longer than 750-feet and will need to be redesigned to reduce the length of the roadway or to include the use of passive design elements.

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

Prior to plan submittal, the applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval.

9. Tree Planters

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

10. Landscaping

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

11. Other Access

Ten Mile Road is classified as a minor arterial roadway, and Armidale Road and Shayla Avenue 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. Redesign Loxton Way to reduce the length of the roadway to less than 750-feet or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadway for review and approval prior to ACHD's signature on the first final plat. Speed humps/bumps and valley gutters will not be accepted as traffic calming. Include the redesign of Tenterfield Street with this revised preliminary plat per Finding 5.

2. Dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site. Compensation will be provided for this right-of-way dedication.

3. Improve Ten Mile Road with additional pavement widening to total 17-feet from centerline and a 3-foot wide gravel shoulder abutting the site.

4. Construct a 5-foot wide concrete sidewalk on Ten Mile Road abutting the site located a minimum 41-feet from centerline of the road.

5. Construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road. Compensation will not be provided for pavement widening.

6. Dedicate additional right-of-way to accommodate the future construction of the single-lane roundabout (attachment 3 SL RAB template) at the Armidale Road/Ten Mile Road intersection. Right-of-way dedication is not impact fee eligible.

7. Construct Armidale Road at the site's north property line to intersect Ten Mile Road located at the half-mile between Ten Mile Road and Columbia Road and construct it to stub to the site's west property line, as proposed.

8. Construct Armidale Road as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, a 6-foot wide parkway strip, 5-foot wide detached concrete sidewalk on the south side of the road, plus 12-feet of additional pavement, and 3-foot wide gravel shoulder on the north side within 60-feet of right-of-way, as proposed. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of curb. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. Construct Shayla Avenue at the site's west property line to intersect Armidale Road and align centerline to centerline with Shayla Avenue that will be constructed on the north side of Armidale Road. Construct Shayla Avenue so that it tapers to the south and stubs to the site's west property line. If the stub street is longer than 150-feet, a temporary cul-de-sac is required. 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.

10. Construct Shayla Avenue as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalk on the east side of the street, plus 12-feet of additional pavement beyond the centerline established for the street that tapers to the south with 3-foot wide gravel shoulder and borrow ditch on the west side. Dedicate right-of-way from the site's west property line to 2-feet behind the back of sidewalk for Shayla Avenue. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

11. Install a sign at the terminus Armidale Road and Shayla Avenue stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

12. Construct the internal local streets as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.

13. If street trees are desired, an 8-foot wide planter strip is required.

14. Construct one local street, Moonie Avenue, to stub to the site's south property line located 975-feet west of Ten Mile Road, as proposed.

15. Construct one local street, Loxton Way, to stub to the site's east property line located approximately 800-feet south of Armidale Road, as proposed.

16. Install a sign at the terminus of the two local stub streets, Moonie Avenue and Loxton Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

17. Other than the access specifically approved with this application, direct lot access is prohibited to Ten Mile Road, Armidale Road and Shayla Avenue and shall be noted on the final plat.

18. 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.

19. Payment of impact fees is due prior to issuance of a building permit.

20. 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. Single Lane RAB (template)
4. Arrowood Subdivision TIS – Executive Summary
5. Utility Coordinating Council
6. Development Process Checklist
7. Appeal Guidelines

VICINITY MAP



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 EXCEED18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALES 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 NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA	91.04 ACRES
RESIDENTIAL LOTS	171
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	201
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

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
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLPS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SHUMP OAK	QUERCUS SHUMARDII	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 'GLENS 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	LIRIODENDRON 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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
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 'WILTONII'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NCARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'TCN WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 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
	MIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SPARKLEGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN — 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP.) — 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP.) — 6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP.)

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.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMDALE RD.	20'	2125' / 100' =	43 TREES	415 TREES (311 SHADE TREES + 21 ORNAMENTAL TREES)
			64 EVERGREENS	64 EVERGREENS
			255 SHRUBS	256+ SHRUBS
ARMDALE RD. (COMMERCIAL)	20'	340' / 35' =	10 TREES	10 TREES
			48 SHRUBS	49+ SHRUBS
(1) SHADE TREE + (5) SHRUBS/ 35' (2:1) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES				
COMMON AREA		159,270' / 800' =	199 TREES	199 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	152 TREES
TOTAL NUMBER OF COMMON AREA TREES:				199 TREES
TOTAL NUMBER OF TREES				351 TREES

ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

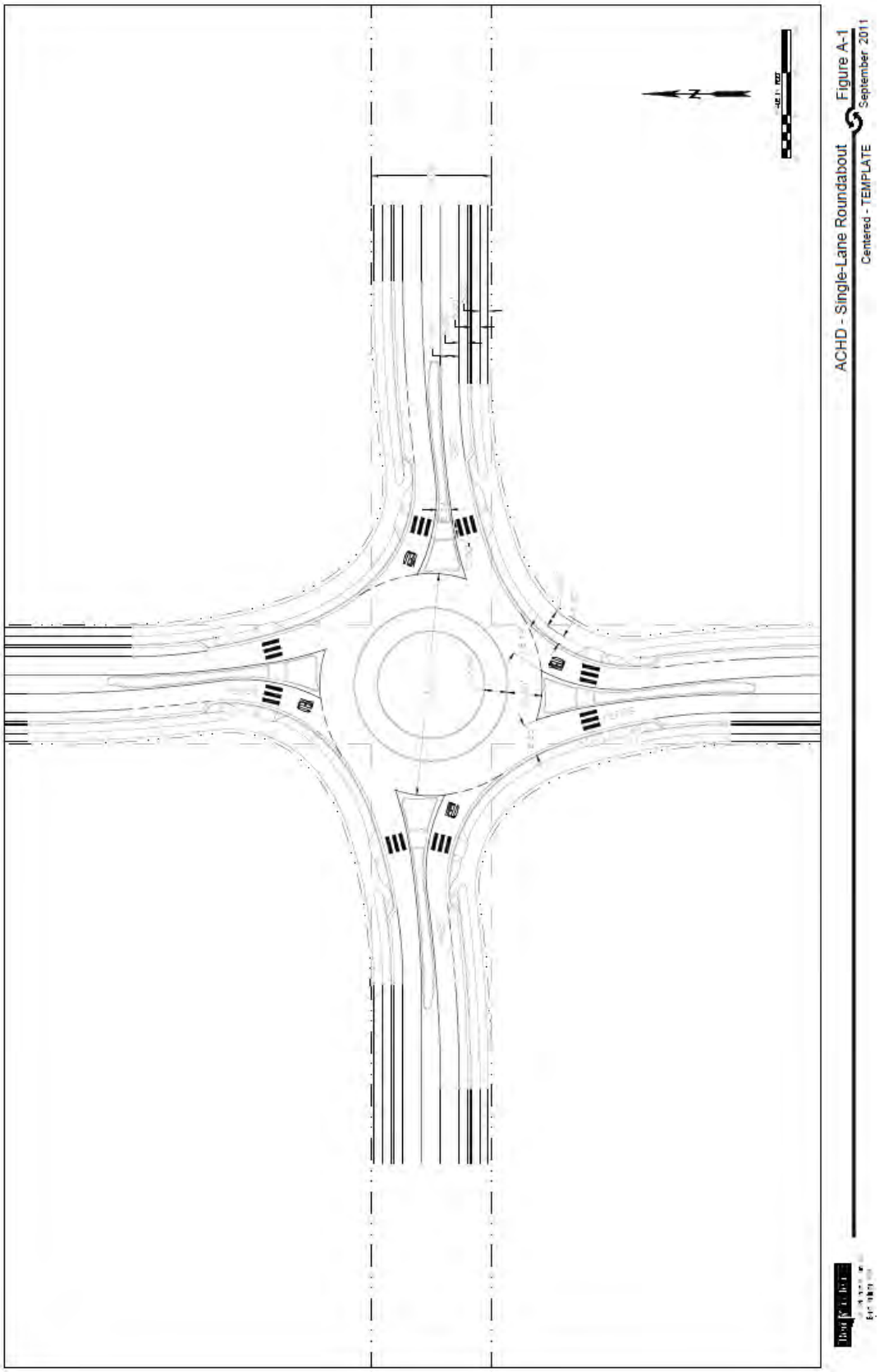
JENSENBELTS ASSOCIATES

JANUARY 15, 2021

NORTH

SCALE 1" = 80'

SINGLE LANE RAB (Template)



9. CONCLUSIONS AND RECOMMENDATIONS

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for background year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations. A signal is warranted in 2026.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/ New East-West Collector Road is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

The segment of Ten Mile Road from the Lake Hazel Road to the New Collector Roadway is expected to exceed LOS D/E in the AM peak hour, so a shoulder hour analysis was performed. Results indicate that the AM and PM peak shoulder hours operate at acceptable levels of service. Potential alternative mitigation that could be implemented to increase capacity of the facility from a multi-modal standpoint is a sidewalk connection with the subdivision to the north. Currently, sidewalk exists along the frontage of the subdivision to the north but ends just north of the proposed Project.

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.

Project/File: **Arrowood Heights Rezone/ KPP20-0015/ 20-07-AN**
This is an annexation with rezone application to annex 53.16 acres into the City of Kuna with a R-6 (Medium Density Residential) zoning for 33.71 acres, R-8 (Medium Density Residential) zoning for 7.59 acres and C-1 (Neighborhood Commercial) zoning for 9.79 acres.

Lead Agency: City of Kuna

Site address: 7445 S Ten Mile Road

Staff Approval: April 8, 2021

Applicant: Hayden Homes
1406 N Main Street, Ste. 109
Meridian, ID 83642

Representative: J-U-B Engineers
Wendy Shrief
1760 W Excursion Lane, Ste. 400
Meridian, ID 83642

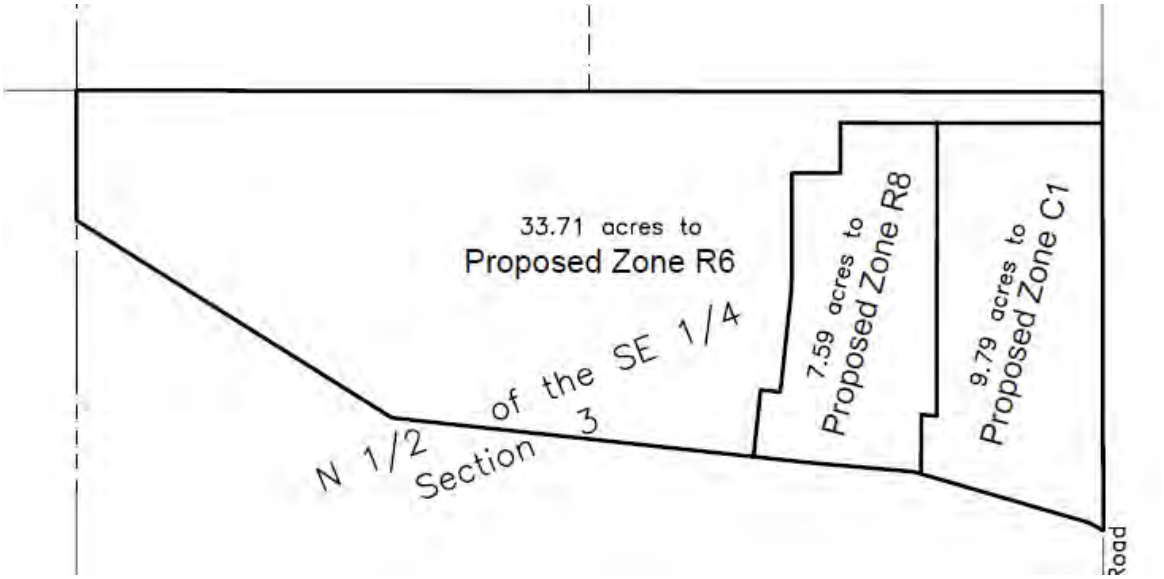
Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map

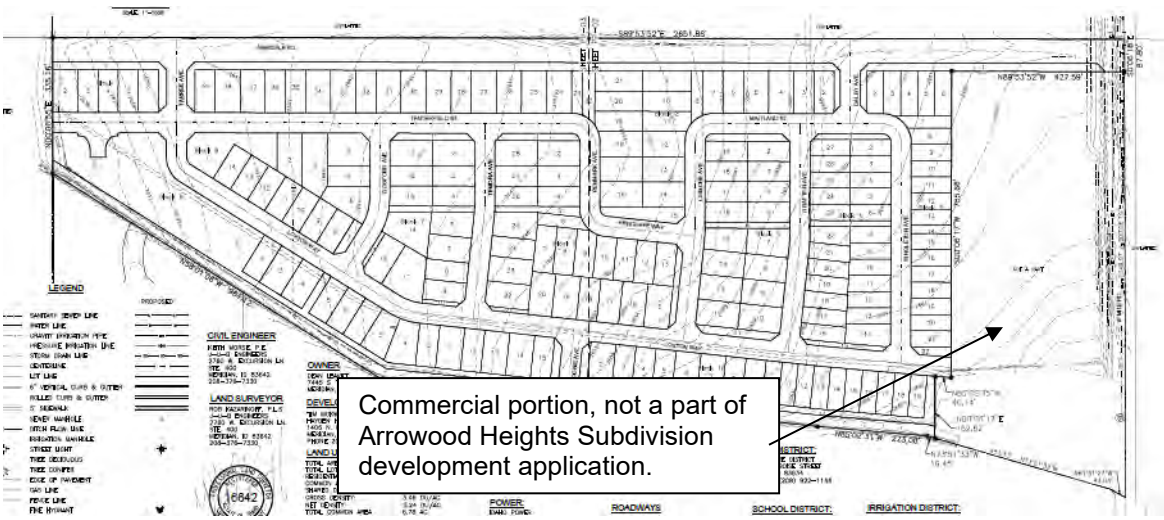


A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation with rezone application to annex 53.16 acres into the City of Kuna with a R-6 (Medium Density Residential) zoning for 33.71 acres , R-8 (Medium Density Residential) zoning for 7.59 acres and C-1 (Neighborhood Commercial) zoning for 9.79 acres.



The applicant has also submitted a preliminary plat application with this annexation and rezone application, Arrowood Heights Subdivision, to subdivide the western 41.3 acres of the site for residential. A separate staff report will be issued for the Arrowood Heights Subdivision preliminary plat application.



Proposal for Arrowood Heights Subdivision

The applicant's proposal is consistent with the City of Kuna's Future Land Use Map that designates this area as Mixed Use.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Medium density Residential, Medium density Residential	R-6, R-8
South	Rural Residential (Ada County)	RR
East	Rural Residential	RR
West	Rural Residential	RR

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:

- Memory Ranch 6-9, a 259 single-family lot subdivision located north of the site was approved by ACHD in September 2020.
- Caspian, a 497 single-family lot subdivision located east of the site was approved by ACHD in April 2017.

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 0.0 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).

   - Ten Mile Road is listed in the 2020 CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
   - 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 between 2021 and 2025.
   - The intersection of Columbia Road and Ten Mile Road is listed in the 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 expandable 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 Ten Mile Road as a Level 3 facility that will be constructed as part of a future ACHD project. 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:** The residential portion of this development, Arrowood Heights Subdivision, is estimated to generate 1,795 additional vehicle trips per day; 180 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study for Arrowood Heights Subdivision.

   The following table includes trip generation rates for anticipated land uses for the future commercial development, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Unit of Measurement	Average Daily Trips	PM Peak Hour Trip Generation
General Office	Per 1,000 square feet	9.74	1.15
Shopping Center	Per 1,000 square feet	37.75	3.81
High-Turnover (Sit-Down) Restaurant	Per 1,000 Square feet	112.18	9.77
Fast Casual Restaurant	Per 1,000 square feet	315.17	14.13

2. **Traffic Impact Study**
   The applicant has submitted a Traffic Impact Study for the Arrowood Height Subdivision preliminary plat application that has been submitted. The Executive Summary for the Traffic Impact Study can be found as Attachment 4. The Traffic Impact Study will be reviewed and addressed in detail in the staff report for the preliminary plat application.

   A Traffic Impact Study may be required with the future development application(s) for the commercial portion of this application if the development is proposed to exceed 100 PM peak hour trips, or is deemed necessary by ACHD, per District Policy.

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
Ten Mile Road	1,120-feet	Arterial	327	Better than "D"

   * 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 Ten Mile Road south of Lake Hazel Road was 6,012 on 10/17/2018.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews future development applications. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (22-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Traditional/ Commercial Arterial with 5-lanes and on-street bike lanes, a 53-foot street section within 100-feet of right-of-way.

c. **Staff Comments/Recommendations:** The applicant will be required to dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site, consistent with the MSM, with the future development application(s).

The applicant will be required to improve Ten Mile Road abutting the site to total 17-feet of pavement with 3-foot wide gravel shoulders from centerline of the roadway and construct a 5-foot wide detached sidewalk located a minimum of 41-feet from centerline of Ten Mile Road abutting the site.

2. Ten Mile Road/New East-West Mid-Mile Collector Intersection

a. **Policy:**

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A single-lane roundabout is planned at the Ten Mile Road/ New East-West Mid-Mile intersection.

b. **Staff Comments/Recommendations:** As noted above, the intersection of Ten Mile Road and the new East-West Mid-Mile Collector is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant will be required to dedicate additional right-of-way to match the image below (attachment 3 SL RAB template) with the future development application. The applicant will not be compensated for this additional dedication of right-of-way, as the intersection is not listed in ACHD's CIP.



3. New East-West Mid-Mile Collector (Armidale Road)

a. Existing Conditions: There are no existing collector 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. **Staff Comments/Recommendations:** The MSM shows an east/west residential collector roadway at the site's north property line intersecting Ten Mile Road. The applicant will be required to construct Armidale Road with the Arrowood Heights Subdivision development.

4. New North-South Mid-Mile Collector (Shayla Avenue)

a. **Existing Conditions:** There are no collector roadways 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 54-feet of right-of-way.

c. Staff Comments/Recommendations: The MSM shows a new north-south residential collector street at the site's west property line. A new north-south mid-mile collector, Shayla Avenue, was approved as part of the Memory Ranch 6-9 Subdivision in September 2020, directly to the north in alignment with the site's west property line.

The applicant will be required to construct the new north/south collector street, Shayla Avenue, at the site's west property line in alignment with Shayla Avenue to the north of the site, consistent with the MSM with the Arrowood Height Subdivision development application.

5. Internal Streets

a. Existing Conditions: There are no local roadways 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.

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.

c. Staff Comments/Recommendations: The future development application(s) will be subject to the District Policies listed above.

6. 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).

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

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

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

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

c. Staff Comments/Recommendations: The future development application(s) for the commercial property will be subject to the District Policies listed above.

7. Stub Streets

a. Existing Conditions: There are no stub streets to or from the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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." Or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 (collector)/ 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. Staff Comments/Recommendations: The future development application(s) for the commercial property will be subject to the District Policies listed above.

8. Driveways

8.1 Ten Mile Road

a. Existing Conditions: There is an existing unimproved residential driveway onto Ten Mile Road located 305-feet north of the south 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.

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 applicant will be required to close the existing driveway from the site onto Ten Mile Road locate 305-feet north of the site's south property line with the future development application(s) for the commercial portion of the development. Access to Ten Mile Road will be prohibited with the future development application(s).

8.2 Armidale Road – New East/West Collector Roadway

a. Existing Conditions: There are no collector roadways within the site.

b. Policy:

Access 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.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 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, 7206.4.6, 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 7206.4.6.

c. **Staff Comments/Recommendations:** The future development application(s) will be subject to the District Policies listed above.

8.3 Internal Local Streets

a. Existing Conditions: There are no existing driveways or local roadways 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(s) will be subject to the District Policies listed above.

9. Tree Planters

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

10. Landscaping

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

11. Other Access

Ten Mile Road is classified as a minor arterial roadway, and Armidale Road and Shayla Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted in the future on the final plat(s).

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application(s).

1. Payment of impact fees is due prior to issuance of a building permit.

2. 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.

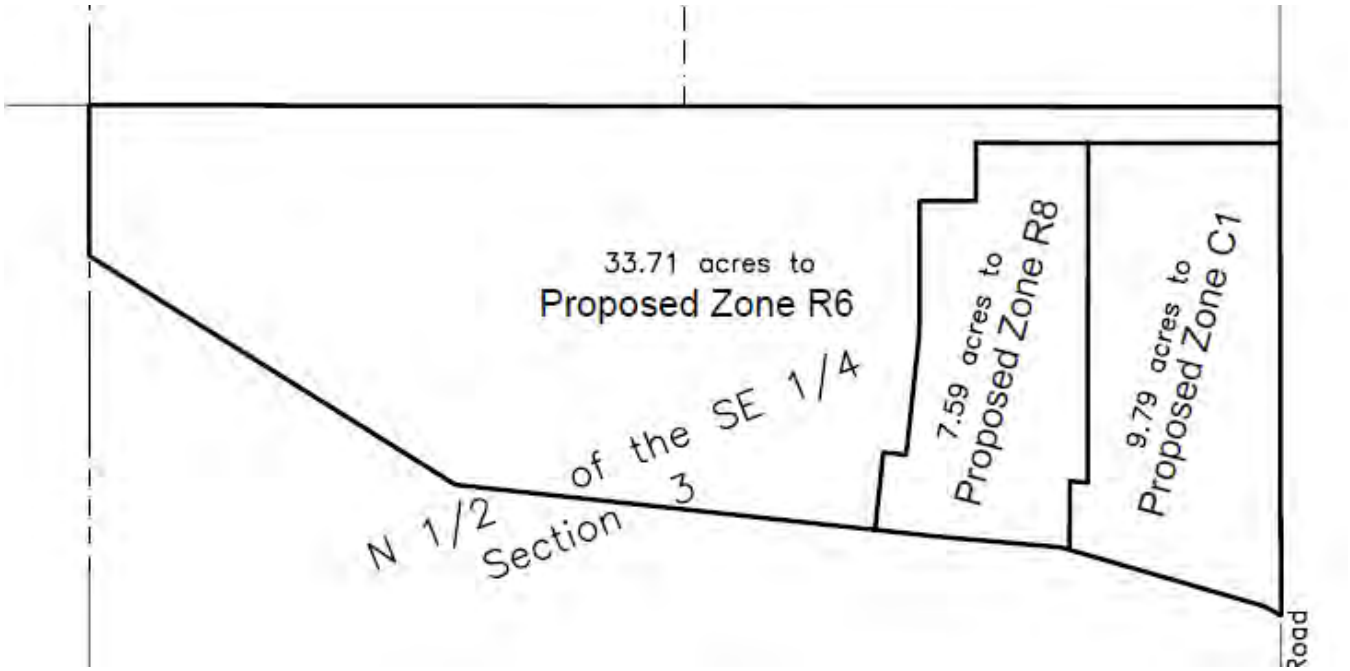
G. Attachments

1. Vicinity Map
2. Site Plan
3. Single Lane RAB (template)
4. Arrowood Subdivision TIS - Executive Summary
5. Utility Coordinating Council
6. Development Process Checklist
7. Appeal Guidelines

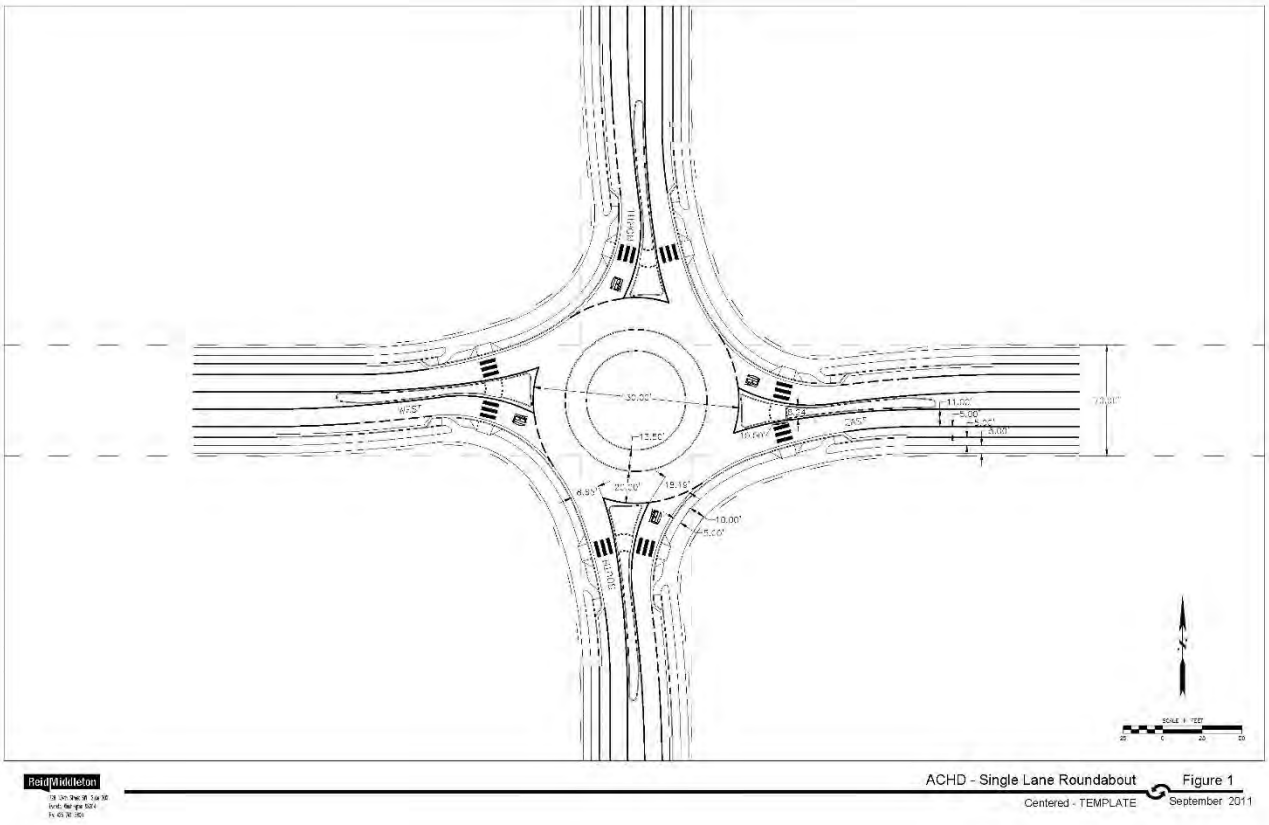
VICINITY MAP



ZONING SITE PLAN



SINGLE LANE RAB (Template)



9. CONCLUSIONS AND RECOMMENDATIONS

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for background year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations. A signal is warranted in 2026.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/ New East-West Collector Road is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

The segment of Ten Mile Road from the Lake Hazel Road to the New Collector Roadway is expected to exceed LOS D/E in the AM peak hour, so a shoulder hour analysis was performed. Results indicate that the AM and PM peak shoulder hours operate at acceptable levels of service. Potential alternative mitigation that could be implemented to increase capacity of the facility from a multi-modal standpoint is a sidewalk connection with the subdivision to the north. Currently, sidewalk exists along the frontage of the subdivision to the north but ends just north of the proposed Project.

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.

Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

December 1, 2020

Wendy Kirkpatrick Shrief, AICP (Email)
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642

Subject: Arrowood Subdivision KPP20-0015 Traffic Impact Study Review 1

The Ada County Highway District staff has completed an initial review of the submitted traffic impact study (TIS) for the proposed Arrowood Subdivision. Comments/recommendations provided by District Traffic Services and Planning Review staff are listed below:

1. The study identifies that the intersection of Ten Mile Road/Lake Hazel Road is expected to operate at a LOS of F in the AM peak under 2026 background conditions. ACHD Policy 7106.4.2 states that all unsignalized intersections that have a projected LOS of D or worse shall be evaluated to determine if a signal is necessary. The study must include signal warrant analysis for 2026 background conditions. The TIS must also include signal warrants for the intersection of Ten Mile Road/Lake Hazel Road for 2026 total conditions. If a signal is warranted and recommended, the study needs to provide a recommendation for lane configuration and identify expected queue lengths. The study should also evaluate this intersection as a roundabout.

2. Provide the overall intersection V/C ratios in the summary tables. This information can be found in the HCM 2000 reports.

3. Provide the number of peak hour trips that are needed for the intersection of Ten Mile Road/Lake Hazel Road to exceed ACHD's Level of Service Planning Thresholds given the existing traffic conditions.

4. The TIS analyzed the intersection of Ten Mile Road/Lake Hazel Road as a signalized intersection with a single lane in each direction. This is not acceptable. An update analysis should be provided to staff for review which includes; at a minimum, an exclusive left turn lane in each direction (3 X 3 intersection).

5. Provide the site's peak hour traffic percentage of the 2026 total peak hour traffic for the intersection of Ten Mile Road/Lake Hazel Road and the roadway segment of Ten Mile Road from Lake Hazel Road to the new east/west collector roadway.

6. The study indicates that the segment of Ten Mile Road from the new east/west collector roadway to Lake Hazel Road will have a LOS of F in the AM peak hour. To address this the TIS should include recommendations for alternative mitigation measures and an analysis to evaluate the shoulder hour conditions per ACHD Policy 7106.7.3.

7. Provide the number of peak hour trips that are needed for the roadway segment of Ten Mile Road from Lake Hazel Road to the new east/west collector roadway to exceed ACHD's Level of Service Planning Thresholds given the existing traffic conditions.

8. The TIS notes that there are no other improvements programmed by ACHD for Ten Mile Road within the study area. It should be noted that Ten Mile Road from Lake Hazel Road to Columbia Road is listed in the 2020 Capital Improvements Plan to be widened to 3-lanes between 2036 and 2040.

9. Background traffic volumes appear to be low. They need to be checked and corrected as necessary.

10. The 24-hour counts used in the study should be included in the Appendix.

11. The study must document transit services, bicycle and pedestrian facilities near the site in the existing conditions. The study must also include crash data to document any existing safety deficiencies. This can be found on the Idaho Department of Transportation's website.

12. The study must include analysis including HCS methodology and turn lane warrant analysis for all proposed site accesses, as well as at the intersection of the new east/west collector roadway and Ten Mile Road.

13. Parameters used for signalized intersection analysis must be completed per ACHD policy 7106.6.2. The yellow time for approaches over 40 mph must be 5 seconds. 3.5 seconds was used in the study. The required value for ideal saturation flow rate is 1800 vphpl. A value of 1900 vphpl was used in the study. All other parameters used for signalized intersection analysis must also be set per ACHD policy 7106.6.2.

Please let me know if you have any questions.

Sincerely,



Paige Bankhead, E.I.
Planner II
Development Services

CC:

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
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
FEB 03 2021
CITY OF KUNA

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

01 February 2021

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

RE: Hayden Homes, Arrowood Heights — **20-07-AN, 20-16-S**
7445 S Ten Mile Rd.
New York Irrigation District — NY-389-002-00
Kuna Canal 337+20
Sec. 03, T2N, R1E, BM.

Jessica Reid:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 30 feet northeasterly and 30 feet southwesterly 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.

Please note the appropriate easements on all future preliminary/final plats.

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.

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.

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.

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.

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID 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, BPBC

tbr/tr

cc:	Clint McCormick	Watermaster, Div; 2 BPBC
	Terri Hasson	Secretary – Treasurer, NYID
	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 20-16-S

Arrowood Heights

☐ 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: Lori Bodily

Date: 2/12/2021

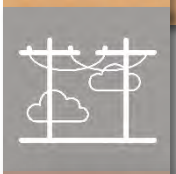
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Arrowhead Heights **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 177 **New jobs: 0** **Exceeds CIM forecast: No**

 CIM Corridor: **Ten Mile Road** Pedestrian level of stress: **R** Bicycle level of stress: **R**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
 Housing within 1 mile: **410** Jobs within 1 mile: **110** Jobs/Housing Ratio: **0.3**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **2.9 miles** Nearest fire station: **3.8 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
 Farmland consumed: **Yes** Farmland within 1 mile: **1,171 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
 Nearest bus stop: **3.4 miles** Nearest public school: **1.1 miles** Nearest public park: **2 miles** Nearest grocery store: **>4 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This location is still in a predominately farmland area on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than three miles away. ValleyConnect 2.0 proposes a bus route from downtown Kuna to northwest Boise along Linder Road, one mile east of the proposal.

Ten Mile Road, from Lake Hazel Road to Amity Road, is identified in the CIM 2040 2.0 plan to be widened from two lanes to three lanes with curb, gutter, sidewalks and bike lanes.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 5, 2021

By e-mail: jreid@kunaid.gov

Jessica Reid
City of Kuna
751 W 4th Street
Kuna, Idaho 83634

Subject: Arrowood Heights Subdivision, 20-07-AN (Annexation) & 20-16-S (Preliminary Plat)

Dear Ms. Reid:

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 for all construction projects 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

- The Ironhorse Subdivision, noted in the preliminary plat to be south of the proposed development, is served by a privately owned wastewater treatment plant which includes a wastewater storage lagoon. The Wastewater Rules, IDAPA 58.01.16.450.01.c, require that new lagoons be located no closer than 200 feet from residential property lines. This is understood to be for safety, nuisance, and operational considerations. The existing Ironhorse wastewater storage lagoon is approximately 50 feet from the residential property lines of the lots in the vicinity of lots 7-10. In order to alert the future owners of these lots to the proximity of this wastewater lagoon, DEQ recommends that a condition of plat approval be that the location of this wastewater storage lagoon be disclosed in the CC&Rs or other manner.

- 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (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,



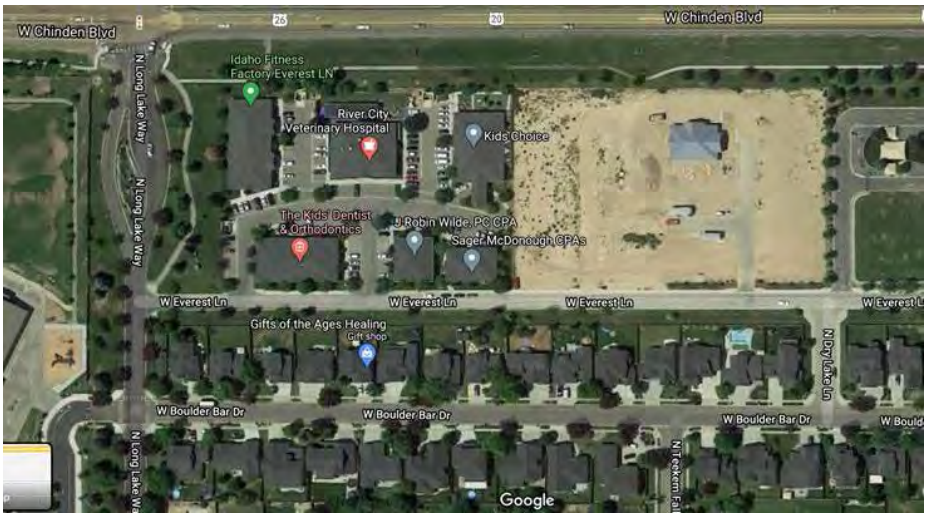
Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2020AEK322

From:	Lisa Holland
To:	Jessica Reid
Cc:	Jace Hellman; Doug Hanson
Subject:	RE: 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowood Heights Subdivision Agency Transmittal
Date:	Friday, January 29, 2021 2:27:57 PM
Attachments:	image001.png

Jess & Team,

One suggestion for the applicant. For economic development, it tends to be better when there is a significant buffer between homes and commercial. Something to consider, it might be better to do something like the example below (commercial setup off of Chinden – between Linder and Ten Mile) where they have a collector road separating the residential from the commercial uses that also works as a backage road to limit how many entrances exist on Chinden in this example.



Here is a drawing on how that might look. Relocate the Dolby Road entrance to the East side of the residential, and replace the shared drive with an entrance to the subdivision (if block lengths allow), or move it slightly further south if needed.



It would also be nice to see a little more open space central to the development, but that's just a personal comment.

Hope this helps!

Lisa Holland
Economic Development Director
City of Kuna
C: (208) 559-5926
lholland@kunaid.gov

From: Jessica Reid <jreid@kunaid.gov>
Sent: Friday, January 29, 2021 1:51 PM
To: adam.ingram@caleone.biz; agilman@adaweb.net; bmoore@adacounty.id.gov; Bobby Withrow <bwithrow@kunaid.gov>; BRO.Admin@deq.idaho.gov; bryce.ostler@intgas.com; Catherine Feistner <cfeistner@kunaid.gov>; Chad.Gordon@jmsanitation.com; cheryl.goettsche@cableone.biz; cmiller@compassidaho.org; D3Development.Services@itd.idaho.gov; dreinhart@kunaschools.org; eadolfson@compassidaho.org; easements@idahopower.com; horner.marci@westada.org; Jace Hellman <jhellman@kunaID.gov>; jboal@adaweb.net; jim@kunaschools.com; Julie.R.Stanley@usps.gov; kfunke@idahopower.com; khinkle@kunafire.com; lbadigia@cdhd.idaho.gov; Lisa Holland <lholland@kunaid.gov>; marc.c.boyer@usps.gov; mfratusco@adacounty.id.gov; mleatherman@adaweb.net; mronk@idahopower.com; nmid@nmid.org; Paul Stevens <PStevens@kunaid.gov>; PDickerson@idahopower.com; planningreview@achdidaho.org; proberts@kunafire.com; rebecca.i.rone@usps.gov; redwards@kunafire.com; TRitthaler@boiseproject.org
Subject: 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowood Heights Subdivision Agency Transmittal

Good Afternoon – Please review the Annexation & Preliminary Plat Application for Arrowood Heights Subdivision. Due to the size of the transmittal packet, information can be viewed and/or downloaded from the following link: https://www.kunacity.id.gov/DocumentCenter/View/7325/20-16-S-20-07-AN-Arrowood-Heights-Agency-Transmittal-Packet--01292021.

January 29, 2021

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

File Number & Case Name:	20-07-AN (Annexation) & 20-16-S (Preliminary Plat) – Arrowood Heights Subdivision
Project Description	Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests approval for Annexation of approximately 53.16 ac. into Kuna City Limits with 33.71 ac. R-6 (Medium Density Residential); 7.59 ac. R-8 (Medium Density Residential) and 9.79 ac. C-1 (Neighborhood Commercial) zoning designations. Applicant also requests Preliminary Plat approval to subdivide approximately 41.3 ac. into 177 Single-Family Residential lots with an R-6 & R-8 (Med. Density Residential) zoning, 26 Common Lots & four (four) shared driveways. C-1 (Neighborhood Commercial) to be developed in the future (APN: S1303417354). Section 3, Township 2 North, Range 1 West.
Site Location	7445 S Ten Mile Road, Kuna 83634.
	Hayden Homes

Applicant	1406 N Main Street, Suite 109 Meridian, ID 83642 208.869.9785
Representative	**Wendy Shrief, JUB Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	Tuesday, **March 23, 2021** 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jessica Reid Kuna P&Z Staff 208.387.7731 jreid@kunaid.gov
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.*	

Jessica Reid

Planning & Zoning Staff
751 W 4th Street
Kuna, ID 83634
jreid@kunaid.gov
Ph: (208) 922-5274

KUNA
Planning & Zoning

From: Reggie Edwards
To: Troy Behunin; Doug Hanson; Jace Hellman
Cc: Paul Stevens; Phil Roberts; Mike Borzick
Subject: RE: PART I - Arrowwood Heights Sub
Date: Tuesday, March 23, 2021 9:19:09 AM

Troy,
The Kuna Fire District has no objection to the conceptual layout for this project. At first glance we had concerns with access but it appears that future development around this project will provide the required access within a reasonable time frame.

We do have concerns with fire suppression water supply. Neighboring developments have been passing the fire flow requirements with the slimmest of margins. This area of the Kuna domestic water system is on the outreaches of its design and many areas ae on single dead end main lines. Although some of the neighboring developments have passed the minimum fire suppression water flow requirements, we are nearing a crisis situation where future development may demand water flows that will put the whole area deficient of the required fire suppression water supply flow requirements.
Serious consideration of increasing the available water supply should be taken. My belief is that for any future development, looped/gridded main lines need installed to alleviate the problem that exist with the present dead end main lines. Also more wells and pumps to meet the increased demand that these future developments will need just to meet the minimum requirements.
At present, with the dead end main lines, we have no way of determining what the actual fire suppression water flow will be until final completion of the development. My fear is that when a development is approved and millions of dollars are invested in the construction, and at the final Plat Approval process, when the actual fire suppression water flow testing is conducted, the test fails. That will be a crisis. We will not be able to sign off approval until the water flows are increased. There will be a lot of very unhappy people if this happens.

In summary, I believe that we are borderline crisis mode right now, we need to hold the developers 'feet to the fire' and address this water supply issue prior to any subdivision being approved and constructed, because after the subdivision is completed is not the time to find out that we do not have enough water supply.
Thank you,
Reggie Edwards
Deputy Fire Marshal
Kuna Rural Fire District

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, March 11, 2021 4:20 PM
Subject: PART I - Arrowwood Heights Sub

Good afternoon,
Our office has not received comments from you folks for this project and want to double check to see if you plan to submit comments for this project.
If you have questions, please let me know!

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/01/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
118330	20-07-AN & 20-16-S A	07/07/21	07/07/21	1	$54.58

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$54.58**
Paid Amount:**$0.00**

Amount Due:**$54.58**

We Appreciate Your Business!

AD# 118330

LEGAL NOTICE

Case Nos. 20-07-AN & 20-16-S: Arrowwood Heights Subdivision;Annexation & Preliminary Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, July 27, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) & Preliminary Plat (S) request for Arrowwood Heights Subdivision. Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to annex approx. 53.16 ac. into Kuna City Limits and subdivide into 177 Single-Family Residential lots, 25 Common Lots, 4 shared driveways, and 1 Commercial Lot. In total, approx. 33.71 ac. R-6 (Med. Density Residential), approx. 7.59 ac. R-8 (Med. Density Residential), & approx. 9.79 ac. C-1 (Neighborhood Commercial) for future development. The project proposes a Net Density of 6.09 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 7, 2021 118330

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **July 27, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 20-07-An & 20-16-S
Annexation (AN) & Preliminary Plat (S)
Arrowwood Heights Subdivision

Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests to Annex approx. 53.16 acres into Kuna City Limits & subdivide into 177 Single-Family Residential lots, 26 common lots, 4 shared driveways, & 1 commercial lot. In total, approx. 33.71 acres R-6 (Med. Density Residential), 7.59 acres R-8 (Med./High Density Residential) & 9.79 acres C-1 (Neighborhood Commercial) for future development. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID, 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

The public is invited to provide written or oral testimony. Due to current health precautions associated with COVID-19, alternative methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **July 21, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 05.26.2021

Exhibit D12

OF PUBLICATION
AHO

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United States, and at all

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party to the above entitled

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published in the State

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rior to the first publication

ich is hereto attached.

e annexed is a printed

l newspaper 1 times(s)

sue of said paper, and

per proper, and not in a

e following: 07/07/2021

duly sworn, declared that the statements therein are true,
and acknowledge to me that he/she executed the same.

r of 2021 before me a

d. SHARON JESSEN,

e person whose name is

nt, and being by me first

vide written or oral testimony.
Due to current health pre-
cautions associated with the
Coronavirus, the City of Kuna

ggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & 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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

DH 7/7/2021
JR 7-7-21

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.00⁰

ZIP 83634
041M11460992

City of Kuna

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 Arrowwood Heights Sub. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, July 16, 2021 (**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* 16th *day of* July, 2021.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *day of* July, 2021 *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.

Notary Public
Residing at 10909 Weigel Estate Dr. Boise ID

Commission Expires 4/5/2027

HOLLY WEIGEL
NOTARY
PUBLIC
STATE OF IDAHO


CITY OF KUNA
PUBLIC HEARING NOTICE
Before The Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on July 27, 2021 at 6:00 PM, at Kuna City Hall
PURPOSE: Arrowwood Heights Subdivision / 20-07-AN / 20-16-S / 20-25-DR. This is an annexation application to annex 51.09 acres with R-6, R-8 and C-1 zoning, a design review application, and a preliminary plat application to develop 177 single family lots, 26 common lots, and 4 shared driveway lots on 41.3 acres.
LOCATION: 7445 S Ten Mile Road
APPLICATION BY: JUB Engineers, Inc.
CONTACT: Kuna Planning & Zoning at 208-922-5546

COURTESY NOTICE

Dear Property Owner: This is a Courtesy Notice to provide notification that the Public Hearing for Case No. 20-07-AN (Annexation) and 20-16-S (Preliminary Plat) Arrowwood Heights Subdivision, which was scheduled to be heard on July 27, 2021, has been requested by staff to be tabled to August 10, 2021, pending additional review.

No testimony (written or oral) will be presented at the July 27, 2021 hearing. All written testimony received by staff as of July 22, 2021 will be included with the packet provided to the Planning & Zoning Commission for the August 10, 2021 Public Hearing.

For those wishing to submit new or additional written testimony for the August 10, 2021 Public Hearing, must be submitted no later than close of business Wednesday August 3, 2021. The opportunity to provide oral testimony will be available on August 10, 2021.

MAILED 07.22.2021







Exhibit

D-13

Suggestions for Testifying at Public H ngs:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
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KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST
07/22/2021
US POSTAGE $000.00º

FIRST-CLASS MAIL

ZIP 83634
041M11460992

JR 7/22/21

City of Kuna

JR 7/22/21

Justine Edinger

PR2021-052

From: noreply@civicplus.com
Sent: Wednesday, March 31, 2021 11:06 AM
To: Jace Hellman; City Clerk
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	PRELIMINARY PLAT AND ANNEXATION - ARROWWOOD HEIGHT'S SUBDIVISION
Public Hearing Date	4/13/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	joetwh@aol.com
Phone Number	208 891-9521
First Name	JOSEPH
Last Name	GUIDO
Address1	7744 S BELLA TERRA LN
City	MERIDIAN
State	ID
Zip	83642
Written Testimony	April 1, 2021 TO: CITY OF KUNA PLANNING AND ZONING RE: ANNEXATION & PRELIMINARY PLAT – Arrowwood Heights Subdivision COMMENTS BY: JOE & KATHY GUIDO / IRONHORSE SUBDIVISION We request that Lot's 21 & 22, Blk 1, Ironhorse Subdivision receive a landscape buffer and restriction for single story residence's along the the Guido's North Boundry and

Arrowwood Heights Subdivision's Southern border.
• Lot's 10 & 20 of Ironhorse Subdivision have received a very generous buffer of common area park.
• 7015 S Ten Mile Rd has received a full landscape buffer with zero infrastructure or homes on its entire border.
The Guido's personal residence is 250' from the South boundary of the proposed R-6 and R-8 density Arowwood Heights Subdivision.
It would only be fair to grant a landscape buffer and restrict those lots along the Southern border of Arrowwood Height's Subdivision to be Single Level Homes.
Future development of Ironhorse Subdivision's 81 Acre Lot No. 21 needs to be considered in our request.

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
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

ADDENDA FOR ARROWOOD SUBDIVISION

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for Arrowood/Arrowwood Subdivision	
	20-07-AN (Annexation) & 20-16-S (Preliminary Plat)	
DATE:	27 April 2021	

In accordance with the City's "to and through" policy, the Public Works Department recommends the Arrowood Subdivision applicant designs and constructs a sewer sleeve through the US Bureau of Reclamation canal so that the Ironhorse Subdivision may connect to City services when the time comes.

Troy Behunin

From: Jace Hellman
Sent: Wednesday, June 9, 2021 4:18 PM
To: Troy Behunin
Subject: Fwd: Online Form Submittal: Public Testimony Form

Here is testimony from Joe guido that just came in.

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** June 9, 2021 at 4:15:28 PM MDT
> **To:** Jace Hellman <jhellman@kunaid.gov>, City Clerk <cityclerk@kunaid.gov>
> **Subject: Online Form Submittal: Public Testimony Form**
> **Reply-To:** joetwh@aol.com

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-16-S - ARROWWOOD HEIGHTS
Public Hearing Date	6/15/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	joetwh@aol.com
Phone Number	2088919521
First Name	JOSEPH
Last Name	GUIDO
Address1	7744 S BELLA TERRA LN
City	MERIDIAN
State	IDAHO

Zip	83642
Written Testimony	Given the North Boundary is scheduled for full landscape buffer, the south side has a small park (common area) north of Old Farm LN in Ironhorse Subdivision, protecting those $1,000,000 homes. We have one very simple request, that is for the City of Kuna to Deed Restrict the lots on the entire South boundary of Arrowwood, abutting Lot 21, Blk 1, Ironhorse Subdivision, currently in Ada County. This is a very simple request given many people prefer single level homes. We have specific plans for the 85 Acres, which wood require annexation into the City of Kuna. We hope this simple request can be met. We prefer, given our plans for our large acreage which would be a very big win-win for the City of Kuna, would require that this request be met. Without it, we stay in Ada County all 85 acres. We sincerely appreciate your consideration. Joseph Guido

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.

Troy Behunin

From: Jace Hellman
Sent: Tuesday, July 20, 2021 10:03 AM
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form

…

JMH

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, July 20, 2021 9:35 AM
To: Jace Hellman <jhellman@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	ARROWWOOD HEIGHTS SUBDIVISION - 20-07- An & 20-16-S
Public Hearing Date	7/27/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	joetwh@aol.com
Phone Number	208 891-9521
First Name	JOSEPH & KATHRYN
Last Name	GUIDO
Address1	7744 S BELLA TERRA LN
City	MERIDIAN
State	IDAHO
Zip	83642

Written Testimony

THIS NEEDS TO BE READ OUT LOUD

The north boundry of proposed subdivision is to receive landscape buffer along with a fence in lieu that there is nothing proposed on the 19 acres to the North.

We have requested a buffer of landscaping on the south border of the Arrowwood Heights Subdivision and as of this date have not seen any change of plans. We have incorporated screen buffers, requested by DEQ, in our development. There is a sewer retention pond and treatment building on the northwest corner of our property. This sewage is land applied. A buffer was required to separate the spray from the Ironhorse Subdivision by DEQ. That buffer is a greater distance from the Subdivision than the proposed Arrowwood Heights Subdivision.

There are signs posted along the north fence warning people that there is a land application area.

The land application area warrant the respect of some type of buffer. Fencing, landscaping, deed restricted single story homes can accomplish this.

Your consideration in this matter is appreciated,

Kathy Guido

We ask that since the lots on the south edge are a bit larger, that single level homes be placed along the entire south boundary where lots are proposed. There is a very strong market for single level homes. Two story homes would rise above fence and allow for peering over onto our side which at one point is 80’ from the south boundary of proposed sub division.

At some point should there be a development within the 83 acres to the south of proposed subdivision, the residents of the homes within Arrowwood Heights would demand that those lots on our north boundary would be single level as nobody wants to have two story homes with the backs of these two story homes 30 feet away from each other so that, literally, there would be absolutely zero privacy, peering and looking into each.

We ask the applicant to be courteous and neighborly; we cannot imagine that the applicant would give us the middle finger.

Thank you for your sincerest of consideration.

Joseph Guido

PLEASE READ THIS TESTIMONY OUT LOUD SO THAT ALL IN ATTENDANCE CAN HEAR IT

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
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Clarification Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for Arrowwood Subdivision	
	20-07-AN (Annexation) & 20-16-S (Preliminary Plat)	
DATE:	2 August 2021	

The City of Kuna Public Works Department would like to include additional comments for the proposed Arrowood Subdivision. The original comments for Planning and Zoning Commission Meeting on April 27 still apply.

On 28 July 2021, representatives of Department of Environmental Quality (DEQ), City of Kuna, Hayden Homes, and JUB Engineers met to resolve proposed layout issues. The original proposed layout included homes within the restricted buffer zone of the adjacent Iron Horse Subdivision's sewer lagoon. The buffer zone is enforced by DEQ.

Hayden Homes, represented by Tim Mokwa, presented a revised layout design eliminating buildable lots within the buffer zone. Valerie Greear, P.E. and Lisa Knapp represented DEQ and did not present any concerns. They later verified by email on 30 July 2021 that the revised layout design is in compliance with Permit M-193-03.

The revised layout design restricts the use of buildable lots within the buffer zone. The buffer zone restrictions will be immediately lifted if the sewer lagoon is officially decommissioned. The residents of Ironhorse Subdivision can choose if, and when, they decommission the lagoon to connect to City sewer services. At that time, Hayden Homes would like the opportunity to include an additional four buildable lots in the restricted area. The mechanism to add these buildable lots at a future date will be decided by the Kuna Planning and Zoning Department.

Troy Behunin

From: Valerie.Greear@deq.idaho.gov
Sent: Thursday, July 22, 2021 3:22 PM
To: Troy Behunin
Subject: Ironhorse Comments
Attachments: M-193-03 W&WW, LLC (Ironhorse) - FINAL Permit.pdf

Treated wastewater effluent from the Ironhorse development on Old Farm Lane is stored in a storage lagoon and then used for irrigation on approximately 1.3 acres. This activity is conducted under Reuse Permit M-193-03, attached. Section 4.4 of the permit contains buffer zones, of which one is 300 feet from inhabited dwellings. If houses are built along the canal as proposed by the Arrowood preliminary plat, this would eliminate the ability to land apply on this land under the existing reuse permit.

If development of this land occurs, options for Ironhorse include:

1. Annexation into, and connection to the sewer services of the City of Kuna.
2. Upgrade the treatment facility to achieve Class B water, which has a guideline 100-foot buffer zone to inhabited dwellings. This upgrade would include, at a minimum, an upgrade of the disinfection system (including necessary engineering) and daily coliform monitoring.
3. Find different land to land apply the treated effluent to.
4. Conduct a microbial risk analysis to show that a reduced buffer zone is protective, which could include:
    a. Addition of a landscape buffer.
    b. Assess whether the full acreage is needed to comply with the Reuse Permit.

Postponing development and sale of the lots that fall within the buffer zone would allow the Ironhorse residents and the wastewater treatment provider, W&WW, LLC, additional time to determine a solution.

DEQ recommends that the plat, CC&R, or other appropriate document include language notifying future residents of the presence of the wastewater treatment facility, wastewater lagoon, and wastewater land application facility.

Valerie Greear, PE | Water Quality Engineering Manager
Idaho Department of Environmental Quality | Boise Regional Office
1445 North Orchard Street
Boise, Idaho 83706
Direct: (208) 373-0459; (208) 805-0041 (m)
Office: (208) 373-0550
http://www.deq.idaho.gov/

Our mission is to protect human health and the quality of Idaho's air, land, and water.

Follow DEQ On: Twitter | Facebook

Troy Behunin

From: Valerie.Greear@deq.idaho.gov
Sent: Friday, July 30, 2021 2:56 PM
To: Troy Behunin; tmokwa@hayden-homes.com; kmorse@jub.com; wshrief@jub.com
Cc: Paul Stevens; Catherine Feistner; Lisa.Knapp@deq.idaho.gov
Subject: RE: Hayden Homes - Arrowood

Categories: Agency Comments

Additionally, this comment provided previously still stands:
DEQ recommends that the plat, CC&R, or other appropriate document include language notifying future residents of the presence of the wastewater treatment facility, wastewater lagoon, and wastewater land application facility.

Valerie Greear, PE | Water Quality Engineering Manager
Idaho Department of Environmental Quality, Boise Regional Office
(o) 208-373-0459 (m) 208-805-0041

From: Troy Behunin [mailto:tbehunin@kunaid.gov]
Sent: Friday, July 30, 2021 2:39 PM
To: Valerie Greear; tmokwa@hayden-homes.com; kmorse@jub.com; wshrief@jub.com
Cc: Paul Stevens; Catherine Feistner; Lisa Knapp
Subject: Hayden Homes - Arrowood

Thank you Valerie.
The P and Z Dept. feel that a note on the preliminary plat, *and* certainly on the final plat will satisfy the Commission and Council like *temp* secondary access points for EMS in new subdivisions. If you need examples of past subs that have done that, look at Memory Ranch No. 1, and Cazador No.1. P and Z would also suggest dashing the lot lines, and being VERY specific in the plat notes to what MAY happen in the event the Ironhorse treatment pond is no longer needed/required. Be very clear, but not too wordy.
Troy

From: Valerie.Greear@deq.idaho.gov <Valerie.Greear@deq.idaho.gov>
Sent: Friday, July 30, 2021 2:21 PM
To: Troy Behunin <tbehunin@kunaid.gov>; tmokwa@hayden-homes.com; kmorse@jub.com; wshrief@jub.com
Cc: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Lisa.Knapp@deq.idaho.gov
Subject: Hayden Homes - Arrowood

Good afternoon all,

I am providing this email to document that DEQ agrees that the plan put forth showing that a 300 foot buffer will be provided between the recycled water application areas and future inhabited dwellings will satisfy the buffer zone requirements in Section 4.4 of Reuse Permit M-193-03, for W&WW, LLC serving the Ironhorse Subdivision. This will allow W&WW, LLC to continue to provide sewer collection and treatment services to the Ironhorse Subdivision in accordance with the Reuse Permit.

Thank you,

Valerie Greear, PE | Water Quality Engineering Manager
Idaho Department of Environmental Quality | Boise Regional Office
1445 North Orchard Street
Boise, Idaho 83706
Direct: (208) 373-0459; (208) 805-0041 (m)
Office: (208) 373-0550
http://www.deq.idaho.gov/

Our mission is to protect human health and the quality of Idaho's air, land, and water.

Follow DEQ On: Twitter | Facebook


Arrowood Heights
Nearest distance from Arrowood house to Guido house is 400' +/-
Nearest Arrowood house to PL would be 58-feet
15' Rear Yard Setback
Kuna Canal
66 ft
58 ft
Guido barn to PL is approximately 66-feet
342 ft
15' Pathway Easement
28' Kuna Canal Easement
Guido Property
S Ten Mile Rd

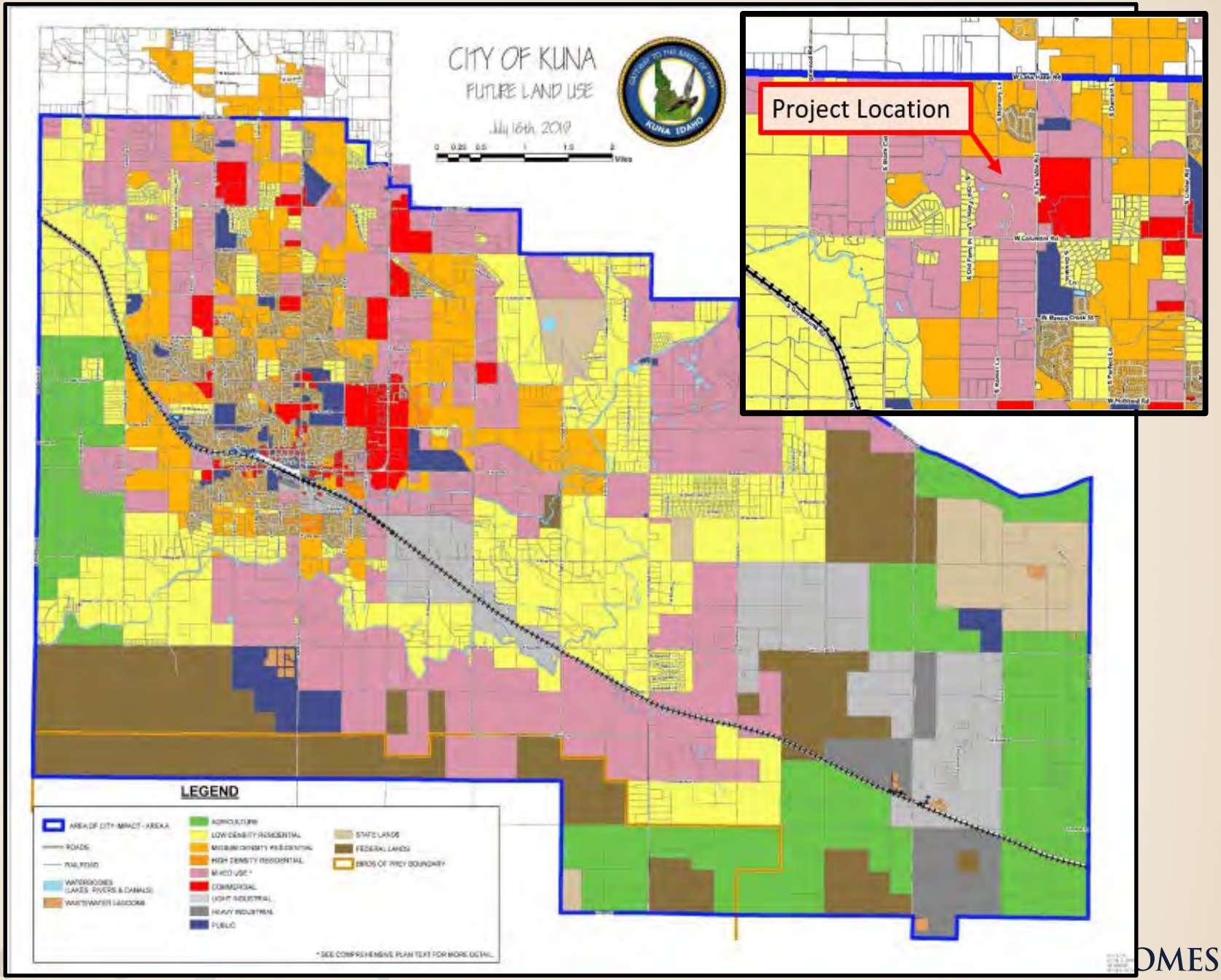
Arrowood Heights Subdivision
Planning and Zoning Commission

August 10, 2021

Give as you go

Vicinity Map



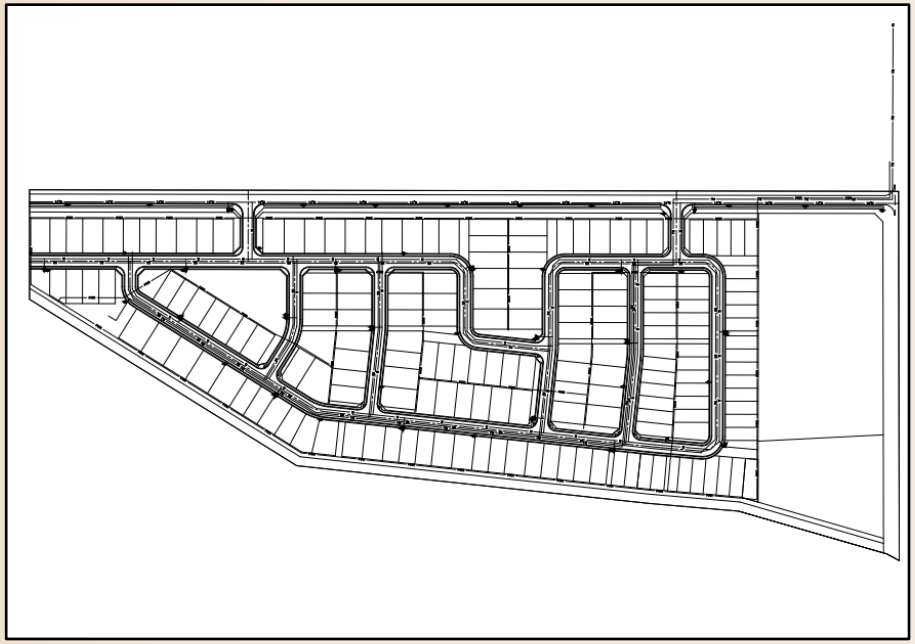

CITY OF KUNA
FUTURE LAND USE
July 16th, 2019
KUNA, IDAHO
Project Location
LEGEND
AREA OF CITY IMPACT - AREA A
ROADS
RAILROAD
WATERBODIES (LAKES, RIVERS & CANALS)
WASTEWATER LAGOONS
AGRICULTURE
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
MIXED USE *
COMMERCIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
PUBLIC
STATE LANDS
FEDERAL LANDS
BIRDS OF PREY BOUNDARY
* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL

Land Use Summary	
Total Area:	41.30 AC.
Total Lots:	206 Lots
Residential Lots:	177 Lots
Common Area Lots:	25 Lots
Shared Driveways:	4
Gross Density:	4.29 DU / AC
Net Density:	6.09 DU / AC
Total Common Area:	6.72 AC.
Usable Common Area:	4.37 AC.
Average Lot Size:	5,455 S.F.
Smallest Lot:	4,000 S.F
Existing Zone:	RUT
Proposed Zone:	R-6 & R-8

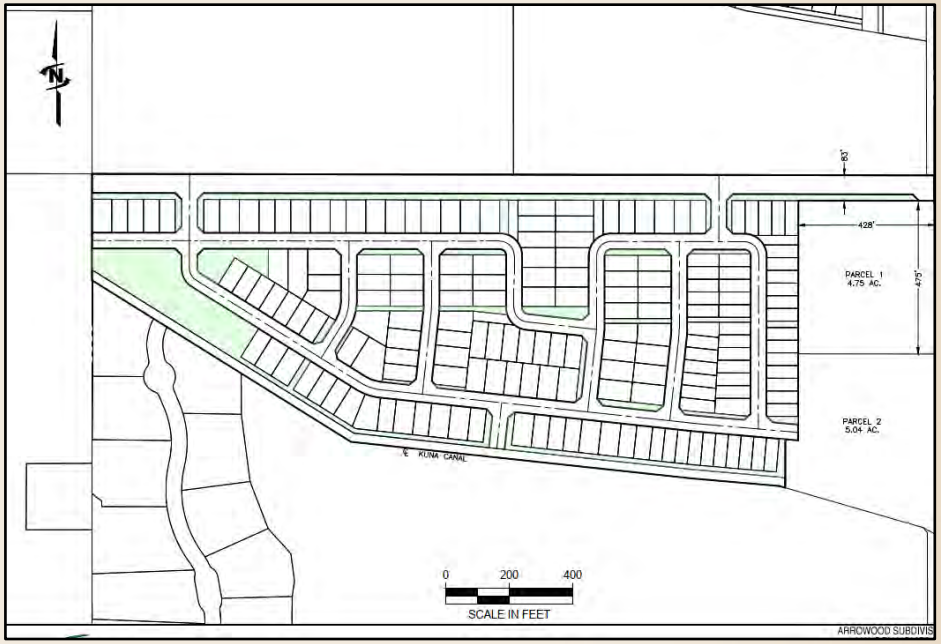


Live as you go
HAYDEN HOMES

Before Neighborhood Meeting



After Neighborhood Meeting



Give as you go

HAYDEN HOMES



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 MEDIUMS (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 NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA	51.04 ACRES
RESIDENTIAL LOTS	177
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	R1
PROPOSED ZONING	R-8 & R-12

OWNER OF RECORD
DEAN LEAVITT
7445 S. TEN MILE RD.
MERIDIAN, ID 83642

DEVELOPER
TIM HARMAN
HAYDEN HOMES, LLC
1468 N. 1ARN ST., STE. 100
MERIDIAN, ID 83642

CIVIL ENGINEER
KEITH MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN., STE. 400
MERIDIAN, ID 83642

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 'MOONGLOW'	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 II)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL. B&B
	SHUMARD OAK	QUERCUS SHUMARDII	2" CAL. B&B
SHADE/STREET TREES (CLASS I)			
	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	LIRIODENDRON 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
	CRUSADER CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUSDAY'	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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SHRUB/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE ARAMINA 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 'WILTON'	5 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'	5 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	PINK LINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	5 GAL
	RED-LEAF SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HEAVEN RED PENSTEMON	PENSTEMON DIGITALIS 'HEAVEN 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'	5 GAL
	MIDNITE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MIDNITE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	5 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN — 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP) — 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP) — 6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP)

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.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMDALE RD.	20'	2125 / 100' =	45 TREES 64 EVERGREENS 256+ SHRUBS	415 TREES (37 SHADE TREES + 2 ORNAMENTAL TREES) 64 EVERGREENS 256+ SHRUBS
ARMDALE RD. (COMMERCIAL)	20'	940' / 85' =	10 TREES 44 SHRUBS	10 TREES 44+ SHRUBS
(1) SHADE TREE & (5) SHRUBS/ (3) (2:1) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES				
COMMON AREA		18,270' / 800' =	191 TREES	194 TREES
TOTAL NUMBER OF BUFFER TREES:			354 TREES	193 TREES
TOTAL NUMBER OF COMMON AREA TREES:				198 TREES
TOTAL NUMBER OF TREES				391 TREES

ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

JENSENBELTS ASSOCIATES

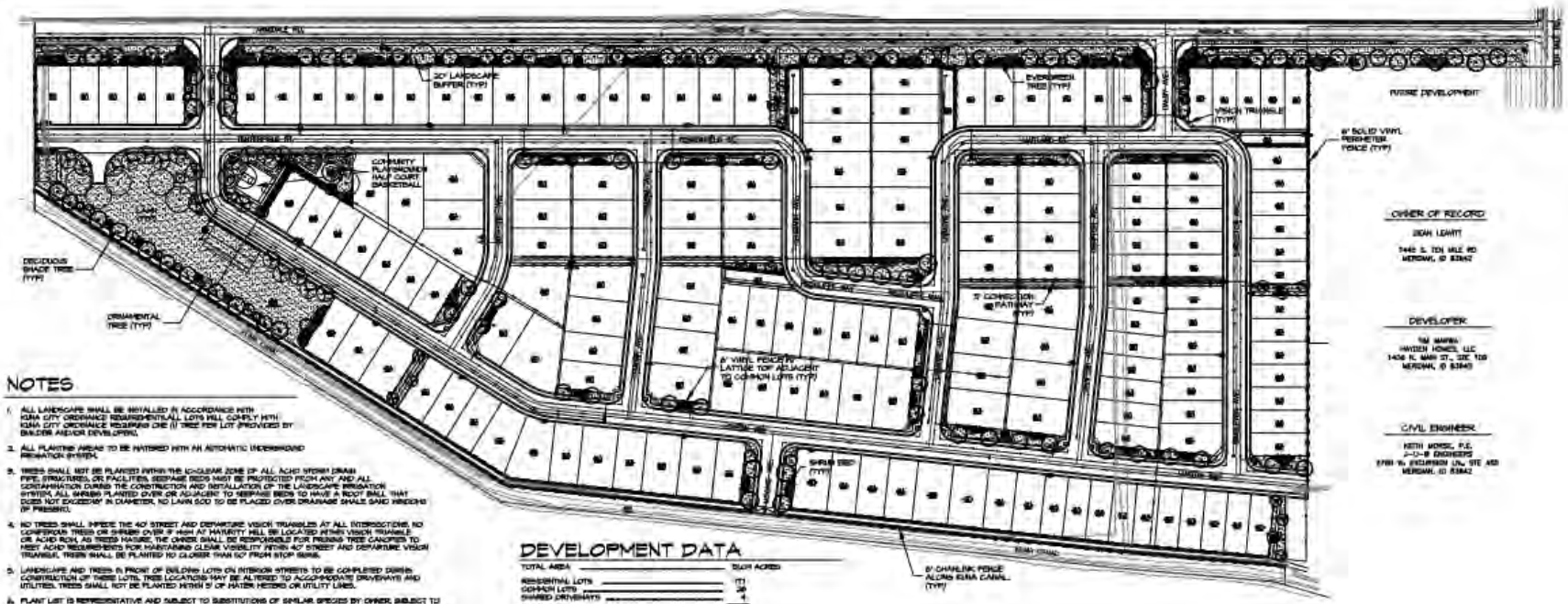
JANUARY 15, 2021

NORTH

SCALE 1" = 80'

Give as you go

HAYDEN HOMES



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 48" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WEDGES (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO GROUNDCOVER, TREES OR SHRUBS OVER 9" 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 TRIANGLES. 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 THOSE 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 PLANNER'S PRE-APPROVAL. PLANTING BED DESIGNS 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 NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA:	51.09 ACRES
RESIDENTIAL LOTS	171
COMMON LOTS	29
SHARED DRIVEWAYS	4
TOTAL LOTS:	207
USABLE COMMON AREA:	4.84 ACRES
EXISTING ZONING:	NCR
PROPOSED ZONING:	R-6 & R-8

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
	DWF ALBERTA BLUE SPRUCE	PICEA PUNGENS 'PAT DEPT'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'	6-8' HT B&B
SHADE TREES (CLASS II)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SHUMP OAK	QUERCUS SHUMARDII	2" CAL B&B
SHADE/ORNAMENTAL TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x ALBA 'CRIMSCHMIDT'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	PLANE AFAIR MAPLE	ACER GINNALA 'PLANE'	6-8' HT, MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
	CRIMSON CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUSCAN'	2" CAL B&B
	AUTUMN BLAZE MAPLE	ACER TRUNCATUM X RUBRUM	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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	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 'WILTONII'	5 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- SCARLET'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FIRE LINE BUCKTHORN	RHAMNUS FRANGULA 'TCM WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	KARLEY RED PENSTEMON	PENSTEMON DIGITALIS 'KARLEY 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
	HOOCH'S BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	5 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN — 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP.) — 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP.) — 6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP.)

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.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMDALE RD.	20'	2120' / 100' =	45 TREES	813 TREES (37 SHADE TREES = 21 ORNAMENTAL TREES 84 EVERGREENS 255+ SHRUBS)
			84 EVERGREENS 255+ SHRUBS	
ARMDALE RD. (COMMERCIAL)	20'	940' / 100' =	10 TREES 49 SHRUBS	10 TREES 49+ SHRUBS
(1 SHADE TREE & (5) SHRUBS OR (3x) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES				
COMMON AREA:		8,672.0' / 100' =	197 TREES	198 TREES
TOTAL NUMBER OF BUFFER TREES:			342 TREES	852 TREES
TOTAL NUMBER OF COMMON AREA TREES:				197 TREES
TOTAL NUMBER OF TREES:				354 TREES

ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

JENSEN BELTS ASSOCIATES

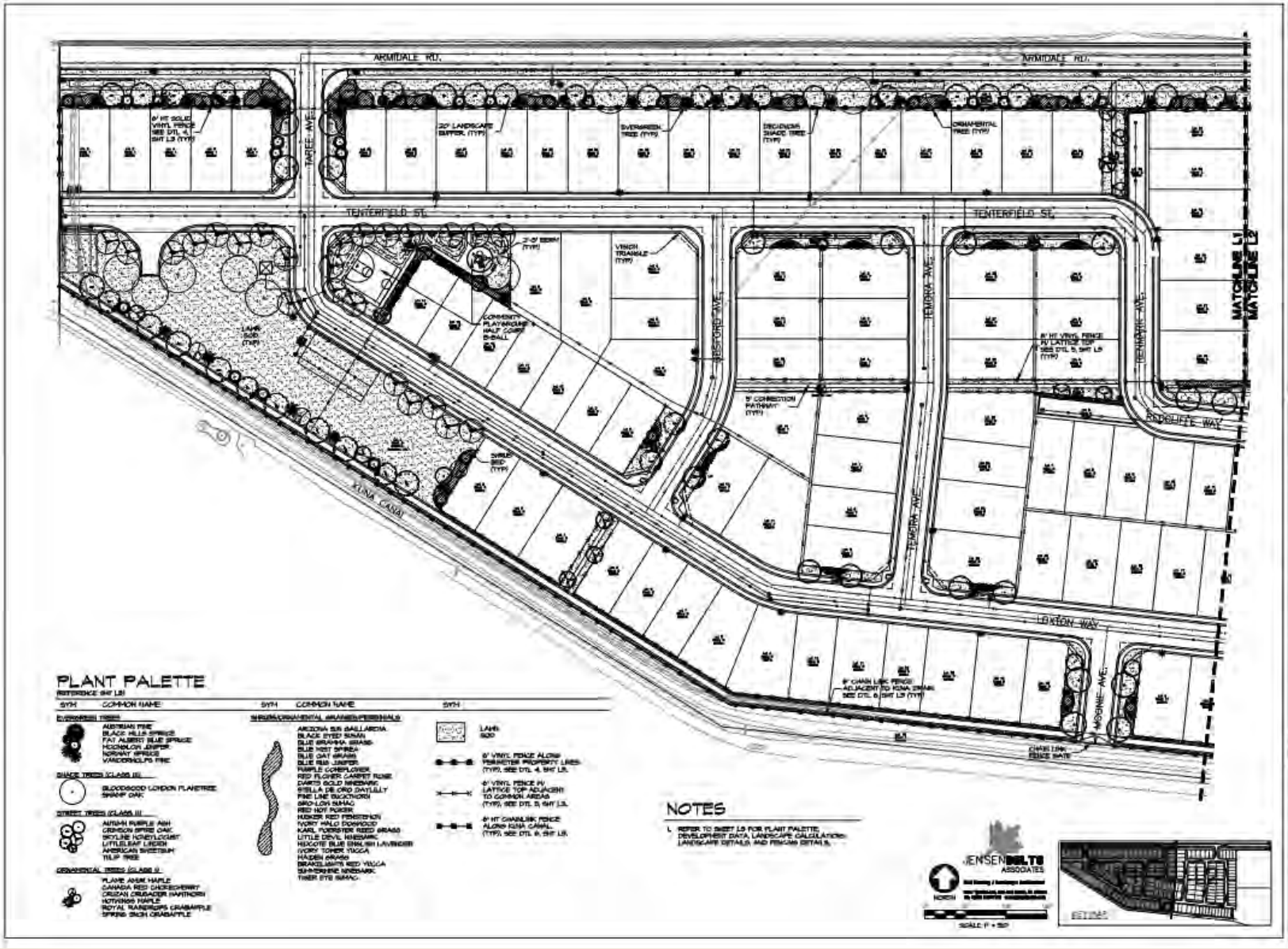
NORTH

JANUARY 15, 2021

SCALE: 1" = 80'

Give as you go

HAYDEN HOMES



PLANT PALETTE

REFERENCE SHT L2

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	HOOVERLON JUNIPER
	NORWAY SPRUCE
	VANDERWOLF'S PINE
SHADE TREES (CLASS II)	
	BLOODGOOD LONDON PLANETREE
	SHUMP OAK
STREET TREES (CLASS III)	
	AUTUMN PURPLE ASH
	CRIMSON SPIRE OAK
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
ORNAMENTAL TREES (CLASS II)	
	PLANE ARAR MAPLE
	CANADA RED CHOKECHERRY
	CRIZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE BRUHMA 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
	MAGGOTT BLUE SNAKEBIT LAVENDER
	IVORY TOWER YUCCA
	HAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TINER STS SUMAC

SYM	COMMON NAME
	LAWN SOD
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP), SEE DTL 4, SHT L3.
	6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP), SEE DTL 5, SHT L3.
	6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP), SEE DTL 6, SHT L3.

NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

JENSENBELTS ASSOCIATES

NORTH

SCALE: 1" = 50'

VICINITY MAP

Issue Description	Date
ISSUE	1-2-20
IMAGE Rev.	1-15-21

Jensen Belts Associates

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Landscape Architecture

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ARROWOOD SUBDIVISION
KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2078

Drawn	Checked
JJN	ACS

Scale: AS SHOWN

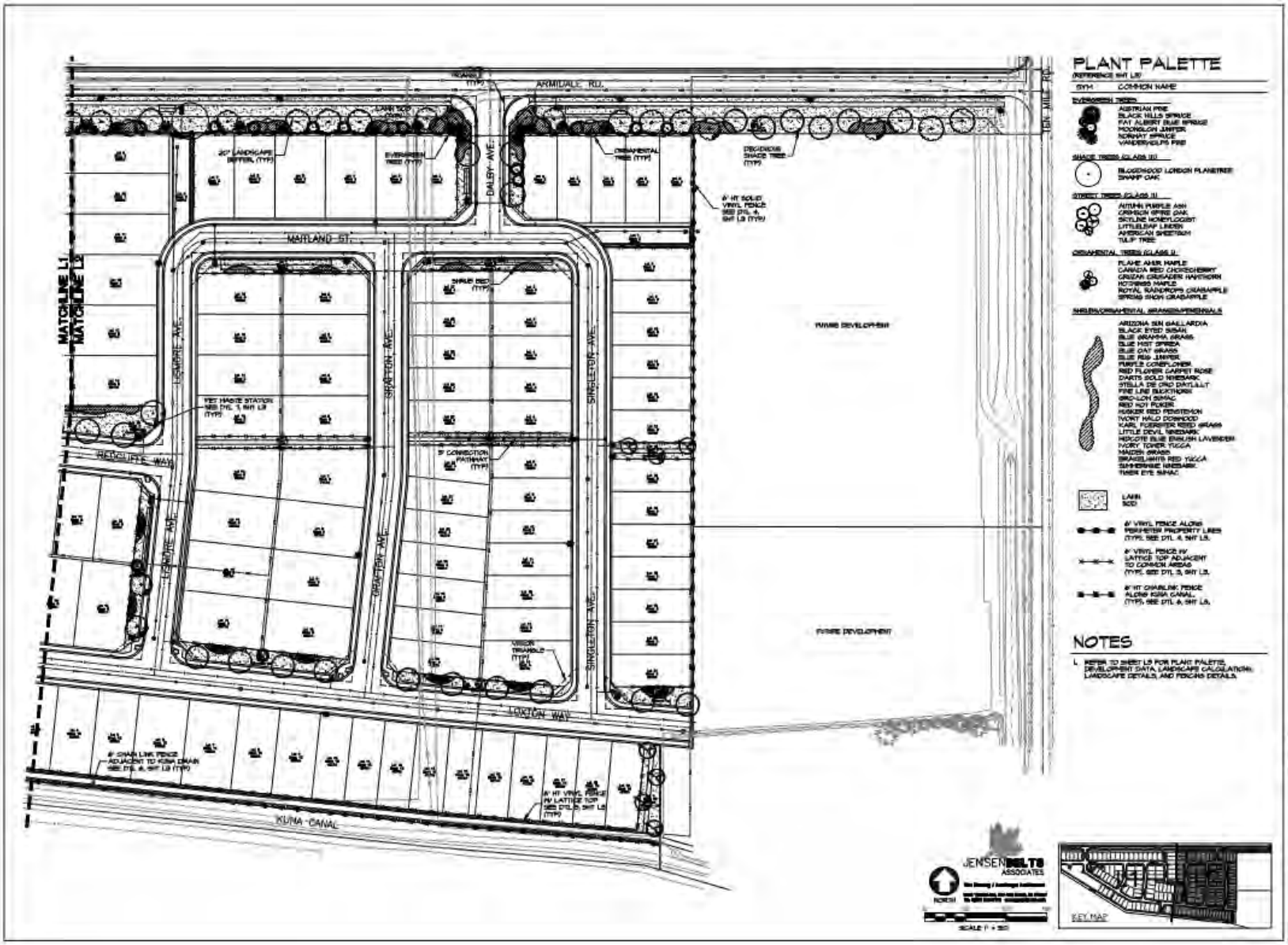
Sheet Title: LANDSCAPE PLAN

Sheet Number: L1

2 of 4 Sheets

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HAYDEN HOMES



ARROWOOD SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2078

Drawn JJH Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
2 of 4 Sheets

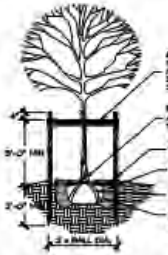
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HAYDEN HOMES



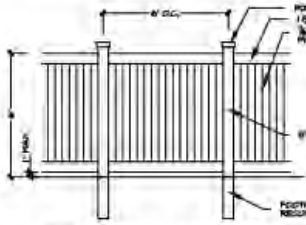
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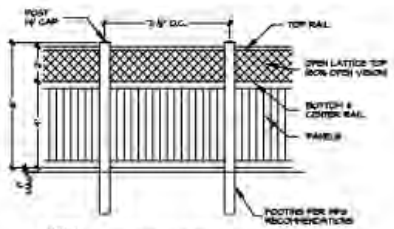
2 SHRUB PLANTING



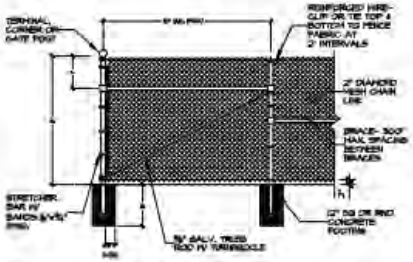
3 TREE PLANTING/STAKING



4 VINYL PRIVACY FENCE



5 VINYL LATTICE TOP FENCE



6 6' CHAIN LINK FENCE



7 PET WASTE STATION

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARNDALE RD.	20'	228' / 100' =	49 TREES 64 EVERGREENS 256 SHRUBS	413 TREES (21 SHADE TREES x 2) 21 ORNAMENTAL TREES/ 64 EVERGREENS 256+ SHRUBS
ARNDALE RD. (COMMERCIAL)	20'	342' / 35 =	10 TREES 49 SHRUBS	10 TREES 49 SHRUBS
(1 SHADE TREE & (5) SHRUBS/ 35' (2x) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES				
COMMON AREA		6823' / 100' =	117 TREES	117 TREES
TOTAL NUMBER OF BUFFER TREES TOTAL NUMBER OF COMMON AREA TREES			314 TREES	413 TREES 117 TREES
TOTAL NUMBER OF TREES				529 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 'MOONGLOW'	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 II)			
	BLOODGOOD LONDON PLANETREE SWAMP OAK	PLATANUS x ACERIFOLIA 'BLOODGOOD' QUERCUS BICOLOR	2" CAL. B&B 2" CAL. B&B
ORNAMENTAL 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 'ALEXS 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	LIRIODENDRON TULIPIFERA	2" CAL. B&B
ORNAMENTAL TREES (CLASS I)			
	PLANE AMUR MAPLE	ACER GINNALA 'PLANE'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	ORIZABA CRIMSON HAWTHORN	CRATAEGUS CRUS-GALLI 'ORIZABA'	2" CAL. B&B
	NOTHING MAPLE	ACER TATARICUM 'GARANA'	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 'GOLDSTURM'	1 GAL.
	BLUE GRAMA 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 'WILTONII'	5 GAL.
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL.
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- ROSARE'	2 GAL.
	SWEET SUSSEX SHRUB	CHIMONANTHUS PRAECOX 'GRANDIFLORUS'	5 GAL.
	VERBENA BONARIENSIS	VERBENA BONARIENSIS	1 GAL.
	FIRE LINE BUCKWHEAT	ERIOGONUM FASCICULATUM 'ZIONA HAY'	1 GAL.
	ARO-LOW SUMAC	RHUS AROMATICA 'ARO-LOW'	5 GAL.
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL.
	RUNNER RED PENSTEMON	PENSTEMON PINIFOLIUS 'RUNNER RED'	1 GAL.
	IVORY HALO DOGWOOD	CORNUS ALBA 'SIBIRICA'	5 GAL.
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL.
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.
	REGGITT BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'REGGITT BLUE'	1 GAL.
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	5 GAL.
	MAIDEN GRASS	MISCANTHUS SINENSIS 'MAIDEN GRASS'	1 GAL.
	SPANISH LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWINE'	5 GAL.
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP), SEE DTL 4, THIS SHT.

6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP), SEE DTL 5, THIS SHT.

6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP), SEE DTL 6, 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 MULCHED 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. SWEPANE 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 SWEPANE 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 ACHD 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 LIMBING TREE CANOPIES TO MEET ACHD REQUIREMENTS TO MAINTAIN CLEAR VISIBILITY WITHIN ACHD 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 OR 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 FORESTERS 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 NO EXISTING TREES ON-SITE.

DEVELOPMENT DATA

TOTAL AREA	51.09 ACRES
RESIDENTIAL LOTS	111
COMMON LOTS	36
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.04 ACRES
EXISTING ZONING	R2
PROPOSED ZONING	R-4 & R-8

OWNER OF RECORD	DEVELOPER	CIVIL ENGINEER
DEAN LEAVITT 7445 S. TEN MILE RD MERIDIAN, ID 83642	TIM MARSH HAYDEN HOMES, LLC 1408 N. WAR ST., STE 102 MERIDIAN, ID 83642	KEITH MORSE, P.E. J-U-B ENGINEERS 2760 W. EXCHANGE LN., STE 170 MERIDIAN, ID 83642

JENSEN BELTS ASSOCIATES

Issue Description	Date
ISSUE	9-3-20
SHEET REV.	11-5-2

Jim Hawley
Landscape Architecture
1828 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-1100
www.jensenbelts.com

JENSEN BELTS ASSOCIATES

ARROWOOD SUBDIVISION
KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2078

Drawn	Checked
JJN	RCB
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L3
4 of 4 Sheets

Give as you go
HAYDEN HOMES









Give as you go

HAYDEN HOMES









Give as you go

HAYDEN HOMES







BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 21-13-DR (DESIGN REVIEW)**
SCOTT HEDRICK CONSTRUCTION	)	**STAFF REPORT FOR THE CAZADOR NO. 2 POOL HOUSE DESIGN REVIEW APPLICATION.**
For a Design Review for the Cazador No. 2 Pool House.	)	

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2. Process and Noticing
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4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Commission's Recommendation



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Report			X
2	Design Review Application			X
3	Narrative			X
4	Vicinity Map			X

5	Aerial Map			X
6	Special Warranty Deed			X
7	Affidavit of Legal Interest			X
8	Site Plan			X
9	Landscape Plan			X
10	Drainage Plan			X
11	Elevations			X
12	Photometrics Plan			X
13	Existing Parking Lot Image			X
14	Engineering Tech., Brady Barroso Comments – Public Works			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new commercial projects, landscaping and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

2.2 Notifications

2.2.1 Completeness Letter: July 15, 2021

2.2.2 Agency Notifications: July 15, 2021

2.2.3 Agenda: August 10, 2021

III
APPLICANTS REQUEST

3.1 Frank Loucks of Scott Hedrick Construction, on behalf of his client DB Development, requests Design Review approval for the construction of a 527 square foot pool house, pool landscaping, and parking, to be located on Lot 2, Block 7 of Cazador Subdivision No. 2 (APN: R1326121020, Section 14, Township 2 North, Range 1 West).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is currently zoned R-6 (Medium Density Residential), and has remained undeveloped.

4.2 Surrounding Land Uses

North	R-6 R-4	Medium Density Residential – Kuna City Low Density Residential – Kuna City

South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4.5 Parcel Size(s), Current Zoning and Parcel Number(s)

4.5.1 Approximately 0.30 acres

4.5.2 R-6 (Medium Density Residential)

4.5.3 R1326121020

4.6 Services

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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 There are no existing structures, the site is bare dirt, and there is a paved, striped parking area with 10 standard stalls and 1 ADA accessible stall.

4.8 Environmental Issues

4.8.1 Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) identifies the subject site as Medium Density Residential. Staff views this proposed Design Review request to be consistent with the surrounding properties as designated on the FLUM as it is an amenity meant for the resident of the Cazador Subdivision.

4.10 Agency Responses

Agency	Exhibit No.
Engineering Tech., Brady Barroso – Kuna City Public Works	2.14

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is approximately 0.09 miles east of the N Ten Mile and W Ardell Roads intersection, within the Cazador Subdivision. The parcel is directly adjacent to the Cazador Subdivision ingress/egress off of W Ardell Road. Sidewalks have previously been installed and provide safe pedestrian access throughout the subdivision, as well as pedestrian pathways running through each interior block.

VI
STAFF ANALYSIS

6.1 The proposed pool house will be 527 Square Feet and contain two (2) restrooms, a storage room, a temporary closing office for the subdivision, and an exterior shower. The single-story building will be well under the R-6 zoning district height limit requirement of 35 feet. The façade will be a combination of stucco and stone in neutral/earth tones while the roof will be black composite and the trusses, trim, fascia, and soffits will be in a neutral tone called Urban Bronze; these color combinations will complement the developing subdivision.

The pool house entrance, as well as the side entrance leading to the pool area, is proposed to be a five (5) foot decorative, black, wrought iron gate; fencing of a similar material and look will surround the pool area. Six (6) foot vinyl fencing matching the subdivision and neighboring parcels, will border the subject site.

4,566 Square Feet will be dedicated to the pool and pool deck. The pool will be surrounded by a concrete pool deck with an outdoor shower installed with outdoor tiles, that will be available for use by the residents. A grass area will also be provided and is located on the southeast portion of the subject site.

Subject site landscaping is proposed to consist of a landscaping strip between the sidewalk bordering the parking lot and the pool deck to be planted with vertical plants in order to provide privacy to the pool users. There are also narrow landscaping strips proposed around the pool deck. The landscape plan was originally approved with the Cazador No. 2 Final Plat (Case No. 20-08-FP), on June 2, 2020.

The associated parking lot has already been paved and striped and has a total of 10 standard stalls and one (1) ADA accessible stall. Kuna City Code 5-9 requires one (1) stall per each five (5) persons; the pool and pool deck occupancy is 92 persons which equivocates to a total of 18 parking stalls. Though 18 stalls would be required, staff finds the 11 total parking stalls provided, along with the ample pedestrian access, is sufficient.

Upon complete review, staff has no concerns with the Case and has determined this application complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map; and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 21-13-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-13-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby ***Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-13-DR a request from Scott Hedrick Construction, on behalf

of his client DB Development, for Design Review approval for the construction of a 527 Square Foot pool house, pool, landscaping, and parking, to be located on Lot 2, Block 7 of Cazador Subdivision No. 2.

If the Planning and Zoning Commission wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

7.1 Based on the evidence contained in Case No. 21-13-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally ***does/does not*** comply with Kuna 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 listed in Kuna City Code Title 5.*

7.2 The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in Kuna City Code 5-4-9 were provided.*

7.3 Based on the evidence contained in Case No. 21-13-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the proposed subject site as R-6 (Medium Density Residential); the subject site is currently dedicated as such and is to be developed for the exclusive use by residents of the Cazador Subdivision.

7.4 The overall proposed project ***is/is not*** appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed facility is an appropriate fit for the property's zoning designation and use.*

7.5 The orientation of the building and its design ***does/does not*** minimize the impact on adjacent properties, and is/is not cohesive with the overall design of buildings within the Cazador Subdivision.

Staff Finding: *The buildings placement and orientation, building façade and colors, fencing materials, and landscaping all provide adequate mitigation of the impact on adjacent properties.*

7.6 The associated parking lot ***does/does not*** provide adequate parking for the proposed facility and its design does/does not provide safe access for pedestrians.

Staff Finding: The already paved and striped parking lot provides 10 standard stalls and one (1) ADA stall. Though Kuna City Code 5-9 requires one (1) stall per each five (5) persons, which would equal 18 total stalls, staff finds the 11 existing stalls are adequate as ample pedestrian access has been provided.

VIII
COMMISSIONS ORDER OF DECISION

Note: The motion is for the Approval, Conditional Approval, or Denial of the Special Use Permit application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby ***Approves/Conditionally Approves/Denies*** of Case No. 21-13-DR (Design Review), a request from Scott Hedrick Construction, on behalf of his client DB Development, for the construction of a 527 Square Foot pool house, pool, landscaping, and parking, to be located on Lot 2, Block 7 of Cazador Subdivision No. 2, subject to the following Conditions of Approval:

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

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

a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan
b. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.
c. The city shall approve any modifications to the existing irrigation system.
d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

9.3 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.

9.4 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

9.5 Per Kuna Public Works, the KRFD Deputy Fire Marshal, or KRFD representative, shall approve fire access to the project before, during, and after construction.

9.6 Potable water shall not be used for irrigation purposes per KCC 6-4-2:B(9).

9.7 Applicant shall 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.

9.9 The Landowner/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.

9.10 All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.

9.11 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.

9.12 If applicable, on-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer may be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

9.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicant engineer. As-built drawings shall be provided before occupancy or Final Plat approval is granted.

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

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

DATED this 10th day of August, 2021.

Planning & Zoning Application Coversheet

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

****Office Use Only****

File No.(s): 21-13-DR

Project Name: Cazador No. 2 Pool House

Date Received: 07.12.2021 , Final Docs 07.27.2021

Date Accepted as Complete: 07.27.2021

Type of review requested (check all that apply):

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
✓	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: DB Development

Address: 2228 W Piazza Street, Meridian, ID 83646

Phone: _____ Email: timothyeck@me.com

Applicant (Developer) Information

Name: Scott Hedrick, Scott Hedrick Construction

Address: 1154 N Orchard Street, Boise, ID 83706

Phone: 208.345.5800 Email: scott@scotthedrick.com

Engineer/Representative Information

Name: Frank Loucks, Scott Hedrick Construction

Address: 1154 N Orchard Street, Boise, ID 83706

Phone: 208.871.4955 Email: frank@scotthedrick.com

Subject Property Information

Site Address: 1451 W Tiger Eye, Kuna, ID 83634

Nearest Major Cross Streets: E Ardell Road & N Ten Mile Road

Parcel No.(s): R1326121020

Section, Township, Range: 2N1W14

Property Size: 0.3 Acres (128 ft x 109 ft)

Current Land Use: R-6 Proposed Land Use: R-6

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Cazador No. 2 Pool House

General Description of Project: Construction of Cazador No. 2 pool house, pool, pool deck, closing office,& exterior shower.

Type of proposed use (check all that apply and provide specific density/zoning):

■ Residential: R-2 R-4 (R-6) R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD

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

Type(s) of amenities provided with development: Pool house, pool, pool deck, closing office, exterior shower, parking lot

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe:

Will any existing buildings remain? YES NO

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

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

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

☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☐ Other:

Minimum square footage of structure(s):

Gross Density (Dwelling Units ÷ Total Acreage):

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

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

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 571 SF Existing (if applicable): _____

Building height: 16 ft Hours of Operation: 10AM- 10PM

Total No. of Employees: N/A Max No. of Employees at one time: N/A

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: 1 Dimensions: 9 ft x 20 ft

Regular parking spaces: 10 Dimensions: 9 ft x 20 ft

Width of driveway aisle: N/A

Proposed lighting: Wall mounted sconces- see electrical

Is lighting "Dark Sky" compliant? (YES) NO

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 7-7-21

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 21-13-DR

Project Name: Cazador No. 2 Pool House

Date of Pre-Application Meeting: Valid for three (3) months unless otherwise determined by Staff

Date Received: 07.12.2021 , Final Docs 07.27.2021

Date Accepted as Complete: 07.27.2021

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

Design Review includes, but is not limited to:

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

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

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

Detailed Site Plan Requirements

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

Landscape Plan

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

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

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

Lighting Plan

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

Owner Information

Name: DB Development

Address: 2228 W Piazza Street, Meridian, ID 83646

Phone: _____ Email: _____

Applicant Information

Name: Scott Hedrick, Scott Hedrick Construction

Address: 1154 N Orchard Street, Boise, ID 83706

Phone: 208.345.5800 Email: scott@scotthedrick.com

Engineer/Representative

Name: Frank Loucks, Scott Hedrick Construction

Address: 1154 N Orchard Street, Boise, ID 83706

Phone: 208.871.4955 Email: frank@scotthedrick.com

Property Information

Address: 1451 W Tiger Eye, Kuna, ID 83634

Parcel No(s).: R1326121020

Closest Major Cross Streets: E Ardell Road & N Ten Mile Road

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

■ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Architectural design review approval for the Cazador No. 2 Pool house, pool, pool deck, exterior shower & associated fencing.

2. Dimension of property: 128 ft x 109 ft

3. Current land use(s): R-6 (Medium Density Residential)

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

   North: R-6 South: R-6

   East: R-6 West: R-6

5. Is the project intended to be phased? If so, what is the phasing time period?

   No

6. Number and use(s) of all structures: 1 - Pool House with restrooms, closing office, storage room

7. Building Height: 16 ft

8. Number of Stories: 1

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

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

   527 SF BUILDING (4% compared to total lot area)

Exterior Building Materials and Colors

	Material	Color
Roof:	Composite Asphalt Shingles	Black
Walls: (include percentage of wall coverage of each material)	Stucco-69% Masonry-31%	
% of Wood Application:	9% detail items	
% EIFS: (Exterior Insulation Finish System)	0	
% Masonry:	31%	
% Face Block:	0	
% Stucco:	69%	
Other:		
Windows/Doors:	Vinyl/wood	
Soffits and Fascia:	Wood	
Trim, etc.:	Wood	

Mechanical Units

Please identify mechanical unit(s) size and placement: mini-split heat pump and electric wall heaters

Proposed screening method? N/A

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: Trash will be located on the west side of the building with screened walls. See sheets A-101 & A-111

Irrigation Ditches/Canals

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

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

What is the proposed method of on-site drainage retention/detention? a drainage plan has already been reviewed & approved by Kuna Public Works-roadside swales

Fencing

Is there any existing fencing that will remain? (YES) NO

If Yes, what is the fencing material, size and location? 6ft vinyl fencing, Around the property line

What is the fencing material for all new fencing? wrought iron

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

Building Coverage

% of site devoted to building coverage?	5%	527 sf
% of site devoted to landscaping? (Include landscaped rights-of-way)	45%	Square Footage: 4,261sf
% of site that is hard surface? (paving, driveways, walkways)	10%	Square Footage: 2,000
% of site devoted to other uses:	40%	Describe: 4,566 sf of pool/ pool deck

Landscaping

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

_____

_____

Are there any existing trees of 4" or greater in caliper on the property? YES NO
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

_____

_____

Dock Loading Facilities

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

No. of dock loading facilities and their location: _____

_____

What is the proposed method of screening? _____

Pedestrian Amenities

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

If Yes, please indicate type, number of each type: 1 drinking fountain on southern elevation, 2 trash receptacles on west side of building

Parking

Total number of parking spaces? 10 Dimensions? 9 ft x 20 ft

Total number of ADA accessible spaces? 1 Dimensions? 9 ft x 20 ft

Total number of compact spaces (8' x 17')? N/A

Miscellaneous

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

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

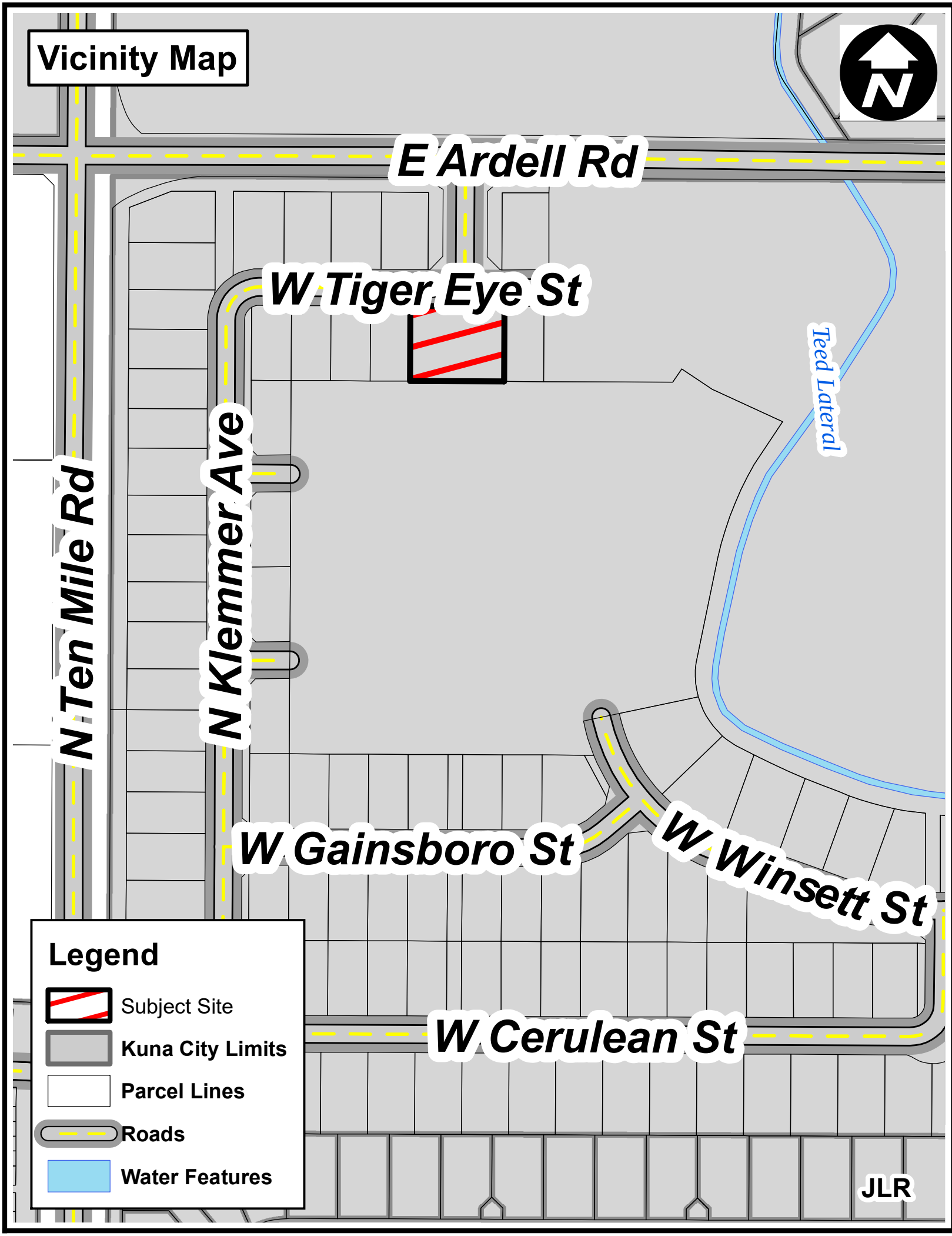
Is any portion of the property subject to flooding conditions? YES NO

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

Applicant Signature: _____ Date: 7-7-21

Additional Information

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


Vicinity Map
E Ardell Rd
W Tiger Eye St
Teed Lateral
N Ten Mile Rd
N Klemmer Ave
W Gainsboro St
W Winsett St
W Cerulean St
Legend
Subject Site
Kuna City Limits
Parcel Lines
Roads
Water Features
JLR

Attn: City of Kuna
Planning & Zoning Department
Design Review

Re: Cazador Subdivision

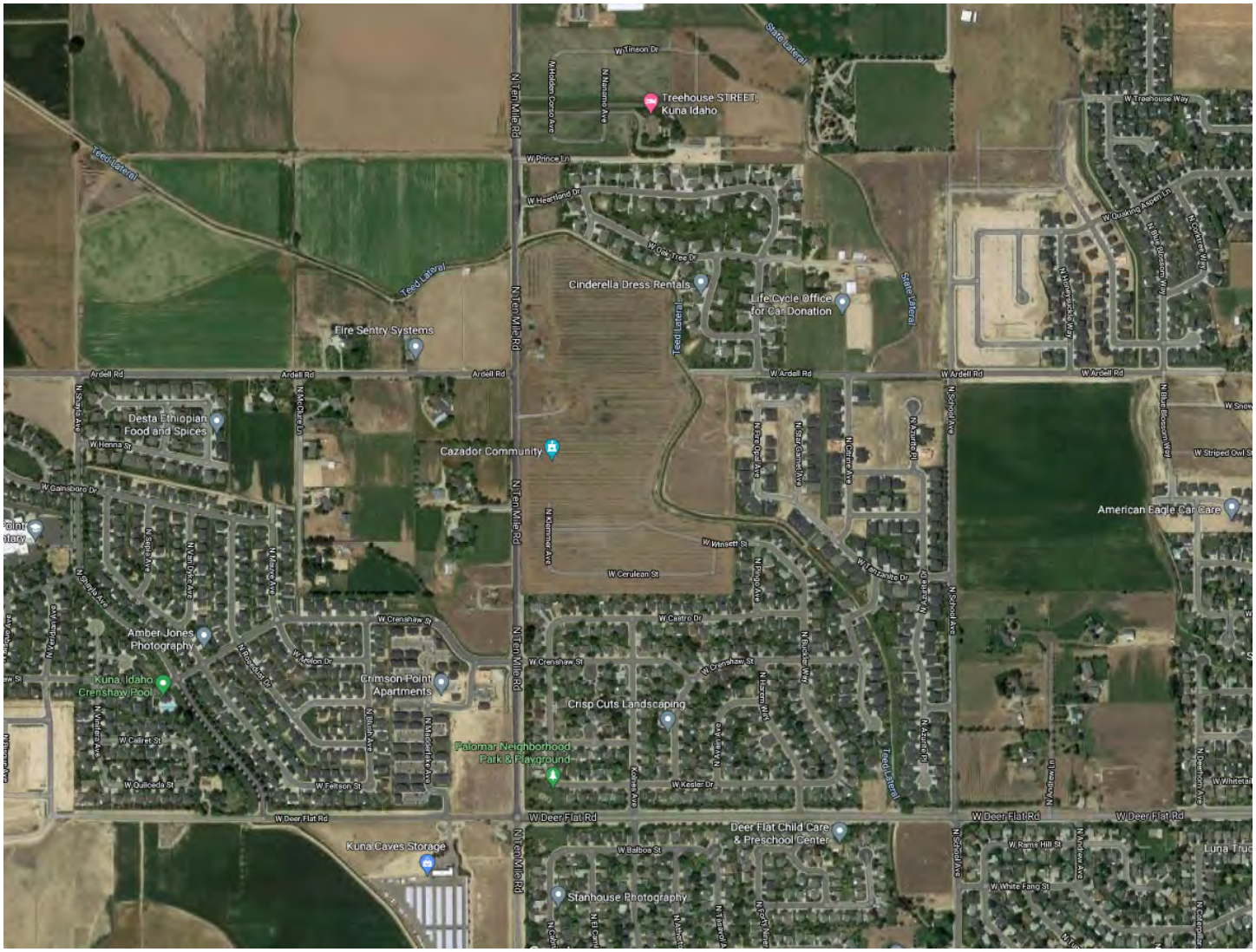
Design Narrative: July 07.07.2021

The project is located on lot 2 block 7 in phase 2 of the Cazador subdivision,near E Ardell Road and the Ten Mile intersection. The subdivision has various architectural elements that will remain cohesive with the new Cazador Pool House. The goal of the subdivision is to create a cohesive living environment for the residents in the newly developing neighborhood. The Pool house will serve as a private amenity for the home owners of the subdivision only. The project will consist of a single story building as shown in the attached drawings. This building will consist of two restrooms, a storage/ maintenance room, a closing office and an exterior rinse off shower, in addition to the swimming pool and pool deck for the neighborhood residents. The pool house will provide a small parking lot for residents to use when using the provided amenity.

The pool house has been designed to be complementary to designs within the neighborhood. The building will have a cultured stacked stone wainscot with neutral colored wood detailing. The body of the building will be a white stucco to contrast with the black composite roof shingles. Gables accent the entry way into the pool area. Color selections will be neutral and cohesive within the subdivision design complimenting the surrounding homes and residential spaces . The pool house windows will be frosted glass to ensure privacy when in use. The exterior rinse off shower will be located on one side of the building and will use exterior tile for the ease of cleanability.

Landscaping will be located on all sides of the building and lot. The landscaping will be consistent throughout the neighborhood and have a variety of plants and vegetation. Landscaping will compliment the surrounding residential area.
If you have any questions feel free to contact me directly at neUdesign Architecture 208.844.2824 or by email at abuzzini@neudesignarch.com

Vicinity Map:



Sincerely,

Ashley Buzzini

Ashley Buzzini, Project Manager



LANDSCAPE PLAN

0 80 160 240

Plan/Profile Scale: 1" = 80'

CONTACT INFORMATION

OWNER

NORTH STAR FARM, LLC &
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

OPEN SPACE TREE CALCULATIONS (1TREE/1000SF)

BLOCK #	LOT #	LOT AREA (SF)	REQUIRED	PROVIDED
1	3	346	0.00	1.00
1	9	2,040	2.00	3.00
1	13	607	1.00	1.00
2	21	10,244	10.00	11.00
2	29	2,040	2.00	2.00
4	43	875	1.00	1.00
		EXCLUDES STREET FRONTAGES		
5	1	1,854	2.00	2.00
6	2	1,854	2.00	2.00
6	7	13,056	13.00	13.00
7	1	2,195	2.00	3.00
		EXCLUDES STREET FRONTAGES		
TOTAL TREES REQUIRED/PROVIDED			35.00	39.00

STREET FRONTAGE CALCULATIONS

STREET FRONTAGE REQUIREMENTS
(2) DECIDUOUS TREES PER 100 LF
(3) EVERGREEN TREES PER 100 LF
(12) SHRUBS PER 100 LF

STREET NAME	CALCULATION	REQUIRED	PROVIDED
N. TEN MILE RD	(706 LF/100) * 2	14	15
	(706 LF/100) * 3	21	28
	(706 LF/100) * 12	84	84
W. ARDELL RD	(466 LF/100) * 2	9	10
	(466 LF/100) * 3	14	15
	(466 LF/100) * 12	56	87

PLANT SCHEDULE

OTHER SYMBOLS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	50	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B		

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	6	ACER PLATANOIDES `CRIMSON KING` CRIMSON KING MAPLE	2" CAL. B&B	35`X30`	CLASS II
	7	ACER RUBRUM `RED SUNSET` RED SUNSET MAPLE	2" CAL. B&B	45`X30`	CLASS II
	5	FRAXINUS AMERICANA `AUTUMN PURPLE` AUTUMN PURPLE ASH	2" CAL. B&B	45`X30`	CLASS II
	16	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST	2" CAL. B&B	35`X30`	CLASS II
	14	PYRUS CALLERYANA `CAPITAL` CAPITAL CALLERY PEAR	2" CAL. B&B	35`X15`	CLASS II
	3	PYRUS CALLERYANA `CHANTICLEER` CHANTICLEER PEAR	2" CAL. B&B	40`X15`	CLASS II

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
	20	JUNIPERUS SCOPULORUM `MOONGLOW` MOONGLOW JUNIPER	6`-8` B&B	10`X6`
	24	PICEA PUNGENS `HOOPSII` HOOPSI BLUE SPRUCE	6`-8` B&B	35`X15`
	20	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` VANDERWOLF`S PYRAMID PINE	10`-12` B&B	25`X15`

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
	14	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` SUMMER WINE NINEBARK	2 GAL.	5`X5`
	68	ROSA X `CHAMPLAIN` CHAMPLAIN HARDY SHRUB ROSE	2 GAL.	4`X4`
	37	ROSA X `NEARLY WILD` NEARLY WILD ROSE	2 GAL.	2`X3`
	32	SPIRAEA NIPPONICA `SNOWMOUND` SNOWMOUND SPIREA	5 GAL.	4`X4`

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
	14	COREOPSIS VERTICILLATA `MOONBEAM` THREADLEAF COREOPSIS	1 GAL.	1`X2`
	41	HEMEROCALLIS X `CHERRY CHEEKS` CHERRY CHEEKS DAYLILY	1 GAL.	3`X2`
	33	MISCANTHUS SINENSIS `LITTLE KITTEN` LITTLE KITTEN EULALIA GRASS	1 GAL.	3`X2`

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	57,845 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD

KEY NOTES (#)

1. INSTALL 3" SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
4. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
5. ACHD 10' CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. SOLID 6-FOOT HEIGHT VINYL FENCING TO MATCH PREVIOUS PHASE.
7. SOLID 6-FOOT HEIGHT VINYL FENCING WITH LATTICE TOP TO MATCH PREVIOUS PHASE.
8. 5-FOOT HEIGHT CLEAR VISION FENCE TO MATCH PREVIOUS PHASE.
9. 10' WIDE COMPACTED GRAVEL SHOULDER FROM EDGE OF PAVEMENT. ANY AREAS BETWEEN THE 10' OFFSET AND THE PATHWAY SHALL CONTAIN MANICURED LAWN.
10. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN AND PROTECT. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
11. FUTURE POOL LOT. LANDSCAPING SUBJECT TO CHANGE.

ACHD LANDCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

STATE OF IDAHO
ALYSSA YENSEN
LA-16522
2-14-20
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA REVISIONS	10/23/19
2	REV. PER ACHD AND CITY OF KUNA	1/27/20
3	AGENCY COMMENTS	2/14/20

CAZADOR SUBDIVISION NO. 2
KUNA, ID

LANDSCAPE COVER SHEET

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

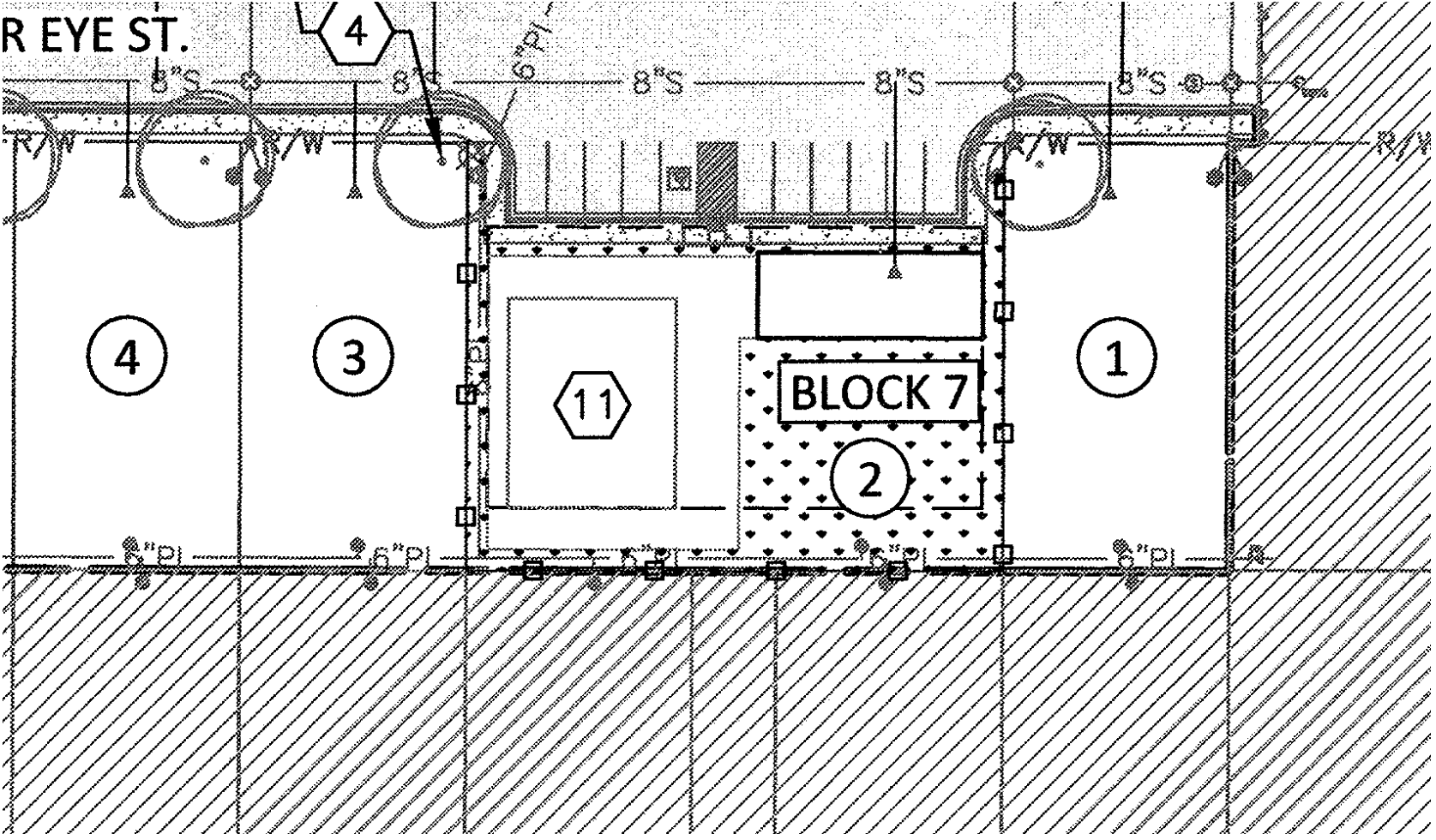
DESIGN BY:	AY
DRAWN BY:	LL
CHECKED BY:	AY
DATE:	9/27/19
PROJECT:	19-018

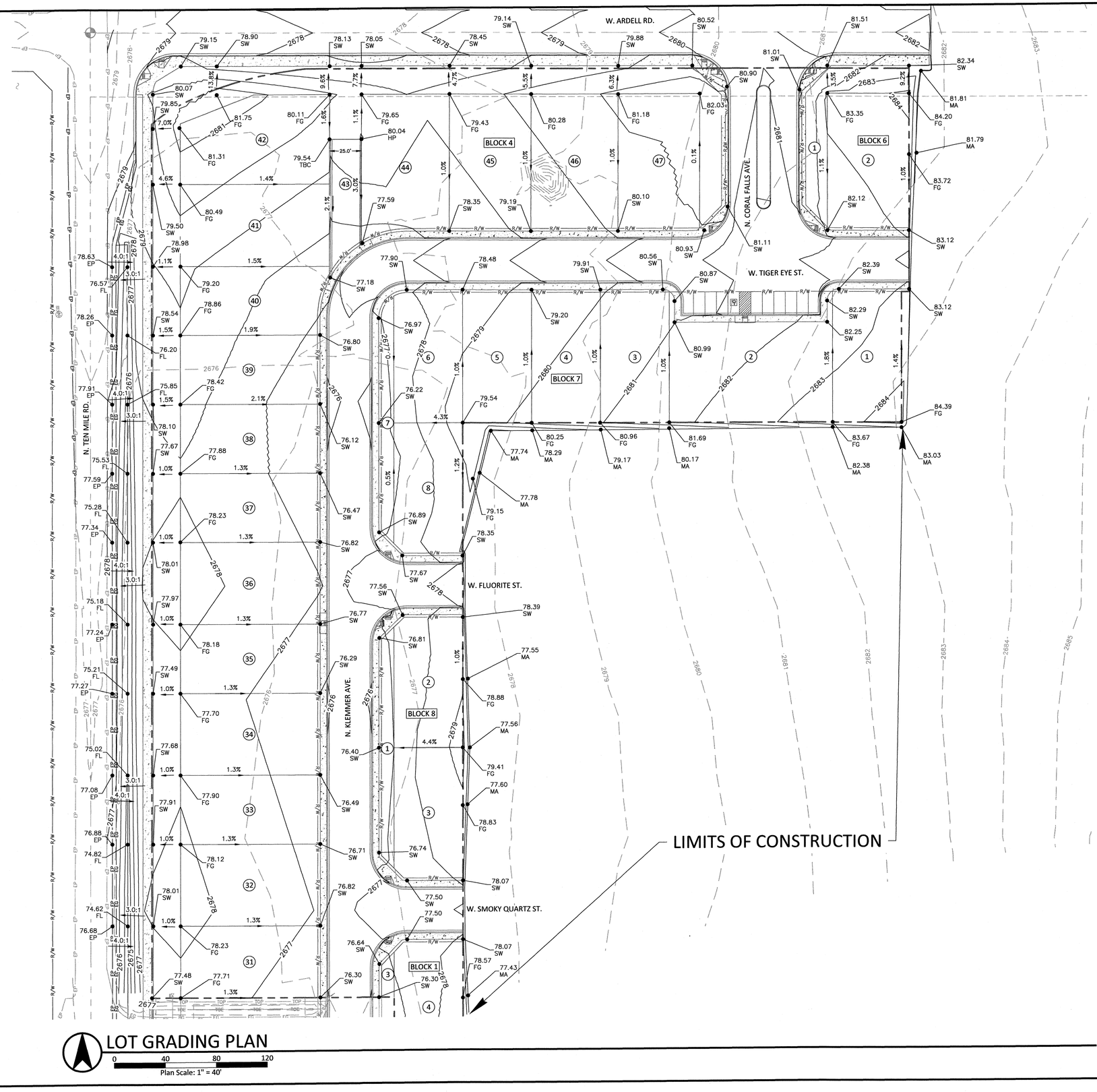
SHEET NO.

L1.0

APPROVED FOR CONSTRUCTION

P:\19-018\CAD\LANDSCAPE\CONSTRUCTION PLANS\19-018 CAZADOR NO. 2 LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 2/14/2020, DWG TO PDF.PC3, 22X34.1 [PDF]


R EYE ST.
4
8"S
8"S
8"S
8"S
8"S
6"PL
4
3
11
BLOCK 7
2
1
6"PL
6"PL
6"PL



LOT GRADING PLAN

0 40 80 120

Plan Scale: 1" = 40'

GRADING LEGEND

74.50	FINISHED GRADE ELEVATION
1.50%	FINISHED GRADE SLOPE
2626	FINISHED GRADE CONTOUR
2645	EXISTING GRADE CONTOUR

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA:	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELEV	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
LIP	– LIP OF GUTTER
FG	– FINISHED GRADE

SHEET NOTES

1. SEE SHEET C1.1 AND C1.2 FOR TYPICAL ROAD SECTIONS.
2. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
3. ALL ELEVATIONS ARE RELATIVE TO THE NAVD88 VERTICAL DATUM.
4. ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

PROFESSIONAL ENGINEER REGISTERED 11994 3-3-20 STATE OF IDAHO MATTHEW S. DERR

REVISIONS

NO.	ITEM	DATE
1	CITY OF KUNA REVISIONS	10/23/19
2	REV. PER ACHD AND CITY OF KUNA	1/27/20
3	AGENCY COMMENTS	2/14/20
4	REV PER CITY OF KUNA COMMENTS	2/21/20
5	REV PER AGENCY COMMENTS	2/26/20
6	REV FOR LOT NUMBER LABELS	3/3/20

CAZADOR SUBDIVISION NO. 2
KUNA, IDAHO

LOT GRADING PLAN
LOT GRADING PLAN

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 4 MARCH 2020

DRAWING STATUS:

APPROVED FOR CONSTRUCTION

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	9/27/19
PROJECT:	19-018

SHEET NO.
C3.1

APPROVED FOR CONSTRUCTION

P:\19-018\CAD\CONSTRUCTION PLANS\19-018 GRADING.DWG, SCOTT FRILLMAN, 3/3/2020, DWG TO PDF.PC3, 22X34 LP[PDF]

SITE PLAN NOTES

Note #	Note
1	
2	
3	
4	
5	PEDESTRIAN RAMP; REFER TO CIVIL PLANS FOR DETAILS
6	ADA PARKING SIGN, REF. DETAILS 1&2/A-501

SITE ANALYSIS:

SITE CHARACTERISTICS
ZONING DISTRICT: R-6
LOT AREA: 13,056 S.F.
BUILDING AREA: 527 S.F.
OPENSPACE: 4,735 S.F.

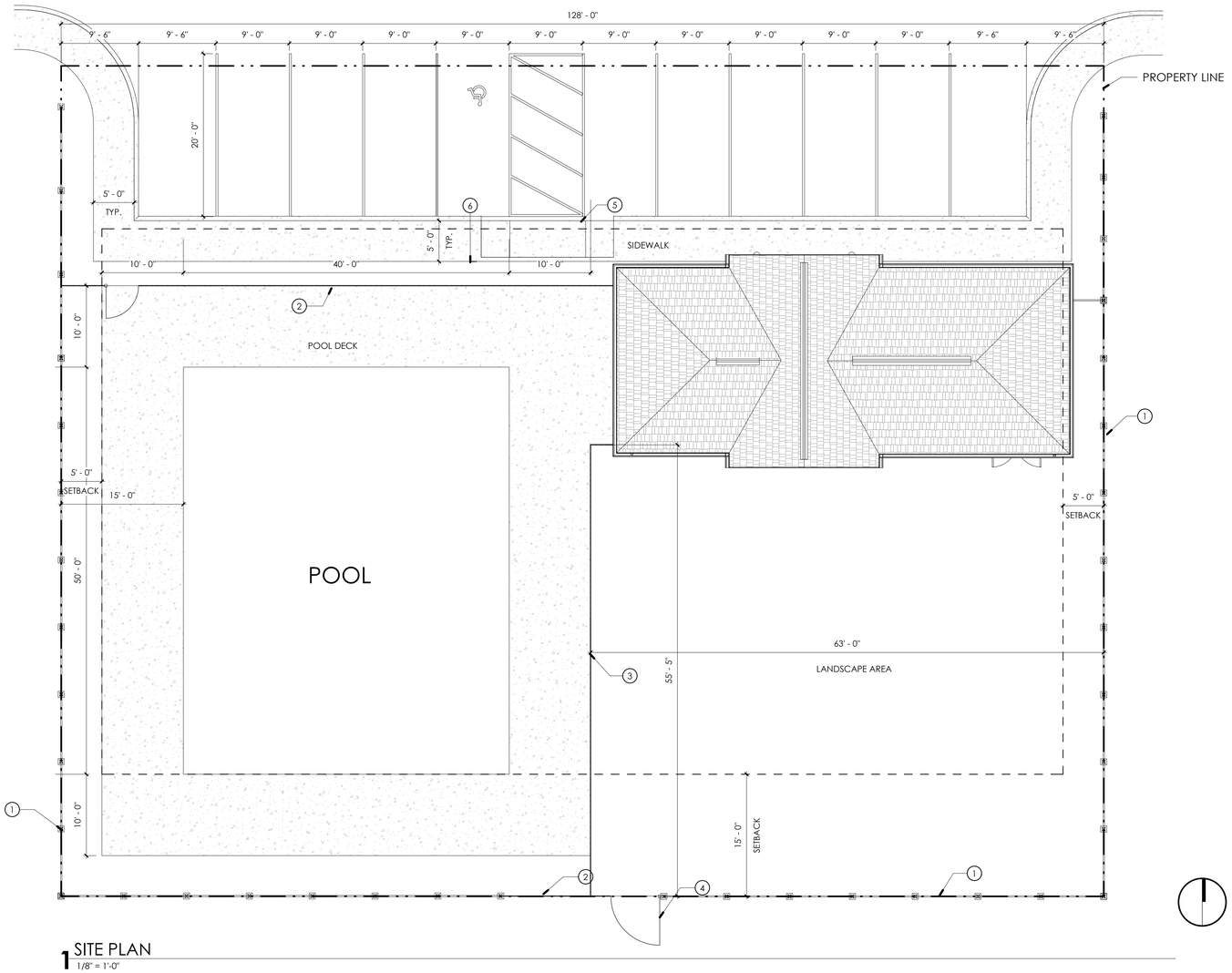
PARKING STALLS:
(REFER TO KUNA, ID CITY CODE SECTION 5-9-3)
CALCULATION: 250/5 = 50 STALLS

REQUIRED STANDARD STALLS: 50
REQUIRED ADA STALLS: 2

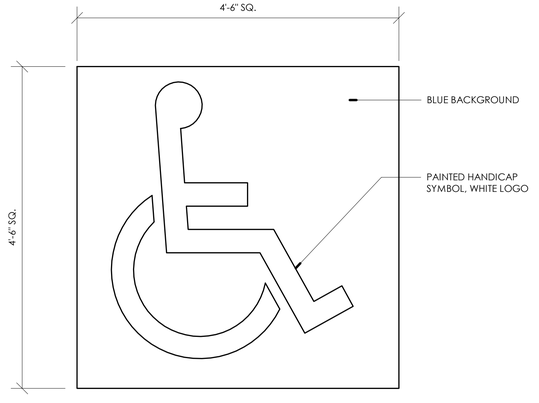
PROVIDED STANDARD STALLS: 10
PROVIDED ADA STALLS:1

GENERAL NOTES:

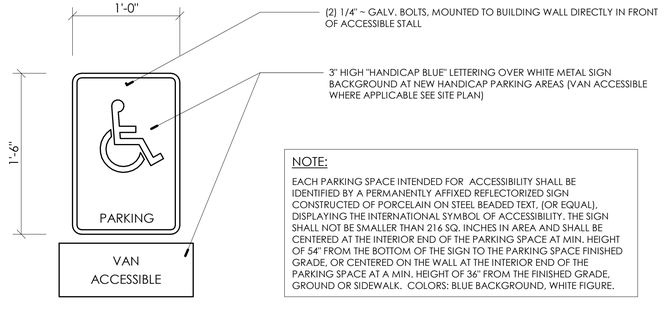
A. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTIONALL GRADES ARE APPROXIMATE. VERIFY IN FIELD
B. ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED
C. PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED
D. PROVIDE SECURE BICYCLE PARKING IN CLOSE PROXIMITY TO BUILDING ENTRANCES MEETING ADA REQUIREMENTS. THESE FACILITIES SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS, PUBLIC SIDEWALKS, OR BUILDING ENTRANCE. EACH CONSTRUCTED FACILITY SHALL SUPPORT THE BICYCLE AND ALLOW THE OWNER OF, TO LOCK FRAME AND FRONT WHEEL WITH ONE LOCK.



1 SITE PLAN
1/8" = 1'-0"



3 HANDICAP SYMBOL ASPHALT MARKINGS
1" = 1'-0"



NOTE:

EACH PARKING SPACE INTENDED FOR ACCESSIBILITY SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT, (OR EQUAL), DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 216 SQ. INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT MIN. HEIGHT OF 54" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MIN. HEIGHT OF 36" FROM THE FINISHED GRADE, GROUND OR SIDEWALK. COLORS: BLUE BACKGROUND, WHITE FIGURE.

2 HANDICAP SIGN
1 1/2" = 1'-0"

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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© NEUDESIGN ARCHITECTURE LLC

CLIENT: DB Development, LLC.
Cazador Subdivision Changing Rooms
W TIGER EYE STREET

PROFESSIONAL SEAL

LICENSED ARCHITECT
AR 984486
5.24.2021
JAMES L. ESCOBAR
STATE OF IDAHO

NO.	DESCRIPTION	DATE
1	FOR PERMIT	5.24.2021

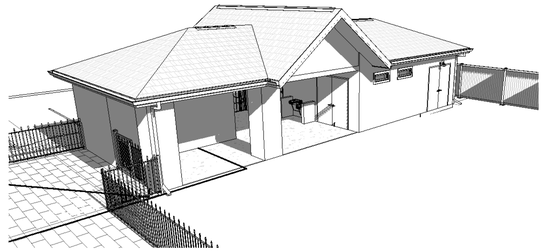
SITE PLAN

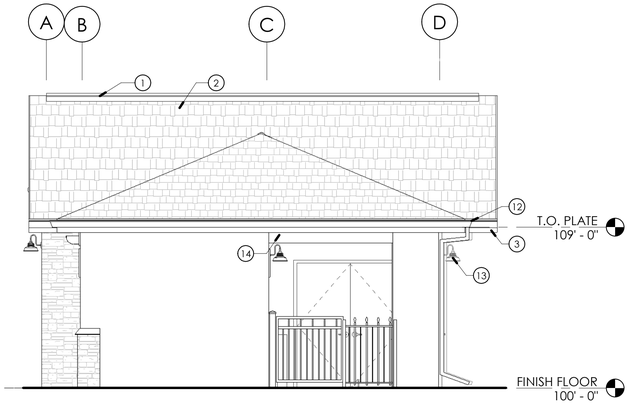
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JOB NUMBER 19128
DRAWN BY AAB

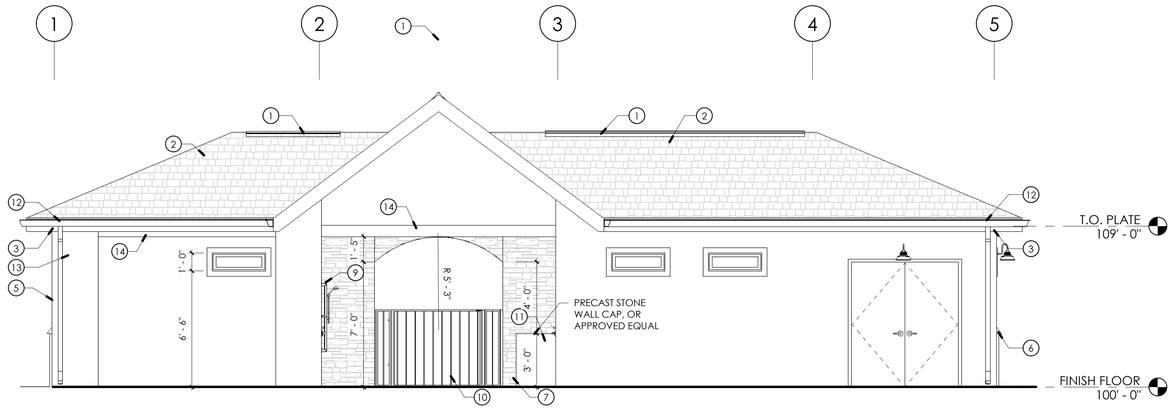




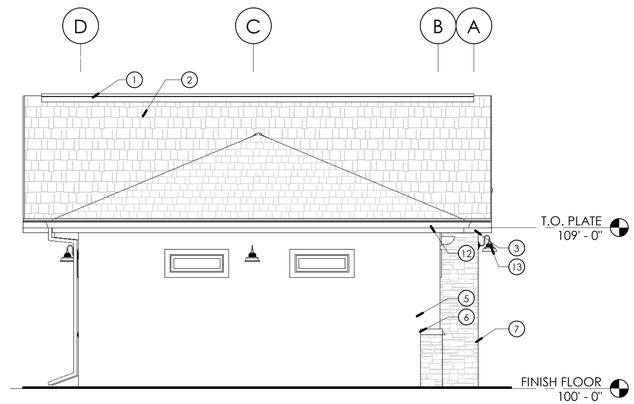




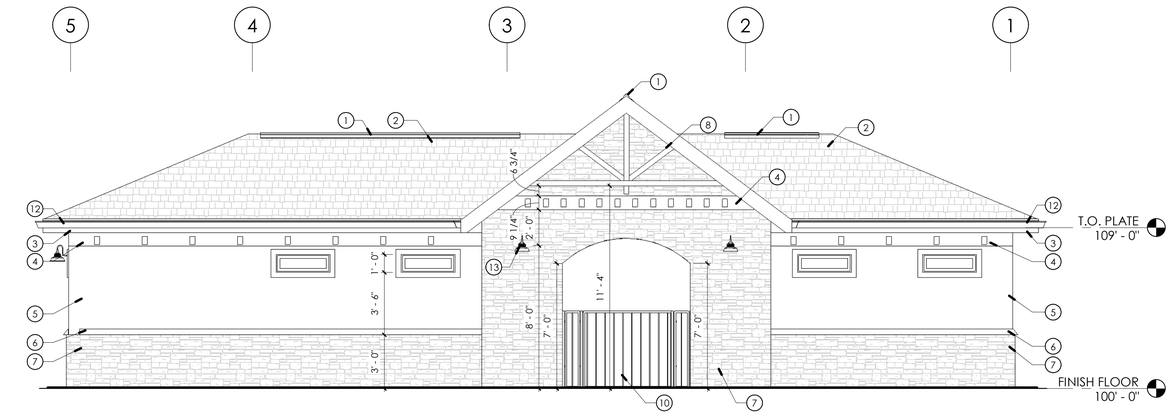
4 WEST ELEVATION
1/4" = 1'-0"



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



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

A. ALL ELEVATIONS ARE CONSIDERED TO BE "PER INTENT OF THE DRAWINGS" AND MAY NOT REFLECT EXACT CONSTRUCTED ITEMS
B. VERIFY FINISHES OF ALL EXPOSED SURFACES WITH OWNER TYP
C. ALL PLUMBING FIXTURES TO BE VERIFIED w/ OWNER
D. ALL GRADES ARE SHOWN AS ESTIMATES - VERIFY ACTUAL STRUCTURAL ITEMS WITH STRUCTURAL DRAWINGS
E. NOTES ARE TYP. PER EACH ITEM SHOWN ON THIS SHEET (MAY ONLY BE LABELED ONCE ON ONE ELEVATION/DETAIL/SECTION)

ELEVATION NOTES

Note #	Note
1	CONTINUOUS RIDGE
2	CONCRETE TILE ROOF, FINAL SELECTION BY OWNER
3	FASCIA
4	DECORATIVE BEAM
5	3 COAT STUCCO
6	EXPANDED POLYSTYRENE VENEER CAP
7	STONE VENEER, FINAL SELECTION BY OWNER
8	REFER TO TRUSS MFR. DRAWINGS
9	EXTERIOR SHOWER HEAD; REFER TO G-003 FOR MOUNTING HEIGHTS
10	5'-0" ORNAMENTAL GATE, PROVIDE KEYCARD ACCESS FROM INTERIOR & EXTERIOR, REFER TO POWER PLAN
11	HI-LO DRINKING FOUNTAIN
12	PREFINISHED METAL GUTTER AND DOWNSPOUTS
13	DECORATIVE LIGHTING FIXTURE, REFER TO ELECTRICAL PLANS
14	8X8 FAUX BEAM

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

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Cazador Subdivision Changing Rooms
W TIGER EYE STREET

PROFESSIONAL SEAL

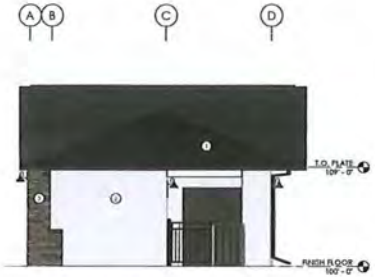
LICENSED ARCHITECT
AR 984486
5.24.2021
JAMES L. ESCOBAR
STATE OF IDAHO

NO.	DESCRIPTION	DATE
1	FOR PERMIT	5.24.2021

EXTERIOR ELEVATIONS

A-211

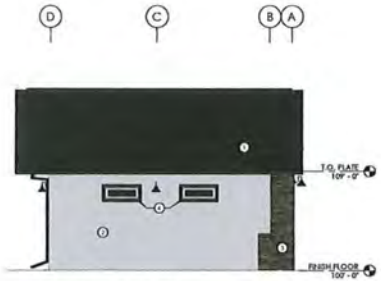
JOB NUMBER 19128
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4 WEST ELEVATION - COLORED



3 SOUTH ELEVATION - COLORED



2 EAST ELEVATION - COLORED



1 NORTH ELEVATION - COLORED



1 COMPOSITE ROOF TILES - BLACK

2 SW 7006
Extra White
Interior / Exterior
Location Number 257-C1

3-COAT STUCCO - WHITE



3 STONE VENEER- MOUNTAIN LEDGE: BITTERFOOT

4 SW 7048
Urbane Bronze
Interior / Exterior
Location Number 245-C7

TRUSSES, TRIM, FASCIA, AND SOFFIT

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208.884.2024

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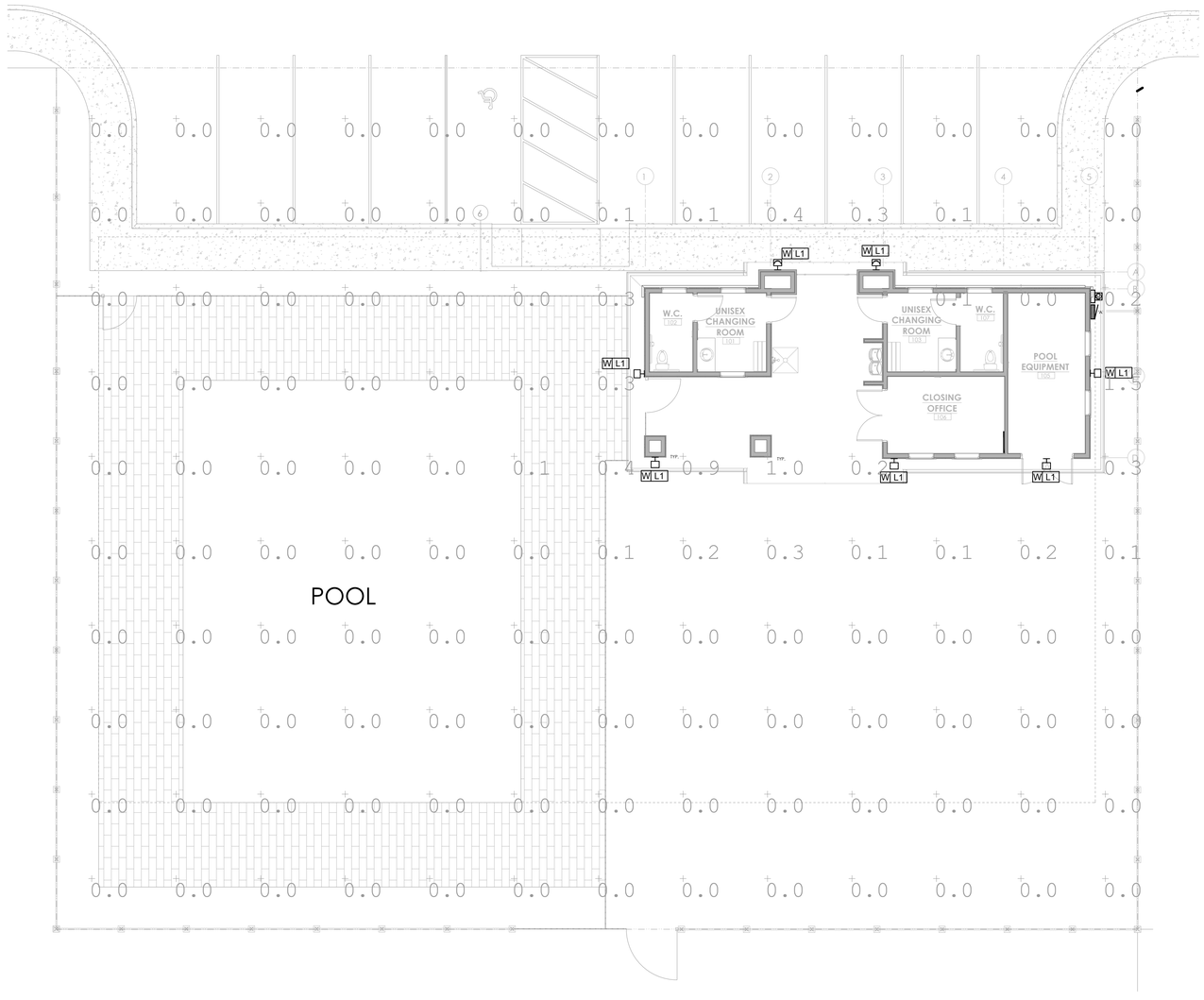
LICENSED ARCHITECT
JAY WARD
5.24.2021
WARD A. EUGENE
[illegible]

NO	DESCRIPTION	DATE
1	BCR PERMIT	5.24.2021

COLORED ELEVATIONS

A-212

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1 SITE PHOTOMETRIC PLAN
1/8" = 1'-0"

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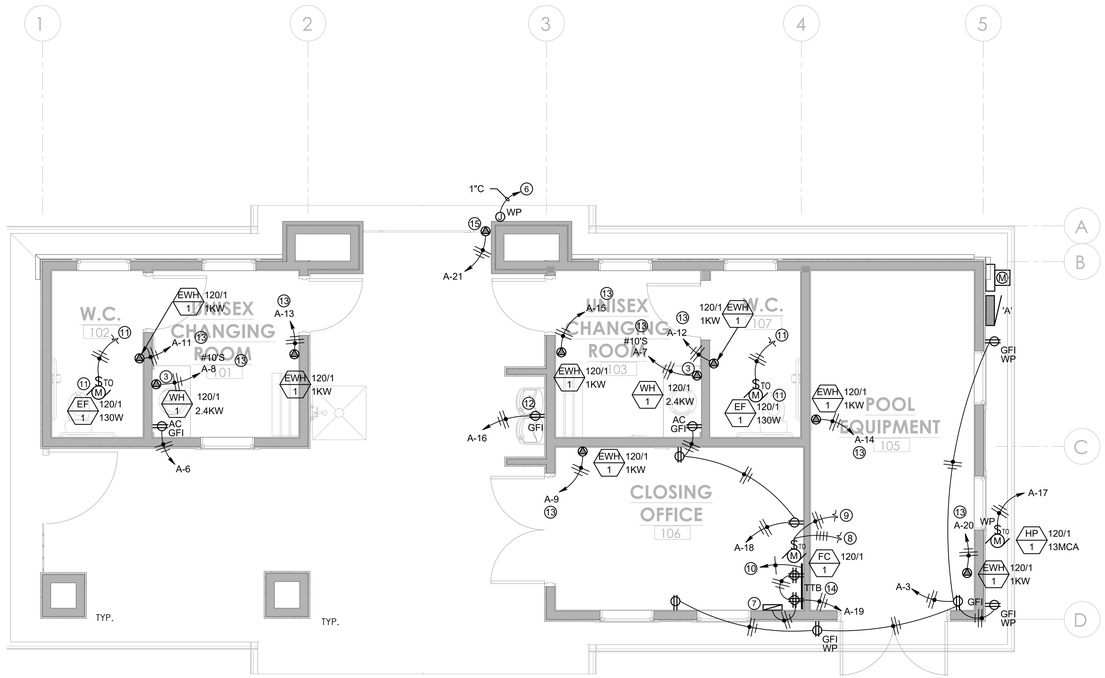
PROFESSIONAL ENGINEER REGISTERED 10609 STATE OF IDAHO JON W. VAN STONE 7/14/23

NO.	DESCRIPTION	DATE

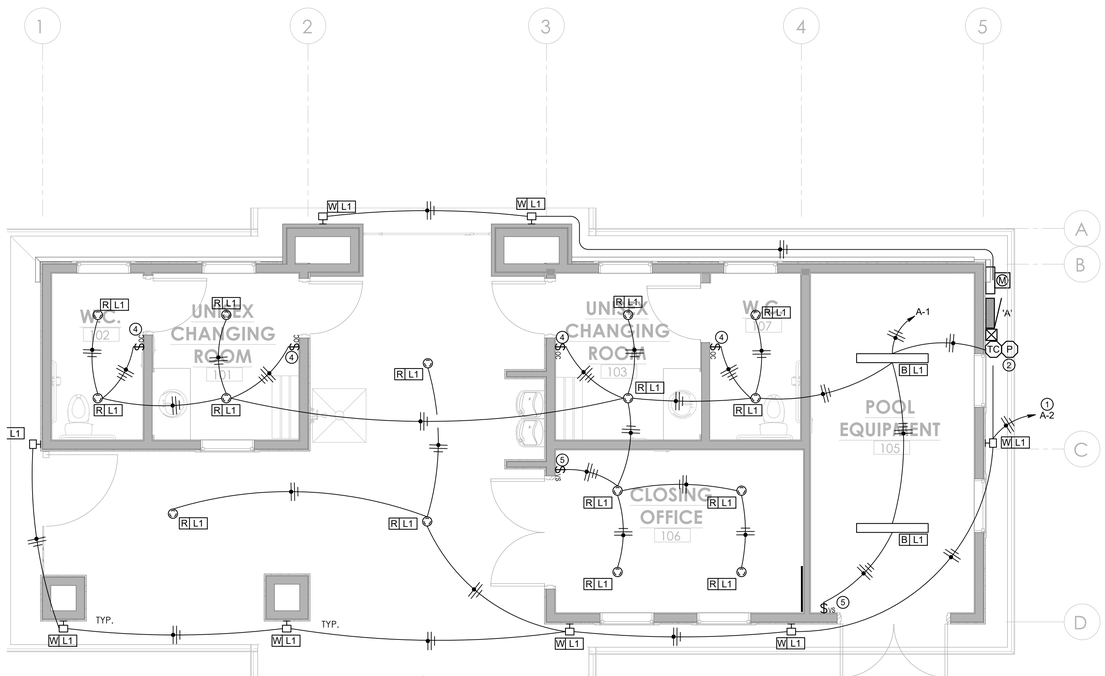
SITE PHOTOMETRIC PLAN

E1.1

JOB NUMBER 19128
DRAWN BY JVS



1 ELECTRICAL PLAN
1/4" = 1'-0"



1 LIGHTING PLAN
1/4" = 1'-0"

1 ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL NOTES:

1 ALL OCCUPANCY SENSORS THAT ARE INTERCONNECTED WITH THE HVAC CONTROL SYSTEM SHALL BE SET TO A MINIMUM OF 30 MINUTE DELAY.

2 ALL UNSWITCHED LEGS OF THE LIGHTING CIRCUIT SHALL BE ROUTED THROUGH OCCUPANCY SENSOR PRIOR TO ROUTING THROUGH SNAP SWITCHES TO PROVIDE UNSWITCHED POWER TO OCCUPANCY SENSOR FOR OCCUPANT INITIATION OF SENSOR.

3 COORDINATE ALL WORK ON HVAC SYSTEMS WITH DIVISION 15.

4 ALL BREAKERS SUPPLYING MECHANICAL EQUIPMENT SHALL BE HACR RATED.

5 CONTRACTOR SHALL ROUTE ALL CONDUIT AND CONDUCTORS IN CEILING SPACE BELOW ROOF, IF CONTRACTOR ROUTES CONDUIT AND CONDUCTORS ON ROOF, CONTRACTOR SHALL BE RESPONSIBLE FOR DE-RATING CONDUCTORS PER SECTION 310.15(A)(2) OF THE 2017 NEC AND MODIFY CONDUIT SIZES AS REQUIRED.

6 THERMAL OVERLOAD PROTECTION IS ONLY REQUIRED WHERE EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR DOES NOT INCORPORATE INTEGRAL THERMAL PROTECTION OF MOTOR. DIVISION 16 TO COORDINATE REQUIREMENTS WITH DIVISION 15 FOR ACTUAL EQUIPMENT SUPPLIED.

KEYED NOTES:

1 ROUTE CIRCUIT THROUGH EXTERIOR LIGHTING CONTACTOR CONTROLLED BY PHOTOCELL AND TIMECLOCK, SEE EXTERIOR LIGHTING CONTACTOR DETAIL ON SHEET E3.0.

2 EXTERIOR LIGHTING CONTACTOR, TIMECLOCK AND PHOTOCELL. PHOTOCELL MOUNTED 12" ABOVE ROOF FACING NORTH. MOUNT ON WALL ADJACENT TO PANEL 'A' IN HINGED AND LOCKABLE NEMA 3R ENCLOSURE. SEE EXTERIOR LIGHTING CONTACTOR DETAIL ON SHEET E3.0.

3 CONNECTION TO INSTANT HOT WATER HEATER LOCATED UNDER SINK. COORDINATE LOCATION AND CONNECTION REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

4 1-POLE, LINE VOLTAGE, PIR SWITCH MOUNTED OCCUPANCY SENSOR, LEVITON NO. ODS15-ID OR PRE-BID APPROVED EQUAL.

5 1-POLE, LINE VOLTAGE, PIR SWITCH MOUNTED VACANCY SENSOR, LEVITON NO. ODS15-ID OR PRE-BID APPROVED EQUAL. VACANCY SENSOR TO BE SET TO MANUAL 'ON'/AUTO 'OFF' CONTROL.

6 FURNISH AND INSTALL BLANK JUNCTION BOX AND (1) 1" EMPTY CONDUIT TO ACCESS CONTROL HEAD END EQUIPMENT FOR CONDUCTOR ROUTING FOR GATE ACCESS CONTROL. COORDINATE REQUIREMENTS WITH ACCESS CONTROL CONTRACTOR PRIOR TO ROUGH-IN.

7 LOCATION OF ACCESS CONTROL HEAD END EQUIPMENT.

8 ROUTE CONDUIT AND CONDUCTORS TO ASSOCIATED HEAT PUMP LOCATED ON EXTERIOR OF BUILDING FOR CONTROLS. DIVISION 15 TO MAKE FINAL CONNECTIONS. COORDINATE SIZE AND NUMBER OF CONDUCTORS WITH DIVISION 15.

9 ROUTE CONDUIT AND CONDUCTORS TO ASSOCIATED HEAT PUMP LOCATED ON EXTERIOR OF BUILDING FOR POWER.

10 FURNISH AND INSTALL (1) #6 CU GROUND TO MAIN SERVICE GROUND. SEE 'TTB' DETAIL ON SHEET E3.0 FOR ADDITIONAL INFORMATION.

11 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT IN ROOM, EXHAUST FAN TO TURN ON WHEN LIGHT SWITCH TURNS ON.

12 RECEPTACLE FOR DRINKING FOUNTAIN TO BE PROVIDED WITH GFCI PROTECTION. IF RECEPTACLE IS NOT READILY ACCESSIBLE FURNISH AND INSTALL EITHER A GFCI TYPE CIRCUIT BREAKER OR GFCI DEAD FRONT AND FEED THROUGH TO NON-GFCI RECEPTACLE. COORDINATE INSTALLATION REQUIREMENTS WITH DRINKING FOUNTAIN INSTALLER PRIOR TO ROUGH-IN.

13 FURNISH AND INSTALL LOCKABLE BREAKER AT POSITION INDICATED.

14 TELEPHONE TERMINAL BOARD, SEE DETAIL ON SHEET E3.0. SURGE TYPE RECEPTACLE TO BE MOUNTED AT 'TTB'. RECEPTACLE TO BE HUBBELL SPIKESHEILD, BLUE IN COLOR.

15 CONNECTION TO GATE CONTROL. COORDINATE LOCATION AND CONNECTION TYPE WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

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NO.	DESCRIPTION	DATE

ELECTRICAL PLAN

E2.0E

JOB NUMBER 19128
DRAWN BY JVS

ELECTRICAL ABBREVIATIONS

A	AMPERES
AC	6" ABOVE BACKSPLASH
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME
AIC	AMPS INTERRUPTING CAPACITY
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CO	CONDUIT ONLY, PROVIDE PULL-LINE
CT	CURRENT TRANSFORMER
CTL	CONTROL
DC	DIRECT CURRENT
DEMO	DEMOLITION
DET	DETAIL
E	EMPTY/EMERGENCY
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EL	EMERGENCY LIGHT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXG	EXISTING
F	FUSE
FVNR	FULL VOLTAGE NON-REVERSING
FYR	FULL VOLTAGE REVERSING
G/GND	GROUND
GFI	GROUND FAULT INTERRUPTION
HH	HANDHOLE
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
IBT	INTERSYSTEM BONDING TERMINATION
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IPCO	IDAHO POWER COMPANY
J/JB	JUNCTION BOX
KA	KILOAMP
KW	KILOWATT
KWH	KILOWATT HOUR
M	MAGNETIC CONTACTOR COIL
MB	MAIN BREAKER
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MLO	MAIN LUGS ONLY
MS	MOTOR STARTER
MH	MANHOLE
MH	METAL HALIDE
MTG	MOUNTING
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOAD
OS	OCCUPANCY SENSOR
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PC	PHOTOCELL
PNL	PANEL
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
PIR	PASSIVE INFARED
REC	RECEPTACLE
(R)	RELOCATED
SF	SQUARE FEET
T	TELEPHONE
TB	TERMINAL BOARD
TBD	TO BE DETERMINED
TC	TIME CLOCK
TDR	TIME DELAY RELAY
TJB	TERMINAL JUNCTION BOX
TSP	TWISTED SHIELDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERE
WP	WEATHER PROOF/NEMA 3R
XFMR	TRANSFORMER
X	EXPLOSION PROOF
XFR	TRANSFER

LIGHTING SYMBOLS
see luminaire schedule for mounting and fixture type

- 2'x4' ARCHITECTURAL LUMINAIRE
- 2'x4' PARABOLIC LUMINAIRE
- 2'x4' LUMINAIRE
- 2'x4' LUMINAIRE WITH EMERGENCY POWER SOURCE AS NOTED
- 1'x4' LUMINAIRE
- 1'x4' LUMINAIRE WITH EMERGENCY POWER SOURCE AS NOTED
- 2'x2' PARABOLIC LUMINAIRE
- 2'x2' LUMINAIRE
- SURFACE CABLE DOWN LUMINAIRE
- SURFACE CABLE DOWN LUMINAIRE
- SURFACE PENDANT LUMINAIRE
- SURFACE UPLIGHT LUMINAIRE
- STEP LUMINAIRE
- RECESSED WALLWASH LUMINAIRE
- RECESSED SLOPED CEILING LUMINAIRE
- RECESSED ACCENT LUMINAIRE
- RECESSED LUMINAIRE
- RECESSED LUMINAIRE WITH EMERGENCY POWER SOURCE AS NOTED
- INDIRECT LUMINAIRE (LENGTH AS INDICATED ON DWGS) GRID CEILINGS: PROVIDE WITH UL LISTED GRID JUNCTION BOX. EXCESS AIRCRAFT CABLE TO BE COILED AND CONCEALED IN FIXTURE. **DO NOT CUT OFF EXCESS AIRCRAFT CABLE**; VERIFY FINAL MOUNTING HEIGHT WITH OWNER; SEE DETAIL ON DETAIL SHEET(S)
- INDIRECT LUMINAIRES WITH EMERGENCY POWER SOURCE AS NOTED (LENGTH AS INDICATED ON DWGS) GRID CEILINGS: PROVIDE WITH UL LISTED GRID JUNCTION BOX. EXCESS AIRCRAFT CABLE TO BE COILED AND CONCEALED IN FIXTURE, **DO NOT CUT OFF EXCESS AIRCRAFT CABLE**; VERIFY FINAL MOUNTING HEIGHT WITH OWNER; SEE DETAIL ON DETAIL SHEET(S)
- 4' WALL FIXTURE
- 4' WALL FIXTURE WITH EMERGENCY POWER SOURCE AS NOTED
- 2' WALL FIXTURE
- 2' WALL FIXTURE WITH EMERGENCY POWER SOURCE AS NOTED
- 3' WALL FIXTURE
- EMERGENCY LUMINAIRE
- SURFACE/WALL MOUNTED FLOOD LIGHT
- TRACK LUMINAIRE HEAD MOUNTED AS INDICATED
- ROUND LUMINAIRE
- WALL MOUNTED LUMINAIRE
- TC — TIMECLOCK
- P — PHOTOCELL
- OC — OCCUPANCY SENSOR. OCCUPANCY SENSOR TO BE INSTALLED NO LESS THAN 6FT FROM ANY HVAC DIFFUSERS.
- VS — CEILING MOUNTED VACANCY SENSOR. VACANCY SENSOR TO BE INSTALLED NO LESS THAN 6FT FROM ANY HVAC DIFFUSERS. PROVIDE WITH LOW VOLTAGE MOMENTARY WALL SWITCH FOR MANUAL 'ON' CONTROL.
- POLE LIGHT WITH ONE HEAD ARM MOUNTED
- POLE LIGHT WITH TWO HEADS ARM MOUNTED
- WALLPACK LUMINAIRE
- WALLPACK LUMINAIRE WITH EMERGENCY POWER SOURCE AS NOTED
- LIGHTING CONTACTOR TO BE NEMA 1 UNLESS OTHERWISE NOTED. SIZE, POLES, AND TYPE AS INDICATED ON DRAWING
- CEILING MOUNTED EXIT SIGN, DOUBLE FACE
- WALL MOUNTED EXIT SIGN, DOUBLE FACE
- CEILING MOUNTED EXIT SIGN, SINGLE FACE
- WALL MOUNTED EXIT SIGN, SINGLE FACE
- WALL MOUNTED EXIT SIGN/ EMERGENCY LIGHT COMBO UNIT, SINGLE FACE
- ARROW INDICATES DIRECTION TO BE SHOWN ON SIGN

MOUNTING TYPE — X (ALL / UNO) XX — LAMP TYPE AND NUMBER TO DIFFERENT LUMINAIRE
E-DESIGNATES FIXTURE WITH EMERGENCY BATTERY

FIXTURES WITH AN 'E' DESIGNATION ARE TO BE SUPPLIED WITH BODINE 90 MINUTE EMERGENCY BATTERY PACK (OR EQUAL) SUITABLE FOR THAT FIXTURES LAMP TYPE AND TO PRODUCE 50% OF THE ORIGINAL OUTPUT.

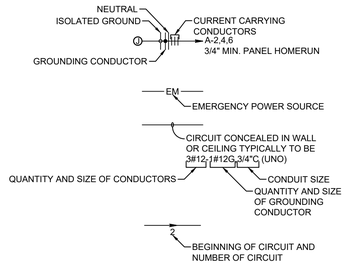
ELECTRICAL DEVICE SYMBOLS
see electrical specifications for further information

- DUAL LEVEL SWITCHING, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
- SINGLE RECEPTACLE. MOUNT AT +18" AFF UNLESS OTHERWISE NOTED.
- SINGLE RECEPTACLE MOUNTED IN FLOOR. TYPE OF BOX AS INDICATED.
- DUPLEX RECEPTACLE. MOUNT AT +18" AFF UNLESS OTHERWISE NOTED.
- C CEILING MOUNTED
- DUPLEX RECEPTACLE, HALF OF RECEPTACLE SHALL BE SWITCHED. MOUNT AT +18" AFF UNLESS NOTED OTHERWISE.
- DUPLEX RECEPTACLE. MOUNTED IN FLOOR. TYPE OF BOX AS INDICATED.
- FOURPLEX RECEPTACLE. MOUNT AT +18" AFF UNLESS OTHERWISE NOTED.
- FOURPLEX RECEPTACLE. MOUNTED IN FLOOR. TYPE OF BOX AS INDICATED.
- SWITCH SUBSCRIPT INICATES TYPE OF SWITCH. MOUNT AT +46" AFF UNLESS NOTED OTHERWISE
  - D DIMMER
  - K KEYED
  - LV LOW VOLTAGE
  - M MOMENTARY CONTACT
  - OV OVERRIDE
  - OC OCCUPANCY SENSOR; SEE DRAWINGS FOR ADDITIONAL INFORMATION. FOR 2-POLE, LINE VOLTAGE OCCUPANCY SENSOR, FURNISH AND INSTALL DUAL LEVEL SWITCHING. SENSORS MUST BE DUAL TECHNOLOGY AND A MINIMUM OF 1,000 SQUARE FEET OF COVERAGE.
  - VS VACANCY SENSOR; SEE DRAWINGS FOR ADDITIONAL INFORMATION. FOR SENSORS MUST BE DUAL TECHNOLOGY AND A MINIMUM OF 1,000 SQUARE FEET OF COVERAGE. VACANCY SENSOR TO BE PROVIDED WITH MANUAL 'ON' OPERATION.
  - P PILOT LIGHT
  - TO THERMAL OVERLOAD (THE NUMBER OF POLES TO MATCH CIRCUIT REQUIREMENTS AND BE SIZED FOR ASSOCIATED MOTOR LOAD.)
  - 2 DOUBLE POLE
  - 3 THREE WAY
  - 4 FOUR WAY
  - a SUPERSCRIPT INDICATES LIGHTS TO BE SWITCHED
- MOTOR STARTER/CONTACTOR TO BE NEMA 1 UNLESS NOTED OTHERWISE. SIZE AND TYPE AS INDICATED ON DRAWING.
- COMBINATION MOTOR STARTER AND DISCONNECT TO BE NEMA 1 UNLESS NOTED OTHERWISE. SIZE AND TYPE AS INDICATED ON DRAWING.
- FUSED DISCONNECT SWITCH TO BE NEMA 1 UNLESS NOTED OTHERWISE. SIZE AND POLES AS INDICATED.
- NON-FUSED DISCONNECT SWITCH TO BE NEMA 1 UNLESS NOTED OTHERWISE. SIZE AND POLES AS INDICATED.
- THERMOSTAT MOUNTED AT +48" AFF UNLESS NOTED OTHERWISE. MECHANICAL UNIT TO BE CONTROLLED AS INDICATED.
- AQUASTAT
- EQUIPMENT CONNECTION POINT. VERIFY TYPE OF CONNECTION WITH EQUIPMENT SUPPLIER. ELECTRICAL CONTRACTOR TO SUPPLY ALL RACEWAY AND CONDUCTORS UNLESS NOTED OTHERWISE.
- EQUIPMENT CONNECTION POINT MOUNTED IN FLOOR. TYPE OF BOX AS INDICATED. VERIFY TYPE OF CONNECTION WITH EQUIPMENT SUPPLIER. ELECTRICAL CONTRACTOR TO SUPPLY ALL RACEWAY AND CONDUCTORS UNLESS NOTED OTHERWISE
- GROUND ROD; 5/8" BY 10' MINIMUM, COPPER-CLAD
- JUNCTION BOX
- WALL MOUNTED PUSHBUTTON. MOUNT AT +46" AFF UNLESS NOTED OTHERWISE
- 3 BUTTON DOOR CONTROLLER
- 2 BUTTON DOOR CONTROLLER
- T# / T or T# — TRANSFORMER. SIZE AND TYPE AS INDICATED # = TRANSFORMER DESIGNATION
- MOTOR WITH THERMAL OVERLOAD
- MOTOR
- ## or ## — PANELBOARD. SEE ELECTRICAL SCHEDULES FOR TYPE, SIZE AND MOUNTING # = PANELBOARD DESIGNATION
- EQUIPMENT CABINET, SURFACE MOUNTED
- EQUIPMENT CABINET, FLUSH MOUNTED
- WALL MOUNTED CIRCUITBREAKER. TYPE AND SIZE AS INDICATED
- WM — WIREMOLD - POWER AND DATA RACEWAY MOUNT RECEPTACLES AS SHOWN. MOUNTING OF RACEWAY AS INDICATED
- PM — PLUGMOLD - POWER ONLY
- MECHANICAL EQUIPMENT CALLOUT
- POWER POLE
- TWO COMPARTMENT POWER POLE

ONE LINE SYMBOLS
see electrical specifications for further information

- ATS / #A / #P — AUTOMATIC TRANSFER SWITCH, SIZE AND POLES AS INDICATED ON DRAWING
- #A / #P — CIRCUIT BREAKER; SIZE AND POLES AS INDICATED ON DRAWING
- PANEL — PANELBOARD; NAME, SIZE, TYPE AS INDICATED ON DRAWINGS
- PAD MOUNTED TRANSFORMER BY LOCAL UTILITY
- METER
- GROUND BAR
- S — SECTOR SWITCH

CIRCUITING SYMBOLS
see electrical specifications for further information



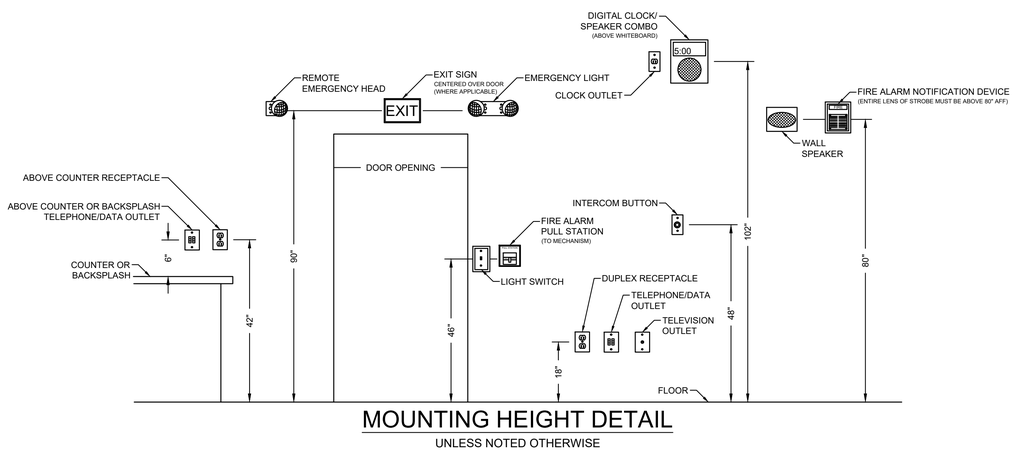
- CONDUIT UP
- CONDUIT DOWN
- UNDERGROUND OR CONCEALED CONDUIT
- EXISTING CONDUIT
- CONDUIT STUBBED, CAPPED, MARKED, AND PROVIDED WITH PULLSTRING
- FUTURE CONDUIT

LINE TYPES

- EXISTING
- DEMOLITION
- FUTURE
- NEW

ELECTRICAL DRAWING SHEET INDEX

E0.0	ELECTRICAL SYMBOLS AND SHEET INDEX
E1.0	ELECTRICAL SITE PLAN
E2.0E	ELECTRICAL PLAN
E3.0	ONE LINE DIAGRAM AND ELECTRICAL DETAILS
E3.1	ELECTRICAL SCHEDULES
E4.0	ELECTRICAL SPECIFICATIONS
E4.1	ELECTRICAL SPECIFICATIONS



MOUNTING HEIGHT DETAIL
UNLESS NOTED OTHERWISE

1 ELECTRICAL SYMBOLS AND SHEET INDEX
NO SCALE

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PROFESSIONAL ENGINEER REGISTERED 10609 STATE OF IDAHO JON W. VAN STONE

NO.	DESCRIPTION	DATE

ELECTRICAL SYMBOLS AND SHEET INDEX

E0.0

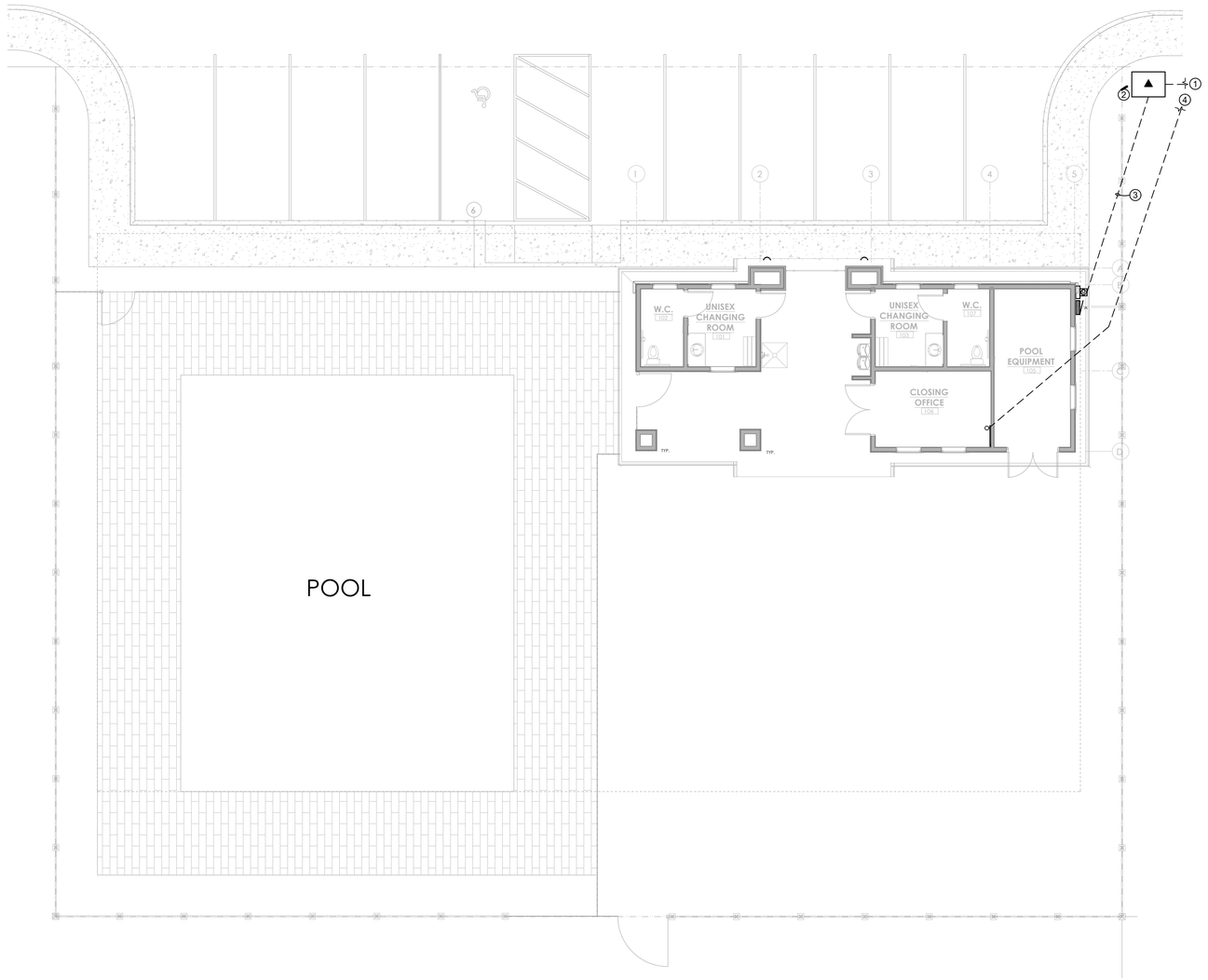
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GENERAL NOTES:

1. COORDINATE ALL UNDERGROUND SITE WORK WITH OTHER DISCIPLINES TO AVOID REWORK.
2. ALL IN-GRADE JUNCTION BOXES TO BE FIBERGLASS 12"x12"x18" DEEP. WITH LID LABELED 'ELECTRICAL'. FINISH ELEVATION OF TOP OF LID TO BE FLUSH WITH FINISHED GRADE; UNLESS NOTED OTHERWISE.
3. ALL PENETRATIONS THROUGH SLAB ARE TO BE SCOTCH WRAP RIGID CONDUIT OR PVC COATED RIGID CONDUIT.
4. ALL UNDERGROUND CONDUIT SHALL BE 1" SCHEDULE 40 PVC; UNLESS NOTED OTHERWISE.
5. SEE TRENCH DETAIL ON DETAIL SHEET(S) FOR INSTALLATION OF ALL UNDERGROUND CONDUITS.
6. COORDINATE LOCATION OF POWER, CABLE, AND TELECOMMUNICATION UTILITIES WITH THE LOCAL UTILITY COMPANY PRIOR TO ROUGH-IN OF THE UTILITY CONDUITS.

KEYED NOTES:

1. NEW UNDERGROUND PRIMARY BY IDAHO POWER CO. SEE SHEET E3.0 FOR FURTHER INFORMATION. COORDINATE LOCATION WITH UTILITY COMPANY PRIOR TO ROUGH-IN.
2. NEW PAD MOUNTED TRANSFORMER, PAD AND METER BY IDAHO POWER CO. COORDINATE LOCATION WITH UTILITY COMPANY PRIOR TO ROUGH-IN.
3. NEW UNDERGROUND SECONDARY BY IDAHO POWER CO. SEE SHEET E3.0 FOR FURTHER INFORMATION.
4. (1) 4" EMPTY CONDUIT FOR TELECOMMUNICATIONS AND (1) 2" EMPTY CONDUIT FOR CATV, STUB CONDUITS TO EDGE OF PROPERTY LINE AS INDICATED, CAP, MARK AND PROVIDE PULL LINE. STUB CONDUITS 6" AFF BELOW TTB. ALL 90 DEG. BENDS SHALL BE FACTORY BENT LONG SWEEPING 90'S. COORDINATE LOCATION WITH UTILITY COMPANY PRIOR TO ROUGH-IN.



1 ELECTRICAL SITE PLAN
1/8" = 1'-0"

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CLIENT:
DB Development, LLC.
Cazador Subdivision Changing Rooms
W TIGER EYE STREET

PROFESSIONAL SEAL

PROFESSIONAL ENGINEER REGISTERED 10609 STATE OF IDAHO JON W. VAN STEINE 7/14/23

NO.	DESCRIPTION	DATE

ELECTRICAL SITE PLAN

E1.0

JOB NUMBER 19128
DRAWN BY JVS

PANEL: A			**PROJECT:** CAZADOR SUBDIVISION CHANGING ROOMS									**ENCLOSURE TYPE:** NEMA 1, LOCKABLE					
VOLTAGE: 240/ 120			**PHASE:** 1			**WIRE:** 3		**AMPERE RATING:** 200 AMPS				**SC RATING:** 35000 AIC					
ENTRY: TOP/BOTTOM								**TYPE:** MLO				**MOUNTING:** SURFACE					
REMARKS: IF CONTRACTOR UTILIZES MULTIWIRE BRANCH CIRCUITS THEN CONTRACTOR SHALL PROVIDE BREAKER TIES SO THAT ALL UNGROUNDED CONDUCTORS ARE SIMULTANEOUSLY DISCONNECTED PER SECTION 210.4(B) OF THE NEC																	
CKT NO.	DESCRIPTION	AMPS/ POLES		LOAD W	LOAD AMPS	WIRE SIZE	PHASE (W) A	PHASE (W) C	WIRE SIZE	LOAD AMPS	LOAD W	AMPS/ POLES		DESCRIPTION	CKT NO.
1	LTG - INTERIOR	20	1	304	2.5	12	548		12	2.0	244	20	1	LTG - EXTERIOR	2
3	REC - OFFICE,POOL EQUIP. ROOM	20	1	540	4.5	12		790	12	2.1	250	20	1	REC - MENS	4
5	REC - EXTERIOR	20	1	540	4.5	12	720		12	1.5	180	20	1	REC - WOMENS	6
7	INSTANT HOT WATER - WOMENS	30	1	2400	20.0	10		4800	10	20.0	2400	30	2	INSTANT HOT WATER - MENS	8
9	EWH-1	20	1	1000	8.3	12	1000		12	0.0		20	1	SPARE	10
11	EWH - 1	20	1	1000	8.3	12		2000	12	8.3	1000	20	1	EWH - 1	12
13	EWH - 1	20	1	1000	8.3	12	2000		12	8.3	1000	20	1	EWH - 1	14
15	EWH - 1	20	1	1000	8.3	12		1900	12	7.5	900	20	1	WATER COOLER	16
17	HP-1	20	1	1560	13.0	12	2350		10	6.6	790	30	1	REC-CHANGING RM.OFFICE	18
19	REC-TTB	20	1	720	6.0	12		1720	12	8.3	1000	20	1	EWH-1	20
21	GATE CONTROL	20	1	900	7.5	12	900		12	0.0		20	2	SPARE	22
23	SPARE	20	2		0.0	12		0	12	0.0		20			24
25		20			0.0	12	0		12	0.0		20	1	SPARE	26
27	SPARE	30	2		0.0	10		0	3	0.0		100	2	SPARE	28
29		30			0.0	10	0		3	0.0		100	*	**	30
	CONNECTED LOAD - TOTAL KW			19	KW		7518	11210							
	CONNECTED LOAD - TOTAL AMPS			78	AMPS		63	93							
	DEMAND LOAD - TOTAL KW			19	KW										
	DEMAND LOAD - TOTAL AMPS			79	AMPS										

LIGHTING FIXTURE SCHEDULE - CAZADOR SUBDIVISION CHANGING ROOMS

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMPS	VOLTAGE	REMARKS
BL1	LENSED LED STRIP, 4'FT	METALUX	4SNLED-LD4-41SL-LW-UNV-L840-CD1	CEILING SURFACE	(1) 41.03W LED 4000K	120	1
RL1	6: ROUND RECESSED, LED OPEN REFLECTOR, WITH HOUSING	HALO NO.	ML5612830-592W-H750ICAT	CEILING RECESSED	(1) 17.5W LED 3000K	120	1,2
WL1	DECORATIVE WALL SCONCE	WAC LIGHTING	WS-W26716-BZ	WALL MOUNT	(1) 13W LED 3000K	120	1

REMARKS

1. OR PRE-BID APPROVED EQUAL
2. WHEN INSTALLED IN AN INSULATED CEILING, FIXTURE TO BE INSTALLED WITH FIRE RATED OR IC RATED ENCLOSURE OR HAVE SHEET ROCK ENCLOSURE BUILT PER DETAIL.

COMcheck Software Version 4.1.2.0

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction

Construction Site:

Owner/Agent:

Designer/Contractor:
Jeff Smith
electrical engineering company
800 S Industry way
suite 350
Meridian, ID 83642
208-378-4450
jsmith@e2co.com

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	570	0.71	405
		Total Allowed Watts =	405

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office				
LED 1: BL1: GRID: Other:	1	2	41	82
LED 2: RL1: RECESSED: Other:	1	12	18	216
			Total Proposed Watts =	298

Interior Lighting PASSES: Design 26% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.2.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JON VAN STONE — Name - Title
Signature
7/16/21 — Date

Project Title: Report date: 07/15/21
Data filename: S:\Construction Admin Projects\19222 Cazador Subdivision Poolhouse\docs\COMcheck\19222_COMcheck.cck Page 1 of 7

COMcheck Software Version 4.1.2.0

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area)

Construction Site:

Owner/Agent:

Designer/Contractor:
Jeff Smith
electrical engineering company
800 S Industry way
suite 350
Meridian, ID 83642
208-378-4450
jsmith@e2co.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Plaza area	354 ft2	0.1	Yes	35
Walkway < 10 feet wide	67 ft of	0.5	Yes	34
			Total Tradable Watts (a) =	69
			Total Allowed Watts =	69
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Plaza area (354 ft2): Tradable Wattage				
LED 2: RL1: RECESSED: Other:	1	3	17	51
Walkway < 10 feet wide (67 ft of walkway length): Tradable Wattage				
LED 5: WL1: Other:	1	8	8	64
			Total Tradable Proposed Watts =	115

Exterior Lighting PASSES: Design 75% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.2.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JON VAN STONE — Name - Title
Signature
7/16/21 — Date

Project Title: Report date: 07/15/21
Data filename: S:\Construction Admin Projects\19222 Cazador Subdivision Poolhouse\docs\COMcheck\19222_COMcheck.cck Page 2 of 7

1 ELECTRICAL SCHEDULES
NO SCALE

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

FOR PERMIT

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e2co project #: 19222

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PROJECT: Cazador Subdivision Changing Rooms

W TIGER EYE STREET

PROFESSIONAL SEAL

PROFESSIONAL ENGINEER REGISTERED 10609 STATE OF IDAHO JON W. VAN STONE 7/16/21

NO.	DESCRIPTION	DATE

ELECTRICAL SCHEDULES

E3.1

JOB NUMBER 19128
DRAWN BY JVS

ELECTRICAL LOAD SUMMARY
CAZADOR SUBDIVISION CHANGING ROOMS

PANEL AND/OR EQUIPMENT	VOLTAGE	ELECTRICAL LOAD (KVA)								CONNECTED LOAD		DEMAND LOAD	
		LIGHTING	REC.	MOTORS	KITCHEN	HVAC	MISC.	ELEC. HEAT	WATER HEAT	KVA	AMPS	KVA	AMPS
A	240/120	1	4	0	0	2	1	6	8	21	88	21	89
TOTAL (NEW):		1	4	0	0	2	1	6	8	21	88	21	89

MAIN SERVICE DISCONNECT/EQUIPMENT RATING: 200 AMPS

Fault Current at Service Equipment

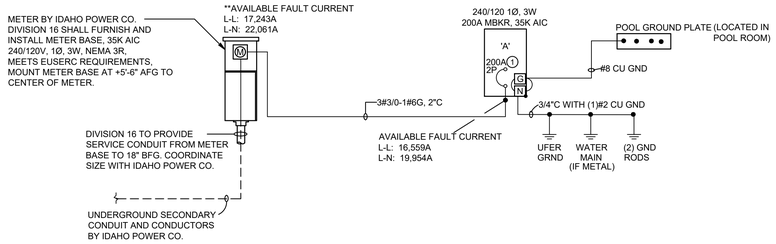
fault current at terminals of main disconnect **L- L =** **17,243 amperes**
fault current at terminals of main disconnect **L- N =** **22,061 amperes**

AVAILABLE FAULT CURRENT AT SERVICE EQUIPMENT**
L-L: 17,243A
L-N: 22,061A

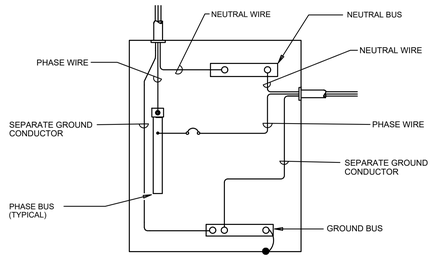
**FAULT CURRENT CALCULATION BASED ON 75KVA TRANSFORMER AT 1.5% IMPEDANCE LOCATED 20' AWAY WITH (1) SET OF 4/0 CONDUCTORS. CONTRACTOR TO VERIFY ACTUAL INSTALLED TRANSFORMER AND RATINGS WITH IDAHO POWER COMPANY AND PROVIDE TO ENGINEER FOR UPDATED FAULT CURRENT CALCULATIONS.

KEYED NOTES:

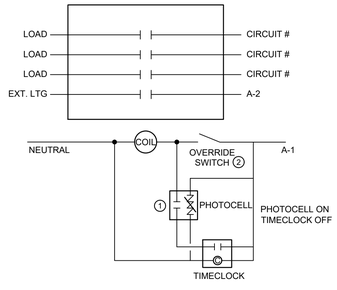
1 BREAKER IN PANEL TO BE SERVICE ENTRANCE RATED.



ONE LINE DIAGRAM



TYPICAL ELECTRICAL PANEL DETAIL

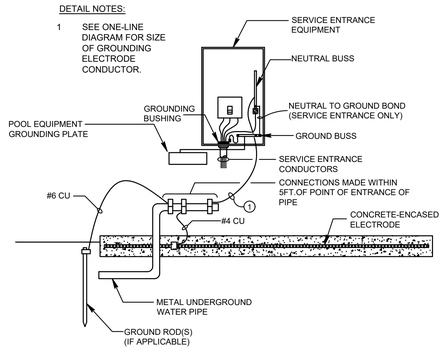


CONTACTOR DETAIL KEYED NOTES:

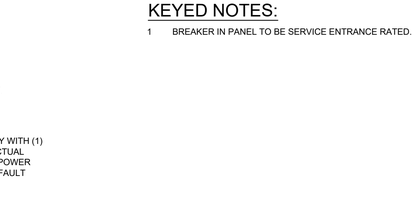
1 MOUNT PHOTOCELL 12" ABOVE ROOF FACING NORTH.

2 MOUNT OVERRIDE SWITCH ON WALL NEXT TO CONTACTOR

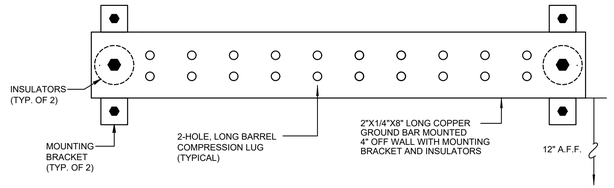
EXTERIOR LIGHTING CONTACTOR DETAIL



GROUNDING ELECTRODE SYSTEM DETAIL



CONCRETE ENCASED ELECTRODE DETAIL



POOL GROUND BAR DETAIL

1 ONE LINE DIAGRAM AND ELECTRICAL DETAILS
NO SCALE

neUdesign ARCHITECTURE
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NO.	DESCRIPTION	DATE

ONE LINE DIAGRAM AND ELECTRICAL DETAILS

E3.0

JOB NUMBER 19128
DRAWN BY JVS

SECTION 16010 - ELECTRICAL GENERAL PROVISIONS
PART 1 - GENERAL
1.1 CONDITIONS AND REQUIREMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
B. Provisions of this Section shall apply to all Sections of Division 16.
1.2 SCOPE OF WORK
A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in all Sections of Division 16 and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation, including all accessories required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation.
1.3 CODE COMPLIANCE
A. All work and materials shall comply with the latest rules, codes and regulations, including, but not limited to, the following:
1. Occupational Safety and Health Act Standards (OSHA)
2. NFPA #70 - National Electric Code (NEC)
3. ADA Standards - Americans with Disabilities Act
4. ANSI/IEEE C-2 - National Electrical Safety Code
5. NECA - Standard of Installation
6. International Building Code
7. International Fire Code
8. International Energy Code
9. NFPA #72 - Fire Code
10. NFPA #101 - Life Safety Code
11. All other applicable Federal, State and local laws and regulations.
B. Work to be executed and inspected in accordance with local codes and ordinances. Permits, fees or charges for inspection or other services shall be paid for by the contractor. Local codes and ordinances are to be considered as minimum requirements and must be properly executed without expense to the owner; but do not relieve the contractor from work shown that exceeds minimum requirements.
1.4 CONDITIONS AT SITE
A. Visit to site is required of all bidders prior to submission of bid. All will be held to have familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.
B. Lines of other service that are damaged as a result of this work shall be promptly repaired at no expense to the owner to the complete satisfaction of the owner.
1.5 DRAWINGS AND SPECIFICATIONS
A. All drawings and all specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division.
B. Drawings are diagrammatic and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements shall be governed by architectural, structural and mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc., necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid.
1.6 SAFETY AND INDEMNITY
A. Safety: The contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
B. No act, service, drawing review or construction review by the owner is intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.
1.7 PROJECT COMPLETION
A. Upon completion of all work and operational checks on all systems, the contractor shall request that a final construction observation be performed.
B. The engineer shall compile a punch list of items to be completed or corrected. The contractor shall notify the engineer upon completion of the items.
1.8 GUARANTEE
A. All work under this section shall be guaranteed in writing to be free of defective work, materials, or parts for a period of one (1) year, except lamps, which shall be guaranteed for thirty (30) days after final acceptance of the work under the contract.
B. Repair, revision or replacement of any and all defects, failure or inoperativeness shall be done by the contractor at no cost to the owner.
PART 2 - PRODUCTS
2.1 MATERIAL APPROVAL
A. The design, manufacturer and testing of electrical equipment and materials shall conform to or exceed latest applicable NEMA, IEEE or ANSI standards.
B. All materials must be new and UL listed. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency, which laboratory shall be acceptable to the owner and code enforcing agency.
2.2 SHOP DRAWINGS AND MATERIALS LIST
A. Submit shop drawings and materials lists as specified for review. Four (4) copies of submittals shall be presented to the owner.
2.3 OPERATION AND MAINTENANCE MANUALS
A. Submit four (4) sets of Operation and Maintenance Manuals of equipment to owner.
2.4 RECORD DRAWINGS
A. Submit record drawings to owner.
PART 3 - EXECUTION
3.1 COORDINATION
A. Coordinate work with other trades to avoid conflict and to provide correct rough-in and connection for equipment furnished under trades that require electrical connections. Inform contractors of other trades of the required access to and clearances around electrical equipment to maintain serviceability and code compliance.
B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without the authorization of the owner, shall be at contractor's risk and expense.
3.2 MANUFACTURER'S INSTRUCTIONS
A. Where the specifications call for an installation to be made in accordance with manufacturer's recommendations, a copy of such recommendations shall at all times be kept in the job superintendent's office and shall be available to the owner.
B. Follow manufacturer's instructions where they cover points not specifically indicated on drawings and specifications. If they are in conflict with the drawings and specifications obtain clarification from the owner before starting work.
3.3 QUALITY ASSURANCE
A. The contractor shall insure that all workmanship, all materials employed, all required equipment and the manner and method of installation conforms to accepted construction and engineering practices, and that each piece of equipment is in satisfactory working condition to satisfactorily perform its functional operation.
B. Provide quality assurance tests and operational check on all components of the electrical distribution system, all lighting fixtures, and special systems.
3.4 CUTTING AND PATCHING
A. Perform all cutting and fittings required for work of this section in rough construction of the building.
B. All patching of finished construction of building shall be performed under the sections of specifications covering these materials.
C. No joists, beams, girders or columns shall be cut by any contractor without obtaining written permission from the owner.
END OF SECTION 16010

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 COORDINATION
A. Coordinate arrangement, mounting, and support of electrical equipment:
1. To allow maximum possible headroom unless specific mounting heights that reduce headroom are indicated.
2. To provide for ease of disconnecting the equipment with minimum interference to other installations.
3. To allow right of way for piping and conduit installed at required slope.
4. So connecting raceways, cables, wireways, cable trays, and busways will be clear of obstructions and of the working and access space of other equipment.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are
not limited to, manufacturers specified.
PART 3 - EXECUTION
3.1 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION
A. Comply with NECA 1.
B. Measure indicated mounting heights to bottom of unit for suspended items and to center of unit for wall-mounting items.
C. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide maximum possible
headroom consistent with these requirements.
D. Equipment: Install to facilitate service, maintenance, and repair or replacement of components of both electrical equipment and other nearby installations.
Connect in such a way as to facilitate future disconnecting with minimum interference with other items in the vicinity.
E. Right of Way: Give to raceways and piping systems installed at a required slope.
F. Interior Penetrations of Non-Fire-Rated Walls and Floors: Seal annular space between sleeve and raceway or cable, using joint sealant appropriate for size, depth, and location of joint. Fire-Rated-Assembly Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at raceway and cable penetrations. Install sleeves and seal raceway and cable penetration sleeves with firestop materials.
G. Roof-Penetration Sleeves: Seal penetration of individual raceways and cables with flexible boot-type flashing units applied in coordination with roofing work.
3.2 FIRESTOPPING
A. Apply firestopping to electrical penetrations of fire-rated floor and wall assemblies to restore original fire-resistance rating of assembly.
3.3 FIELD QUALITY CONTROL
A. Inspect installed sleeve and sleeve-seal installations and associated firestopping for damage and faulty work.

END OF SECTION 16050

SECTION 16060 - GROUNDING AND BONDING
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes methods and materials for grounding systems and equipment.
1.3 QUALITY ASSURANCE
A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
B. Comply with UL 467 for grounding and bonding materials and equipment.
PART 2 - PRODUCTS
2.1 CONDUCTORS
A. Insulated Conductors: Copper wire or cable insulated for 600 V unless otherwise required by applicable Code or authorities having jurisdiction.
B. Bare Copper Conductors:
1. Solid Conductors: ASTM B 3.
2. Stranded Conductors: ASTM B 8.
3. Bonding Cable: 28 kcmil, 14 strands of No. 17 AWG conductor,1/4 inch in diameter.
4. Bonding Conductor: No. 4 or No. 6 AWG, stranded conductor.
5. Bonding Jumper: Copper tape, braided conductors, terminated with copper ferrules; 1-5/8 inches wide and 1/16 inch thick.
2.2 CONNECTORS
A. Listed and labeled by a nationally recognized testing laboratory acceptable to authorities having jurisdiction for applications in which used, and for specific types, sizes, and combinations of conductors and other items connected.
B. Bolted Connectors for Conductors and Pipes: Copper or copper alloy, bolted pressure-type,with at least two bolts.
1. Pipe Connectors: Clamp type, sized for pipe.
C. Welded Connectors: Exothermic-welding kits of types recommended by kit manufacturer for materials being joined and installation conditions.
2.3 GROUNDING ELECTRODES
A. Ground Rods: Copper-clad steel; 5/8 by 120 inches in diameter.
PART 3 - EXECUTION
3.1 APPLICATIONS
A. Conductors: Install solid conductor for No. 8 AWG and smaller, and stranded conductors for No. 6 AWG and larger, unless otherwise indicated.
B. Grounding Bus: Install in electrical and telephone equipment rooms, in rooms housing service equipment, and elsewhere as indicated.
1. Install bus on insulated spacers 1 inch, minimum, from wall 6 inches above finished floor, unless otherwise indicated.
2. Where indicated on both sides of doorways, route bus up to top of door frame, across top of doorway, down to specified height above floor, and connect to horizontal bus.
C. Conductor Terminations and Connections:
1. Pipe and Equipment Grounding Conductor Terminations: Bolted connectors.
2. Underground Connections: Welded connectors, except at test wells and as otherwise indicated.
3. Connections to Ground Rods at Test Wells: Bolted connectors.
4. Connections to Structural Steel: Welded connectors.
3.2 EQUIPMENT GROUNDING
A. Install insulated equipment grounding conductors with all feeders and branch circuits.
B. Install insulated equipment grounding conductors with the following items, in addition to those required by NFPA 70:
1. Feeders and branch circuits.
2. Lighting circuits.
3. Receptacle circuits.
4. Single-phase motor and appliance branch circuits.
5. Three-phase motor and appliance branch circuits.
6. Flexible raceway runs.
7. Armored and metal-clad cable runs.
8. Busway Supply Circuits: Install insulated equipment grounding conductor from grounding bus in the switchgear, switchboard, or distribution panel to equipment grounding bar terminal on busway.
9. Computer and Rack-Mounted Electronic Equipment Circuits: Install insulated equipment grounding conductor in branch-circuit runs from equipment-area power panels and power-distribution units.
10. X-Ray Equipment Circuits: Install insulated equipment grounding conductor in circuits supplying x-ray equipment.
C. Air-Duct Equipment Circuits: Install insulated equipment grounding conductor to duct-mounted electrical devices operating at 120 V and more, including air cleaners, heaters, dampers, humidifiers, and other duct electrical equipment. Bond conductor to each unit and to air duct and connected metallic piping.
D. Water Heater, Heat-Tracing, and Antifrost Heating Cables: Install a separate insulated equipment grounding conductor to each electric water heater and heat-tracing cable. Bond conductor to heater units, piping, connected equipment, and components.
E. Signal and Communication Equipment: For telephone, alarm, voice and data, and other communication equipment, provide No. 4 AWG minimum insulated grounding conductor in raceway from grounding electrode system to each service location, terminal cabinet, wiring closet, and central equipment location.
1. Service and Central Equipment Locations and Wiring Closets: Terminate grounding conductor on a 1/4-by-2-by-12-inch grounding bus.
2. Terminal Cabinets: Terminate grounding conductor on cabinet grounding terminal.
3.3 INSTALLATION
A. Grounding Conductors: Route along shortest and straightest paths possible, unless otherwise indicated or required by Code. Avoid obstructing
access or placing conductors where they may be subjected to strain, impact, or damage.
B. Ground Rods: Drive rods until tops are 24 inches (50 mm) below finished floor or final grade,unless otherwise indicated on drawings.
1. Interconnect ground rods with grounding electrode conductor below grade and as otherwise indicated. Make connections without exposing
steel or damaging coating, if any.
2. For grounding electrode system, install at least three rods spaced at least one-rod length from each other and located at least the same distance
from other grounding electrodes, and connect to the service grounding electrode conductor.
C. Test Wells: Ground rod driven through drilled hole in bottom of handhole and shall be at least 12 inches (300 mm) deep, with cover. See drawings
for additional information.
1. Test Wells: Install at least one test well for each service, unless otherwise indicated.Install at the ground rod electrically closest to service entrance.
Set top of test well flush with finished grade or floor.
D. Bonding Straps and Jumpers: Install in locations accessible for inspection and maintenance, except where routed through short lengths of conduit.
1. Bonding to Structure: Bond straps directly to basic structure, taking care not to penetrate any adjacent parts.
2. Bonding to Equipment Mounted on Vibration Isolation Hangers and Supports: Install so vibration is not transmitted to rigidly mounted equipment.
3. Use exothermic-welded connectors for outdoor locations, but if a disconnect-type connection is required, use a bolted clamp.
E. Grounding and Bonding for Piping:
1. Metal Water Service Pipe: Install insulated copper grounding conductors, in conduit, from building's main service equipment, or grounding bus, to
main metal water service entrances to building. Connect grounding conductors to main metal water service pipes, using a bolted clamp connector
or by bolting a lug-type connector to a pipe flange, using one of the lug bolts of the flange. Where a dielectric main water fitting is installed,
connect grounding conductor on street side of fitting. Bond metal grounding conductor conduit or sleeve to conductor at each end.
2. Water Meter Piping: Use braided-type bonding jumpers to electrically bypass water
meters. Connect to pipe with a bolted connector.
3. Bond each aboveground portion of gas piping system downstream from equipment shutoff valve.
F. Bonding Interior Metal Ducts: Bond metal air ducts to equipment grounding conductors of associated fans, blowers, electric heaters, and air cleaners.
Install bonding jumper to bond across flexible duct connections to achieve continuity.
G. Grounding for Steel Building Structure: Install a driven ground rod at base of each corner
column and at intermediate exterior columns at distances not more than 60 feet(18m) apart.
H. Ground Ring: Install a grounding conductor, electrically connected to building structure ground bar and to each ground rod as indicated on drawings,
extending around the perimeter of building.
1. Install tinned-copper conductor not less than No. 3/0 AWG for ground ring and for taps to building steel.
2. Bury ground ring not less than 24 inches (600 mm) from building foundation.
I. Ufer Ground (Concrete-Encased Grounding Electrode): Fabricate according to NFPA 70, using a minimum of 20 feet (6 m) of bare copper conductor
not smaller than No. 4 AWG.
1. If concrete foundation is less than 20 feet (6 m) long, coil excess conductor within base of foundation.
2. Bond grounding conductor to reinforcing steel in at least four locations and to anchor bolts. Extend grounding conductor below grade and connect
to building grounding grid or to grounding electrode external to concrete.
3.4 FIELD QUALITY CONTROL
A. Perform the following tests and inspections and prepare test reports:
1. After installing grounding system but before permanent electrical circuits have been energized, test for compliance with requirements.
2. Test completed grounding system at each location where a maximum ground-resistance level is specified, at service disconnect enclosure grounding terminal, at ground test wells, and at individual ground rods. Make tests at ground rods before any conductors are connected.
a. Measure ground resistance not less than two full days after last trace of precipitation and without soil being moistened by any means other than natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance.
b. Perform tests by fall-of-potential method according to IEEE 81.
3. Prepare dimensioned drawings locating each test well, ground rod and ground rod assembly, and other grounding electrodes. Identify each by letter in alphabetical order, and key to the record of tests and observations. Include the number of rods driven and their depth at each location, and include observations of weather and other phenomena that may affect test results. Describe measures taken to improve test results.
B. Report measured ground resistances that exceed the following values:
1. Grounding System: 5 ohms.
2. Test/observation locations of ground rods: 5 ohms..
C. Excessive Ground Resistance: If resistance to ground exceeds specified values, notify Engineer promptly and include recommendations to reduce ground resistance.
END OF SECTION 16060

SECTION 16072 - ELECTRICAL SUPPORTS AND SEISMIC RESTRAINTS
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes the following:
1. Hangers and supports for electrical equipment and systems.
2. Seismic restraints for electrical equipment and systems.
3. Construction requirements for concrete bases.
1.3 DEFINITIONS
A. EMT: Electrical metallic tubing.
B. IMC: Intermediate metal conduit.
C. NBC: National Building Code.
D. OSHPD: Office of Statewide Health Planning and Development.
E. RMC: Rigid metal conduit.
F. SBC: Standard Building Code.
G. Seismic Restraint: A structural support element such as a metal framing member, a cable, an anchor bolt or stud, a fastening device, or an assembly
of these items used to transmit seismic forces from an item of equipment or system to building structure and to limit movement of item during a seismic event.
H. IBC: International Building Code.
1.4 SUBMITTALS
A. Product Data: Illustrate and indicate style, material, strength, fastening provision, and finish for each type and size of electrical support component
used.
B. Coordination Drawings: Show coordination of seismic bracing for electrical components with other systems and equipment in the vicinity, including other supports and seismic restraints.
1.5 QUALITY ASSURANCE
A. Support systems shall be adequate for weight of equipment including associated conduit and conducts.
B. Comply with seismic-restraint requirements in the UBC unless requirements in this Section are more stringent.
PART 2 - PRODUCTS
2.1 SUPPORT, ANCHORAGE, AND ATTACHMENT COMPONENTS
A. Rated Strength: Adequate in tension, shear, and pullout force to resist maximum loads calculated or imposed under this Project, with a minimum
structural safety factor of five times the applied force.
B. Steel Slotted Support Systems: Comply with MFMA-3, factory-fabricated components for field assembly.
1. Approved Manufacturers:
a. Cooper B-Line; a division of Cooper Industries.
b. ERICO International Corporation.
c. Allied Support Systems; Power-Strut Unit.
d. GS Metals Corp.
e. Michigan Hanger Co., Inc.; O-Strut Div.
f. National Pipe Hanger Corp.
g. Thomas & Betts Corporation.
h. Unistrut; Tyco International, Ltd.
i. Wesanco, Inc.
2. Finishes:
a. Metallic Coatings: Hot-dip galvanized after fabrication and applied according to MFMA-3.
b. Nonmetallic Coatings: Manufacturer's standard PVC, polyurethane, or polyester coating applied according to MFMA-3.
c. Painted Coatings: Manufacturer's standard painted coating applied according to MFMA-3.
3. Channel Dimensions: Selected for structural loading.
C. Nonmetallic Slotted Support Systems: Structural-grade, factory-formed, glass-fiber-resin channels and angles with 9/16-inch- (14-mm-) diameter holes at a maximum of 8 inches (200 mm) o.c., in at least 1 surface.
1. Approved Manufacturers:
a. Allied Support Systems; Aickinstrut Unit.
b. Cooper B-Line; a division of Cooper Industries.
c. Fabco Plastics Wholesale Limited.
d. Seasafe, Inc.
2. Fittings and Accessories: Products of channel and angle manufacturer and designed for use with those items.
3. Fitting and Accessory Materials: Same as channels and angles, except metal items may be stainless steel.
4. Rated Strength: Selected to suit structural loading.
D. Raceway and Cable Supports: As described in NECA 1.
E. Conduit and Cable Support Devices: Steel hangers, clamps, and associated fittings, designed for types and sizes of raceway or cable to be supported.
F. Support for Conductors in Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug or plugs for non-armored electrical conductors or cables in riser conduits. Plugs shall have number, size, and shape of conductor gripping pieces as required to suit individual conductors or cables supported. Body shall be malleable iron.
G. Structural Steel for Fabricated Supports and Restraints: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.
H. Mounting, Anchoring, and Attachment Components: Items for fastening electrical items or their supports to building surfaces include the following:
1. Powder-Actuated Fasteners are not allowed.
2. Mechanical-Expansion Anchors: Insert-wedge-type, zinc-coated steel, for use in hardened portland cement concrete with tension, shear, and pullout capacities appropriate for supported loads and building materials in which used.
a. Approved Manufacturers:
1) Cooper B-Line; a division of Cooper Industries.
2) Empire Tool and Manufacturing Co., Inc
3) Hilti, Inc.
4) ITW Construction Products.
5) MKT Fastening, LLC.
6) Powers Fasteners.
3. Concrete Inserts: Steel or malleable-iron slotted-support-system units similar to MSS Type 18; complying with MFMA-3 or MSS SP-58.
4. Clamps for Attachment to Steel Structural Elements: MSS SP-58, type suitable for
attached structural element.
5. Through Bolts: Structural type, hex head, high strength. Comply with ASTM A 325.
6. Toggle Bolts: All-steel springhead type.
7. Hanger Rods: Threaded steel.
2.2 SEISMIC-RESTRAINT COMPONENTS
A. Rated Strength, Features, and Application Requirements for Restraint Components:
As defined in reports by an agency acceptable to authorities having jurisdiction.
1. Structural Safety Factor: Strength in tension, shear, and pullout force of components used shall be at least five times the maximum seismic forces to which they will be subjected.
B. Angle and Channel-Type Brace Assemblies: Steel angles or steel slotted-support-system components; with accessories for attachment to braced component at one end and to building structure at the other end.
C. Cable Restraints: ASTM A 603, zinc-coated, steel wire rope attached to steel or stainless-steel thimbles, brackets, swivels, and bolts designed for restraining cable service.
1. Approved Manufacturers:
a. Amber/Booth Company, Inc.
b. Loos & Co., Inc.
c. Mason Industries, Inc.
2. Seismic Mountings, Anchors, and Attachments: Devices as specified in Part 2 "Support, Anchorage, and Attachment Components" Article, selected to resist seismic forces.
3. Hanger Rod Stiffener: Steel tube or steel slotted-support-system sleeve with internally bolted connections to hanger rod, of design recognized by an agency acceptable to authorities having jurisdiction.
4. Bushings for Floor-Mounted Equipment Anchors: Neoprene units designed for seismically rated rigid equipment mountings, and matched to type and size of anchor bolts and studs used.
5. Bushing Assemblies for Wall-Mounted Equipment Anchorage: Assemblies of neoprene elements and steel sleeves designed for seismically rated rigid equipment mountings, and matched to type and size of attachment devices used.
2.3 FABRICATED METAL EQUIPMENT SUPPORT ASSEMBLIES
A. Description: Welded or bolted, structural-steel shapes, shop or field fabricated to fit dimensions of supported equipment.
B. Materials: Comply with requirements in Division 5 Section "Metal Fabrications" for steel shapes and plates.
PART 3 - EXECUTION
3.1 APPLICATION
A. Comply with NECA 1 for application of hangers and supports for electrical equipment and systems, except if requirements in this Section are stricter.
B. Maximum Support Spacing and Minimum Hanger Rod Size for Raceway: Space supports for EMT, IMC, and RMC as required by NFPA 70. Minimum rod size shall be 1/4 inch (6 mm) in diameter.
C. Multiple Raceways or Cables: Install trapeze-type supports fabricated with steel slotted or other support system, sized so capacity can be increased by at least 25 percent in future without exceeding specified design load limits.
1. Secure raceways and cables to trapeze member with clamps approved for application by an agency acceptable to authorities having jurisdiction.
2. Secure raceways and cables to these supports with two-bolt conduit clamps.
D. Spring-steel clamps designed for supporting single conduits without bolts may be used for 1-1/2-inch (38-mm) and smaller raceways serving branch circuits and communication systems above suspended ceilings and for fastening raceways to trapeze supports.
3.2 SUPPORT INSTALLATION
A. Comply with NECA 1 for installation requirements, except as specified in this Article.
B. Raceway Support Methods: In addition to methods described in NECA 1, EMT may be supported by openings through structure members, as permitted in NFPA 70.
C. Install seismic-restraint components using methods approved by the evaluation service providing required submittals for component.
D. Strength of Support and Seismic-Restraint Assemblies: Where not indicated, select sizes of components so strength will be adequate to carry present and future static and seismic loads within specified loading limits. Minimum static design load used for strength determination shall be weight of supported components plus 200 lb (90 kg).
E. Mounting and Anchorage of Surface-Mounted Equipment and Components: Anchor and fasten electrical items and their supports to building structural elements by the following methods unless otherwise indicated by code:
1. To Wood: Fasten with lag screws or through bolts.
2. To New Concrete: Bolt to concrete inserts.
3. To Masonry: Approved toggle-type bolts on hollow masonry units and expansion anchor fasteners on solid masonry units.
4. To Existing Concrete: Expansion anchor fasteners.
5. Instead of expansion anchors, powder-actuated driven threaded studs provided with lock washers and nuts may be used in existing standard-weight concrete 4 inches (100 mm) thick or greater. Do not use for anchorage to lightweight-aggregate concrete or for slabs less than 4 inches (100 mm) thick.
6. To Steel: Welded threaded studs complying with AWS D1.1/D1.1M, with lock washers and nuts.
7. To Light Steel: Sheet metal screws.
8. Items Mounted on Hollow Walls and Nonstructural Building Surfaces: Mount cabinets,panelboards, disconnect switches, control enclosures, pull and junction boxes, transformers, and other devices on slotted-channel racks attached to substrate by means that meet seismic-restraint strength and anchorage requirements.
F. Drill holes for expansion anchors in concrete at locations and to depths that avoid reinforcing bars.
3.3 INSTALLATION OF FABRICATED METAL SUPPORTS
A. Comply with installation requirements in Division 5 Section "Metal Fabrications" for site-fabricated metal supports.
B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor electrical materials and equipment.
C. Field Welding: Comply with AWS D1.1/D1.1M.
3.4 INSTALLATION OF SEISMIC-RESTRAINT COMPONENTS
A. Install bushing assemblies for anchor bolts for floor-mounted equipment, arranged to provide resilient media between anchor bolt and mounting hole in concrete base.
B. Install bushing assemblies for mounting bolts for wall-mounted equipment, arranged to provide resilient media where equipment or equipment-mounting channels are attached to wall.
C. Restraint Cables: Provide slack within maximums recommended by manufacturer.
D. Attachment to Structure: If specific attachment is not indicated, anchor bracing to structure at flanges of beams, upper truss chords of bar joists, or at concrete members.
3.5 ACCOMMODATION OF DIFFERENTIAL SEISMIC MOTION
A. Make flexible connections in runs of raceways, cables, wireways, cable trays, and busways where they cross expansion and seismic-control joints, where adjacent sections or branches are supported by different structural elements, and where they terminate with connection to electrical equipment that is anchored to a different structural element from the one supporting them as they approach equipment.
END OF SECTION 16072

1 ELECTRICAL SPECIFICATIONS
NO SCALE

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CLIENT: DB Development, LLC.
Cazador Subdivision
Rooms
W TIGER EYE STREET

PROFESSIONAL SEAL



NO.	DESCRIPTION	DATE

ELECTRICAL SPECIFICATIONS

E4.0

JOB NUMBER 19128
DRAWN BY JVS

SECTION 16075 - ELECTRICAL IDENTIFICATION
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 QUALITY ASSURANCE
A. Comply with ANSI A13.1 and ANSI C2.
B. Comply with NFPA 70.
C. Comply with 29 CFR 1910.145.
1.3 COORDINATION
A. Coordinate identification names, abbreviations, colors, and other features with requirements in the Contract Documents, Shop Drawings, manufacturer's wiring diagrams, and the Operation and Maintenance Manual, and with those required by codes, standards, and 29 CFR 1910.145. Use consistent designations throughout Project.
B. Coordinate installation of identifying devices with completion of covering and painting of surfaces where devices are to be applied.
C. Coordinate installation of identifying devices with location of access panels and doors.
D. Install identifying devices before installing acoustical ceilings and similar concealment.
PART 2 - PRODUCTS
2.1 RACEWAY AND METAL-CLAD CABLE IDENTIFICATION MATERIALS
A. Comply with ANSI A13.1 for minimum size of letters for legend and for minimum length of color field for each raceway and cable size.
2.2 CONDUCTOR AND COMMUNICATION- AND CONTROL-CABLE IDENTIFICATION MATERIALS
A. Color-Coding Conductor Tape: Colored, self-adhesive vinyl tape not less than 3 mils thick by 1 to 2 inches wide.
B. Marker Tapes: Vinyl or vinyl-cloth, self-adhesive wraparound type, with circuit identification legend machine printed by thermal transfer or equivalent process.
C. Aluminum Wraparound Marker Labels: Cut from 0.014-inch-thick aluminum sheet, with stamped, embossed, or scribed legend, and fitted with tabs and matching slots for permanently securing around wire or cable jacket or around groups of conductors.
D. Metal Tags: Brass or aluminum, 2 by 2 by 0.05 inch, with stamped legend, punched for use with self-locking nylon tie fastener.
E. Write-On Tags: Polyester tag, 0.015 inch thick, with corrosion-resistant grommet and polyester or nylon tie for attachment to conductor or cable.
1. Marker for Tags: Permanent, waterproof, black ink marker recommended by tag manufacturer.
2.3 WARNING LABELS AND SIGNS
A. Comply with NFPA 70 and 29 CFR 1910.145.
B. Self-Adhesive Warning Labels: Factory printed, multicolor, pressure-sensitive adhesive labels, configured for display on front cover, door, or other access to equipment, unless otherwise indicated.
C. Warning label and sign shall include, but are not limited to, the following legends:
1. Multiple Power Source Warning: "DANGER - ELECTRICAL SHOCK HAZARD - EQUIPMENT HAS MULTIPLE POWER SOURCES."
2. Workspace Clearance Warning: "WARNING - OSHA REGULATION - AREA IN FRONT OF ELECTRICAL EQUIPMENT MUST BE KEPT CLEAR FOR 36 INCHES."
2.4 EQUIPMENT IDENTIFICATION LABELS
A. Self-Adhesive, Engraved, Laminated Acrylic or Melamine Label: Adhesive backed, with white letters on a dark-gray background. Minimum letter height shall be 3/8 inch.
PART 3 - EXECUTION
3.1 APPLICATION
A. Accessible Raceways and Metal-Clad Cables, 600 V or Less, for Service, Feeder, and Branch Circuits More Than 30 A: Identify with orange self-adhesive vinyl label, snap-around label, or self-adhesive vinyl tape applied in bands.
B. Power-Circuit Conductor Identification: For primary and secondary conductors No. 1/0 AWG and larger in vaults, pull and junction boxes, manholes, and handholes use color-coding conductor tape, marker tape, aluminum wraparound marker labels, metal tags, or write-on tags. Identify source and circuit number of each set of conductors. For single conductor cables, identify phase in addition to the above.
C. Branch-Circuit Conductor Identification: Where there are conductors for more than three branch circuits in same junction or pull box, use color-coding conductor tape, marker tape, aluminum wraparound marker labels, metal tags, or write-on tags. Identify each ungrounded conductor according to source and circuit number.
D. Warning Labels for Indoor Cabinets, Boxes, and Enclosures for Power and Lighting: Comply with 29 CFR 1910.145 and apply self-adhesive warning labels, baked-enamel warning signs, or metal-backed, butyrate warning signs. Identify system voltage with black letters on an orange background. Apply to exterior of door, cover, or other access.
1. Equipment Requiring Workspace Clearance According to NFPA 70: Unless otherwise indicated, apply to door or cover of equipment but not on flush panelboards and similar equipment in finished spaces.
E. Equipment Identification Labels: On each unit of equipment, install unique designation label that is consistent with wiring diagrams, schedules, and Operation and Maintenance Manual. Apply labels to disconnect switches and protection equipment, central or master units, control panels, control stations, terminal cabinets, and racks of each system. Systems include power, lighting, control, communication, signal, monitoring, and alarm systems unless equipment is provided with its own identification.
1. Labeling Instructions:
a. Indoor Equipment: Self-adhesive, engraved, laminated acrylic or melamine label. Unless otherwise indicated, provide a single line of text with 1/2-inch-high letters on 1-1/2-inch-high label; where 2 lines of text are required, use labels 2 inches high.
2. Equipment to Be Labeled:
a. Panelboards, electrical cabinets, and enclosures.
b. Disconnect switches.
c. Voice and data cable terminal equipment.
d. Terminals, racks, and patch panels for voice and data communication and for signal and control functions.
3.2 INSTALLATION
A. Verify identity of each item before installing identification products.
B. Location: Install identification materials and devices at locations for most convenient viewing without interference with operation and maintenance of equipment.
C. Color-Coding for Phase and Voltage Level Identification, 600 V and Less: Use the colors listed below for ungrounded service, feeder, and branch-circuit conductors.
1. Color shall be factory applied or, for sizes larger than No. 10 AWG if authorities having jurisdiction permit, field applied.
2. Colors for 208Y/120-V Circuits:
a. Phase A: Black.
b. Phase B: Red.
c. Phase C: Blue.
3. Field-Applied, Color-Coding Conductor Tape: Apply in half-lapped turns for a minimum distance of 6 inches from terminal points and in boxes where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding. Locate bands to avoid obscuring factory cable markings.
END OF SECTION 16075

SECTION 16120 - CONDUCTORS AND CABLES
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes building wires and cables and associated connectors, splices, and terminations for wiring systems rated 600 V and less.
1.3 QUALITY ASSURANCE
A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
PART 2 - PRODUCTS
2.1 CONDUCTORS AND CABLES
A. Conductor Material: Copper complying with NEMA WC 5; stranded conductor.
B. Conductor Insulation Types: Type THHN-THWN complying with NEMA WC 5.
2.2 CONNECTORS AND SPLICES
A. Description: Factory-fabricated connectors and splices of size, ampacity rating, material, type, and class for application and service indicated.
PART 3 - EXECUTION
3.1 CONDUCTOR AND INSULATION APPLICATIONS
A. Exposed and Service Feeders: Type THHN-THWN, single conductors in raceway.
B. Feeders Concealed in Ceilings, Walls, and Partitions: TYPE NM CABLE.
C. Exposed Branch Circuits, including in Crawlspaces: N/A
D. Branch Circuits Concealed in Ceilings, Walls, and Partitions: TYPE NM CABLE.
E. Branch Circuits Concealed in Concrete and below Slabs-on-Grade: Type THHN-THWN, single conductors in raceway.
F. Fire Alarm Notification Circuits: Type THHN-THWN, in raceway.
G. Fire Alarm SLC or Zone Circuits: Type TFFN or required cable by fire alarm system manufacturer, in raceway.
H. Class 1 Control Circuits: Type THHN-THWN, in raceway.
I. Class 2 Control Circuits: Type THHN-THWN, in raceway. Power limited cable, concealed in building finishes.
J. Fire Alarm Circuits: Power limited cable, concealed in building finishes.
3.2 INSTALLATION
A. Conceal cables in finished walls, ceilings, and floors, unless otherwise indicated.
B. Use manufacturer-approved pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation. Do not exceed manufacturer's recommended maximum pulling tensions and sidewall pressure values.
C. Use pulling means, including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage cables or raceway.
D. Install exposed cables parallel and perpendicular to surfaces of exposed structural members, and follow surface contours where possible.
E. Support cables according to Division 16 Section "Basic Electrical Materials and Methods."
F. Seal around cables penetrating fire-rated elements according to Division 7 Section "Through-Penetration Firestop Systems."
G. Identify and color-code conductors and cables according to Division 16 Section "Electrical Identification."
3.3 CONNECTIONS
A. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.
B. Make splices and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors.
1. Use oxide inhibitor in each splice and tap conductor for aluminum conductors.
C. Wiring at Outlets: Install conductor at each outlet, with at least 12 inches of slack.
END OF SECTION 16120

SECTION 16113 - UNDER SLAB AND UNDERGROUND ELECTRICAL WORK
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes under slab conduits and related electrical work.
PART 2 - PRODUCTS
2.1 CONDUIT
A. All shall be provided with fittings and accessories approved for the purpose. Refer to Section 16130.
2.2 PRECAST CONCRETE MANHOLE
A. Structural reinforced, size as indicated, with inserts for cable racks and pully eyes.
2.3 BARE COPPER GROUND CONDUCTOR
A. Medium hard drawn copper conductor, # 4/0 AWG stranded (unless otherwise noted).
PART 3 - EXECUTION
3.1 GENERAL
A. Electrical system layouts indicated on the drawings are generally diagrammatic, but shall be followed as closely as actual construction and work of other trades will permit.
3.2 CONDUIT INSTALLATION
A. Plastic conduit shall be installed on 2 inch sand base and covered by 2 inch sand back fill. Multiple runs shall maintain 3 inch minimum separation between runs. Plastic conduit shall not be installed in rock base.
B. Underground conduit entering building shall be provided with one 10 foot section of PVC coated rigid steel conduit at point of penetration of foundation, footing or basement wall, with approximately equal lengths inside and outside building line. Ream the smaller inside diameter conduit smooth to prevent conductor damage.
C. Stagger conduit couplings by a minimum of 12 inches. All risers to grade shall be rigid steel.
D. All rigid steel conduits shall be encased in 3 inch minimum concrete envelope.
E. After completion of concrete encased duct bank, a 12 inch mandrel, ¼ inch less in diameter than a conduit, shall be pulled through each conduit.
F. Install 1/8 inch diameter pull line in each underground conduit.
G. Burial depths of conduits shall comply with the NEC (minimum).
H. Provide underground type plastic line markers: permanent, brightly colored, continuously printed plastic tape, intended for direct burial service, not less than 6 inches wide, reading "Caution Buried Electrical Line." Install continuous line markers located directly over buried line at 6 inches above top of conduit, during back filling operation.
3.2 CONCRETE DUCT BANK CONSTRUCTION
A. Provide plastic spacers at maximum 5'-0" centers to maintain 3 inch spacing between conduits.
B. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour.
C. Provide one warning tape (see 3.2.1. above) for each 12 inch width of concrete duct bank.
END OF SECTION 16113

SECTION 16130 - RACEWAYS AND BOXES
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.
1.3 DEFINITIONS
A. EMT: Electrical metallic tubing.
B. ENT: Electrical nonmetallic tubing.
C. FMC: Flexible metal conduit.
D. IMC: Intermediate metal conduit.
E. LFMC: Liquidtight flexible metal conduit.
F. LFNC: Liquidtight flexible nonmetallic conduit.
G. RNC: Rigid nonmetallic conduit.
1.4 QUALITY ASSURANCE
A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
1.5 COORDINATION
A. Coordinate layout and installation of raceways, boxes, enclosures, cabinets, and suspension system with other construction that penetrates ceilings or is supported by them, including light fixtures, HVAC equipment, fire-suppression system, and partition assemblies.
PART 2 - PRODUCTS
2.1 METAL CONDUIT AND TUBING
A. Rigid Steel Conduit: ANSI C80.1.
B. Aluminum Rigid Conduit: ANSI C80.5.
C. IMC: ANSI C80.6.
D. EMT and Fittings: ANSI C80.3.
1. Fittings: Set-screw type.
E. FMC: Aluminum.
F. LFMC: Flexible steel conduit with PVC jacket.
G. Fittings: NEMA FB 1; compatible with conduit and tubing materials.
2.2 SURFACE RACEWAYS
A. Surface Metal Raceways: Galvanized steel with snap-on covers. Finish with manufacturer's standard prime coating.
B. Types, sizes, and channels as indicated and required for each application, with fittings that match and mate with raceways.
2.3 BOXES, ENCLOSURES, AND CABINETS
A. Sheet Metal Outlet and Device Boxes: NEMA OS 1.
B. Cast-Metal Outlet and Device Boxes: NEMA FB 1, Type FD, with gasketed cover.
C. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.
D. Cast-Metal Pull and Junction Boxes: NEMA FB 1, cast aluminum with gasketed cover.
E. Hinged-Cover Enclosures: NEMA 250, Type 1, with continuous hinge cover and flush latch.
1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.
2. Nonmetallic Enclosures: Plastic, finished inside with radio-frequency-resistant paint.
F. Cabinets: NEMA 250, Type 1, galvanized steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel. Hinged door in front cover with flush latch and concealed hinge. Key latch to match panelboards. Include metal barriers to separate wiring of different systems and voltage and include accessory feet where required for freestanding equipment.
2.4 FACTORY FINISHES
A. Finish: For raceway, enclosure, or cabinet components, provide manufacturer's standard paint applied to factory-assembled surface raceways, enclosures, and cabinets before shipping.
PART 3 - EXECUTION
3.1 RACEWAY APPLICATION
A. Indoors:
1. Exposed: EMT.
2. Concealed: EMT.
3. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC; except use LFMC in damp or wet locations.
4. Damp or Wet Locations: Rigid steel conduit.
5. Boxes and Enclosures: NEMA 250, Type 1, except as follows:
a. Damp or Wet Locations: NEMA 250, Type 4, stainless steel.
B. Minimum Raceway Size: 1/2-inch trade size.
C. Raceway Fittings: Compatible with raceways and suitable for use and location.
1. Intermediate Steel Conduit: Use threaded rigid steel conduit fittings, unless otherwise indicated.
2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings approved for use with that material. Patch all nicks and scrapes in PVC coating after installing conduits.
D. Install nonferrous conduit or tubing for circuits operating above 60 Hz. Where aluminum raceways are installed for such circuits and pass through concrete, install in nonmetallic sleeve.
E. Do not install aluminum conduits embedded in or in contact with concrete.
3.2 INSTALLATION
A. Keep raceways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.
B. Complete raceway installation before starting conductor installation.
C. Install temporary closures to prevent foreign matter from entering raceways.
D. Make bends and offsets so ID is not reduced. Keep legs of bends in the same plane and keep straight legs of offsets parallel, unless otherwise indicated.
E. Conceal conduit and EMT within finished walls, ceilings, and floors, unless otherwise indicated.
1. Install concealed raceways with a minimum of bends in the shortest practical distance, considering type of building construction and obstructions, unless otherwise indicated.
F. Install exposed raceways parallel or at right angles to nearby surfaces or structural members and follow surface contours as much as possible.
1. Run parallel or banked raceways together on common supports.
2. Make parallel bends in parallel or banked runs. Use factory elbows only where elbows can be installed parallel; otherwise, provide field bends for parallel raceways.
G. Join raceways with fittings designed and approved for that purpose and make joints tight.
1. Use insulating bushings to protect conductors.
H. Tighten set screws of threadless fittings with suitable tools.
I. Terminations:
1. Where raceways are terminated with locknuts and bushings, align raceways to enter squarely and install locknuts with dished part against box. Use two locknuts, one inside and one outside box.
2. Where raceways are terminated with threaded hubs, screw raceways or fittings tightly into hub so end bears against wire protection shoulder. Where chase nipples are used, align raceways so coupling is square to box; tighten chase nipple so no threads are exposed.
J. Install pull wires in empty raceways. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire.
K. Telephone and Signal System Raceways, 2-Inch Trade Size and Smaller: In addition to above requirements, install raceways in maximum lengths of 150 feet and with a maximum of two 90-degree bends or equivalent. Separate lengths with pull or junction boxes where necessary to comply with these requirements.
L. Install raceway sealing fittings at suitable, approved, and accessible locations and fill them with UL-listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install raceway sealing fittings at the following points:
1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
2. Where otherwise required by NFPA 70.
M. Surface Raceways: Install a separate, green, ground conductor in raceways from junction box supplying raceways to receptacle or fixture ground terminals.
N. Install hinged-cover enclosures and cabinets plumb. Support at each corner.
END OF SECTION 16130

SECTION 16140 - WIRING DEVICES
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes the following:
1. Single and duplex receptacles, ground-fault circuit interrupters, integral surge suppression units, and isolated-ground receptacles.
2. Single- and double-pole snap switches and dimmer switches.
3. Device wall plates.
1.3 DEFINITIONS
A. EMI: Electromagnetic interference.
B. GFCI: Ground-fault circuit interrupter.
C. PVC: Polyvinyl chloride.
D. RFI: Radio-frequency interference.
E. UTP: Unshielded twisted pair.
1.4 QUALITY ASSURANCE
A. Source Limitations: Obtain each type of wiring device through one source from a single manufacturer.
B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
1.5 COORDINATION
A. Receptacles for Owner-Furnished Equipment: Match plug configurations.
1. Cord and Plug Sets: Match equipment requirements.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Wiring Devices:
a. Bryant Electric, Inc./Hubbell Subsidiary.
b. Eagle Electric Manufacturing Co., Inc.
c. Hubbell Incorporated; Wiring Device-Kellems.
d. Leviton Mfg. Company Inc.
e. Cooper Wiring Devices.
2.2 RECEPTACLES
A. Straight-Blade-Type Receptacles: Comply with NEMA WD 1, NEMA WD 6, DSCC W-C-596G, and UL 498.
B. Straight-Blade and Locking Receptacles: Heavy-Duty grade.
C. GFCI Receptacles: Straight blade, non-feed-through type, Heavy Duty grade, with integral NEMA WD 6, Configuration 5-20R duplex receptacle; complying with UL 498 and UL 943. Design units for installation in a 2-3/4-inch- deep outlet box without an adapter.
2.3 CORD AND PLUG SETS
A. Description: Match voltage and current ratings and number of conductors to requirements of equipment being connected.
1. Cord: Rubber-insulated, stranded-copper conductors, with Type SOW-A jacket; with green-insulated grounding conductor and equipment-rating ampacity plus a minimum of 30 percent.
2. Plug: Nylon body and integral cable-clamping jaws. Match cord and receptacle type for connection.
2.4 SWITCHES
A. Single- and Double-Pole Switches: Comply with DSCC W-C-896F and UL 20.
B. Snap Switches: Heavy-Duty grade, quiet type.
C. Combination Switch and Receptacle: Both devices in a single gang unit with plaster ears and removable tab connector that permit separate or common feed connection.
1. Switch: 20 A, 120/277-V ac.
2. Receptacle: NEMA WD 6, Configuration 5-20R.
D. Dimmer Switches: Modular, full-wave, solid-state units with integral, quiet on/off switches and audible frequency and EMI/RFI filters.
1. Control: Continuously adjustable slider; with single-pole or three-way switching to suit connections.
2. Incandescent Lamp Dimmers: Modular, 120 V, 60 Hz with continuously adjustable rotary knob, toggle switch, or slider; single pole with soft tap or other quiet switch; EMI/RFI filter to eliminate interference; and 5-inch wire connecting leads.
2.5 WALL PLATES
A. Single and combination types to match corresponding wiring devices.
1. Plate-Securing Screws: Metal with head color to match plate finish.
2. Material for Finished Spaces: 0.035-inch-thick, satin-finished stainless steel
3. Material for Unfinished Spaces: Galvanized steel.
4. Material for Wet Locations: Cast aluminum with spring-loaded lift cover, and listed and labeled for use in "wet locations."
2.6 FINISHES
A. Color:
1. Wiring Devices Connected to Normal Power System: White, unless otherwise indicated or required by NFPA 70.
PART 3 - EXECUTION
3.1 INSTALLATION
A. Install devices and assemblies level, plumb, and square with building lines.
B. Install wall dimmers to achieve indicated rating after derating for ganging according to manufacturer's written instructions.
C. Install unshared neutral conductors on line and load side of dimmers according to manufacturers' written instructions.
D. Arrangement of Devices: Unless otherwise indicated, mount flush, with long dimension vertical, and with grounding terminal of receptacles on top. Group adjacent switches under single, multigang wall plates.
E. Remove wall plates and protect devices and assemblies during painting.
3.2 IDENTIFICATION
A. Comply with Division 16 Section "Electrical Identification."
1. Receptacles: Identify panelboard and circuit number from which served. Use hot, stamped or engraved machine printing with white-filled lettering on face of plate, and durable wire markers or tags inside outlet boxes.
3.3 CONNECTIONS
A. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.
3.4 FIELD QUALITY CONTROL
A. Perform the following field tests and inspections and prepare test reports:
1. After installing wiring devices and after electrical circuitry has been energized, test for proper polarity, ground continuity, and compliance with requirements.
2. Test GFCI operation with both local and remote fault simulations according to manufacturer's written instructions.
B. Remove malfunctioning units, replace with new units, and retest as specified above.
END OF SECTION 16140

SECTION 16442 - PANELBOARDS
PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1.2 SUMMARY
A. This Section includes the following:
1. Lighting and appliance branch-circuit panelboards.
1.3 DEFINITIONS
A. EMI: Electromagnetic interference.
B. GFCI: Ground-fault circuit interrupter.
C. RFI: Radio-frequency interference.
D. RMS: Root mean square.
E. SPDT: Single pole, double throw.
1.4 SUBMITTALS
A. Product Data: For each type of panelboard, overcurrent protective device, transient voltage suppression device, accessory, and component indicated. Include dimensions and manufacturers' technical data on features, performance, electrical characteristics, ratings, and finishes.
B. Panelboard Schedules: For installation in panelboards. Submit final versions after load balancing.
1.5 QUALITY ASSURANCE
A. Source Limitations: Obtain panelboards, overcurrent protective devices, components, and accessories through one source from a single manufacturer.
B. Product Options: Drawings indicate size, profiles, and dimensional requirements of panelboards and are based on the specific system indicated. Refer to Division 1 Section "Product Requirements."
C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
1.6 COORDINATION
A. Coordinate layout and installation of panelboards and components with other construction that penetrates walls or is supported by them, including electrical and other types of equipment, raceways, piping, and encumbrances to workspace clearance requirements.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Panelboards, Overcurrent Protective Devices, Controllers, Contactors, and Accessories:
a. Eaton Corporation; Cutler-Hammer Products.
b. Siemens Energy & Automation, Inc.
c. Square D.
2.2 MANUFACTURED UNITS
A. Enclosures: Surface mounted cabinets. NEMA PB 1, Type 1.
1. Rated for environmental conditions at installed location.
a. Kitchen Areas: NEMA 250, Type 4X, stainless steel.
2. Front: Secured to box with concealed trim clamps. For surface-mounted fronts, match box dimensions; for flush-mounted fronts, overlap box.
3. Finish: Manufacturer's standard enamel finish over corrosion-resistant treatment or primer coat.
5. Directory Card: With transparent protective cover, mounted in metal frame, inside panelboard door.
B. Phase and Ground Buses:
1. Material: CU OR AL.
2. Equipment Ground Bus: Adequate for feeder and branch-circuit equipment ground conductors; bonded to box.
C. Conductor Connectors: Suitable for use with conductor material.
1. Main and Neutral Lugs: Mechanical type.
2. Ground Lugs and Bus Configured Terminators: Compression type..
2.3 LIGHTING AND APPLIANCE BRANCH-CIRCUIT PANELBOARDS
A. Bench Overcurrent Protective Devices: PLUG-on circuit breakers, replaceable without disturbing adjacent units.
B. Doors: Concealed hinges; secured with flush latch with tumbler lock; keyed alike.
2.4 OVERCURRENT PROTECTIVE DEVICES
A. Molded-Case Circuit Breaker: UL 489, with series-connected rating to meet available fault currents.
1. Thermal-Magnetic Circuit Breakers: Inverse time-current element for low-level overloads, and instantaneous magnetic trip element for short circuits. Adjustable magnetic trip setting for circuit-breaker frame sizes 250 A and larger.
2. Adjustable Instantaneous-Trip Circuit Breakers: Magnetic trip element with front-mounted, field-adjustable trip setting.
3. GFCI Circuit Breakers: Single- and two-pole configurations with [5] [30]-mA trip sensitivity.
B. Molded-Case Circuit-Breaker Features and Accessories: Standard frame sizes, trip ratings, and number of poles.
1. Lugs: Mechanical style, suitable for number, size, trip ratings, and conductor materials.
2. Application Listing: Appropriate for application; Type SWD for switching fluorescent lighting loads; Type HACR for heating, air-conditioning, and refrigerating equipment.
3. Undervoltage Trip: Set to operate at 35 to 75 percent of rated voltage with field-adjustable 0.1- to 0.6-second time delay.
PART 3 - EXECUTION
3.1 INSTALLATION
A. Install panelboards and accessories according to NEMA PB 1.1.
B. Mount top of trim 74 inches above finished floor, unless otherwise indicated.
C. Mount plumb and rigid without distortion of box. Mount recessed panelboards with fronts uniformly flush with wall finish.
D. Install filler plates in unused spaces.
E. Arrange conductors in gutters into groups and bundle and wrap with wire ties after completing load balancing.
3.2 IDENTIFICATION
A. Identify field-installed conductors, interconnecting wiring, and components; provide warning signs as specified in Division 16 Section "Electrical Identification."
B. Create a directory to indicate installed circuit loads[after balancing panelboard loads. Obtain approval before installing. Use a computer or typewriter to create directory; handwritten directories are not acceptable.
C. Panelboard Nameplates: Label each panelboard with engraved metal or laminated-plastic nameplate mounted with corrosion-resistant screws.
3.3 CONNECTIONS
A. Ground equipment according to Division 16 Section "Grounding and Bonding."
B. Connect wiring according to Division 16 Section "Conductors and Cables."
3.4 FIELD QUALITY CONTROL
A. Load Balancing: After Substantial Completion, but not more than 60 days after Final Acceptance, measure load balancing and make circuit changes.
1. Measure as directed during period of normal system loading.
2. Perform load-balancing circuit changes outside normal occupancy/working schedule of the facility and at time directed. Avoid disrupting critical 24-hour services such as fax machines and on-line data processing, computing, transmitting, and receiving equipment.
3. After circuit changes, recheck loads during normal load period. Record all load readings before and after changes and submit test records.
4. Tolerance: Difference exceeding 20 percent between phase loads, within a panelboard, is not acceptable. Rebalance and recheck as necessary to meet this minimum requirement.
3.5 CLEANING
A. On completion of installation, inspect interior and exterior of panelboards. Remove paint splatters and other spots. Vacuum dirt and debris; do not use compressed air to assist in cleaning. Repair exposed surfaces to match original finish.
END OF SECTION 16442

1 ELECTRICAL SPECIFICATIONS
NO SCALE

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CLIENT: DB Development, LLC.
Cazador Subdivision Rooms
W TIGER EYE STREET

PROFESSIONAL SEAL

PROFESSIONAL ENGINEER REGISTERED 10609 STATE OF IDAHO JON W. VAN STONE

NO.	DESCRIPTION	DATE

ELECTRICAL SPECIFICATIONS

E4.1

JOB NUMBER 19128
DRAWN BY JVS



CITY OF KUNA
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Catherine Feistner, E.I.T.
Asst. Kuna City Engineer

Brady Barroso
Engineering Technician I

DESIGN REVIEW MEMORANDUM

TO:	**Jace Hellman**	**- Planning and Zoning Director**
FROM:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner, E.I.T.	**- Assistant Kuna City Engineer**
RE:	**Public Works Comments**	
	21-13-DR (Design Review) Cazador Subdivision No. 2 Pool House	
DATE:	**29 July 2021**	

The Cazador Subdivision No. 2 is located on the southwest corner of W. Ardell Rd and N. Ten Mile Rd. The associated Design Review with Planning and Zoning acceptance date of July 15, 2021 has been reviewed. The applicant's proposed development is zoned with City of Kuna (City) R-6 zone requirements. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

1. **Inspection Fees**
   a. Public Works Inspection fees have already been paid.

2. **General**
   a. Provide engineering certification on all final engineering drawings as applicable.
   b. Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). A fire line or sprinkler connection may be required to provide adequate fire suppression.
   c. City's building official must review and approve all building plans.

3. **Right-of-Way**
   a. The Design Review does not affect planned Right-of-Way.

4. **Sanitary Sewer**
   a. The applicant already has plans to connect to City sewer facilities. The Design Review is not expected to modify the current plans.

5. **Potable Water**
   a. The applicant already has plans to connect to City water facilities. The Design Review is not expected to modify the current plans.
   a. The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
   b. Fire suppression shall be approved by KRFD.

6. **Pressurized Irrigation**
   a. The applicant already has plans to connect to City pressurized irrigation facilities. The Design Review is not expected to modify the current plans.
   b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.

7. **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. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
   c. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. If applicable, on-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. **As-Built Drawings**
   a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the applicant'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.