

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner



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

Planning & Zoning Commission Meeting
AGENDA
Tuesday May 24, 2022

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 ITEMS LISTED 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 May 10, 2022
- 2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. *Tabled from May 10, 2022* Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Troy Behunin, Planner III

Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road (APNs: S1310314800, S1310346805, S1310427810, S1310449300); Section 10, Township 2 North, Range 1 West.

- B. *Tabled from May 10, 2022* Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare – Jessica Reid, Planner I

Lucie Ndayirorere requests Special Use Permit approval to operate an In-Home Daycare for up to six (6) children, from 6:30 AM – 7:00 PM, Monday through Friday.

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner



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

Planning & Zoning Commission Meeting
MINUTES
Tuesday May 10, 2022

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 00:00:30)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Tyson Garten – In Person
Commissioner Ginny Greger – In Person
Commissioner Jim Main – In Person

CITY STAFF PRESENT:

Andrea Nielsen, City Attorney – In Person
Doug Hanson, Planning & Zoning Director – In Person
Jessica Reid, Planner I – In Person

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

(Timestamp 00:00:45)

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated April 26, 2022
- 2. Findings of Fact & Conclusions of Law
None

(Timestamp 00:00:52)

Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 5-0-0

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:05)

- A. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Troy Behunin, Planner III

(Timestamp 00:01:48)

Motion To: Table Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision to a date certain of May 24, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

(Timestamp 00:02:28)

B. Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare – Jessica Reid, Planner I

(Timestamp 00:02:40)

Planner I Jessica Reid requested the item be tabled to a date certain of May 24, 2022, due to a site posting error; courtesy notices to property owners within 300 feet would be provided.

(Timestamp 00:03:10)

Motion To: Table Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare to a date certain of May 24, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 5-0-0

4. BUSINESS ITEMS:

(Timestamp 00:03:36)

A. Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification – Jessica Reid, Planner I

(Timestamp 00:03:52)

Planner I Jessica Reid provided an overview of the Design Review Modification request.

(Timestamp 00:05:30)

Commissioner Main asked Ms. Reid if the height of the building would increase with the increased size of the building. Ms. Reid answered it would not to her knowledge.

(Timestamp 00:05:56)

As the Applicant was not able to be present, the Commission proceeded into deliberation.

(Timestamp 00:07:37)

Motion To: Approve Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification, with the Conditions as outlined in the staff report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 5-0-0

5. ADJOURNMENT:

(Timestamp 00:08:12)
Motion To: Adjourn.
Motion By: Commissioner Garten
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 5-0-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Doug Hanson, Planning and Zoning Director
Kuna Planning and Zoning Department

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-15-DR (DESIGN REVIEW)**
)
)
MRS PROPERTIES, LLC) **FINDINGS OF FACT, CONCLUSIONS**
) **OF LAW, AND ORDER OF APPROVAL**
 For Design Review Modification at 679 S) **OF DESIGN REVIEW MODIFICATION**
 Best Business Avenue.) **APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and approval on May 10, 2022. It was heard May 10, 2022, for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact and Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Aerial Map			X
2.6	Deed of Trust			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan			X
2.9	Rendering Photos			X
2.10	Color Chart			X
2.11	Kuna Rural Fire District			X
2.12	Public Works			X

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this on May 10, 2022; the Findings have been requested to go before the Commission on May 10, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions May 10, 2022, meeting area as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner I

1.3.1.2 Applicant's Representative:
None

II DECISION

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

III FINDINGS OF FACT

3.1 Findings Regarding Design Review

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

3.1.2 Review by staff and the Commission of the proposed Design Review Modification confirms the proposed building is appropriate for the subject site.

3.1.3 The Comprehensive Plan designates the subject site as Industrial/Manufacturing; the subject site is currently zoned M-1 (Light Industrial/manufacturing) and has developed and continues to develop as such, with applicable uses.

3.1.4 The fully paved and striped parking lot, including the provided number of standard and ADA accessible stalls, appears to be in compliance with KCC 5-9. Safe pedestrian access has been provided by an 8-foot walkway immediately adjacent to the proposed metal shell.

3.2 Testimony of City Staff

3.2.1 Conclusions: Planner I Jessica Reid, in a staff report to the Planning and Zoning Commission dated May 10, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.2.1.1 A single 6,000 square foot metal shell was approved via Case No. 18-11-DR and four (4) 6,000 square foot metal shells were approved via Case No. 18-28-DR; four (4) of the five (5) approved metal shells have been constructed. At this time, the Applicant has determined the fifth metal shell must be increased in size to 9,000 square feet, in order to properly accommodate storage needs for moving their dry-storage warehouse from Emerald Street in Boise to this new Kuna location.

3.2.1.2 The 9,000 square foot metal shell is to be constructed on the southwest corner of the subject site. A fire hydrant is located near the northwest corner of the

proposed shell, and an existing storm drain is located approximately 45-feet south of the proposed metal shell.

- 3.2.1.3** A paved and striped parking area is proposed to face the north façade of the building, and offers eight (8) standard stalls and one (1) ADA accessible stall. A 25-foot-wide loading dock is also proposed on the northeast corner of the metal shell; this loading dock shall meet the requirements listed in KCC 5-9.
- 3.2.1.4** Proposed lighting for the metal shell consists of LED wall packs on the North and East side of the structure; these wall packs shall match those which have been previously approved and installed on previously constructed metal shells. Based upon the existing and this proposed additional lighting, staff finds lighting for the site to be adequate to ensure employee safety.
- 3.2.1.5** A 20-foot x 30-foot landscape island is proposed on the East side of the metal shell. Vegetation within this proposed landscape island and irrigation of the island shall meet the requirements set forth in KCC 5-17.
- 3.2.1.6** The metal siding, main building color and trim color is the same on all elevations; the main portion of the building, gutters and down spouts are a Light Stone color and the trim is in Green. The North elevation of the proposed metal shell contains a dark grey double man-door and a white overhead door for the unloading dock. The roof is also in the Light Stone color and has a side lap fastening system.
- 3.2.1.7** The metal siding, main building color and trim color is the same on all elevations; the main portion of the building, gutters and down spouts are a Light Stone color and the trim is in Green. The North elevation of the proposed metal shell contains a dark grey double man-door and a white overhead door for the unloading dock. The roof is also in the Light Stone color and has a side lap fastening system.
- 3.2.1.8** Upon review, Staff has determined the Design Review Modification application generally complies Kuna City Code, Comprehensive Plan, Future Land Use Map, and Idaho Code. Staff recommends the Planning and Zoning Commission approve Case No. 22-15-DR, a request from MRS Properties, LLC, to increase one (1) of the previously approved metal shells (18-11-DR & 18-28-DR), from 6,000 square feet to 9,000 square feet, located at 679 S Best Business Avenue, with the Applicant being subject to the Conditions of Approval listed in Section 3.2.2 of this report.

3.2.2 Staff Recommendations: As a result of the review, Planner I Jessica Reid, recommended approval of the application with the following Conditions:

- 3.2.2.1** The Landowner/Applicant/Developer shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable water shall not be used for irrigation purposes per KCC 6-4-2(B)(9).
- 3.2.2.2** The Landowner/Applicant/Developer shall obtain written approval of the construction plans from the agencies notes 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:

- 3.2.2.2.1** No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
- 3.2.2.2.2** 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.
- 3.2.2.2.3** The city shall approve any modifications to the existing water, sewer or irrigation system.
- 3.2.2.2.4** Approval from Ada County Highway District (impact fees), if any, shall be paid prior to issuance of building permit(s).
- 3.2.2.3** Developer/Owner/Applicant shall provide a site utility plan to the Public Works Department for review and acceptance.
- 3.2.2.4** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 3.2.2.5** Developer/Owner/Applicant shall provide a site utility layout showing proposed modifications to water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works prior to construction or building permit application.
- 3.2.2.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District.
- 3.2.2.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.2.2.8** This development is subject to Architectural and landscape compliance inspections prior to receiving a Certificate of Occupancy; compliance inspection fees shall be paid prior to requesting staff inspection.
- 3.2.2.9** 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 Planning & Zoning Commission, or seek amending them through the Design Review process.
- 3.2.2.10** 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.
- 3.2.2.11** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

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

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

IV CONCLUSIONS OF LAW

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

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

4.3 KCC 5-4-2 provides that:

This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land Annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a Design Review application pursuant to this chapter and fee as prescribed from time to time by City Council.

V ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentation at the meeting, and being fully informed on the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, **DO HEREBY ORDER AND THIS DOES ORDER:**

5.1 The Design Review application (22-15-DR) for 679 S Best Business Metal Shell Modification is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held the 24th day of May, 2022.

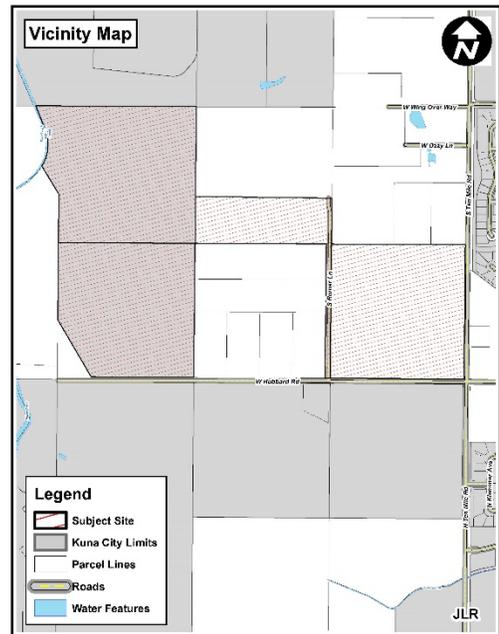
Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 21-04-AN (Annexation), 21-03-**
) **ZC (Rezone), 21-01-PUD (Planned Unit**
) **Development), 21-03-S (Preliminary**
) **Plat), 21-04-SUP (Special Use Permit) and**
PROVIDENCE PROPERTIES, LLC) 21-16-DR (Design Review).
)
For an Annexation, Rezone, Planned Unit)
Development, Preliminary Plat, Special)
Use Permit and Design Review Request.) **STAFF REPORT FOR THE**
SABINO’S ROCKY RIDGE
SUBDIVISION APPLICATION.

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
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:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	Planning and Zoning Application Coversheet			X

2.2	PUD Application			X
2.3	Preliminary Plat Application			X
2.4	Annexation Application			X
2.5	Rezone Application			X
2.6	Design Review Application			X
2.7	Special Use Permit Application			X
2.8	Narrative			X
2.9	Vicinity Map			X
2.10	Legal Descriptions			X
2.11	Aloha Warranty Deed			X
2.12	Welsh Warranty Deed			X
2.13	Affidavit of Legal Interest - Sabinos			X
2.14	Affidavit of Legal Interest - Aloha			X
2.15	Affidavit of Legal Interest - Welsh			X
2.16	Neighborhood Meeting Certification			X
2.17	Subdivision Name Reservation			X
2.18	Original Preliminary Plat			X
2.19	Phasing Plan			X
2.20	Landscape Colored Plan			X
2.21	Natural Features Map			X
2.22	Preliminary Grading Plan			X
2.23	TIS Executive Summary			X
2.24	Homeowners' Maintenance Declaration - CCR's			X
2.25	Commitment to Property Posting			X
2.26	Agency Transmittal			X
2.27	Boise Project Board of Control			X
2.28	Ada County Development Services			X
2.29	Central District Health Department			X
2.30	Department of Environmental Quality			X
2.31	Nampa Meridian Irrigation District			X
2.32	Kuna Rural Fire District			X
2.33	COMPASS			X
2.34	City Engineer's Memo <8.31.2021>			X
2.35	PnZ Commission Kuna Melba News			X
2.36	PnZ Commission 300' Mailer			X
2.37	PnZ Commission Proof of Property Posting			X
2.38	PnZ Commission Website Notice			X

2.39	Ada County Highway District – Initial Memo			X
2.40	UPDATED City Engineer’s Memo <10.26.2021>			X
2.41	Ada County Highway District – Final Staff Report			X
2.42	PnZ Application Coversheet UPDATED			X
2.43	PUD Application UPDATED			X
2.44	Narrative UPDATED			X
2.45	Affidavit of Legal Interest UPDATED			X
2.46	Preliminary Plat UPDATED			X
2.47	Landscape Plan UPDATED			X
2.48	Colored Products Plan			X
2.49	Phasing and EMS Plan			X
2.50	Legal Descriptions UPDATED			X
2.51	Lionwood Property Deed #1			X
2.52	Lionwood Property Deed #2			X
2.53	Lionwood Property Deed #3			X
2.54	Ada County Highway District Final Report			X
2.55	Kuna Rural Fire District UPDATED			X
2.56	KSD Letter 5.19.2022			X

**II
PROCESS AND NOTICING**

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Special Use Permits (SUP) are designated as a Public Hearing, and Design Reviews with the Planning and Zoning Commission as the decision-making body, while Annexation, Rezones, Planned Unit Developments (PUD), 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 Land Use Planning Act (LLUPA).

2.1.1 Notifications

- 2.1.1.1 Neighborhood Meeting: April 19, 2021 (7 Attendees)
- 2.1.1.2 Agency Comments Request: July 27, 2021
- 2.1.1.3 300 FT Legal Mailer Notice: May 11, 2022
- 2.1.1.4 Kuna Melba News Newspaper: April 20, 2022
- 2.1.1.5 Site Posted: April 22, 2022

III APPLICANTS REQUEST

3.1 Providence Properties LLC requests Annexation for approximately (approx.) 55 acres, and Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approx. 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). The Applicant is also requesting Subdivision Design Review for the Common Lots. The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

IV GENERAL PROJECT FACTS

4.1 Site History

4.1.1 Parcel No. S1310346805 was annexed into Kuna City Limits in 2006 (Ord. 2006-04), and Parcel No. S1310314800 was annexed in 2008 (Ord. 2006-11A). The remaining properties (APN's; S1310427810 and S1310449300) are located in unincorporated Ada County. Historically the subject site has been used for agricultural purposes with three (3) single-family residences.

4.2 Surrounding Land Uses

North	RR A	Rural Residential – Ada County Agriculture – Kuna City
South	C-1 R-6 RR	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City Rural Residential – Ada County
East	RR R-6	Rural Residential – Ada County Medium Density Residential – Kuna City
West	RR	Rural Residential – Ada County

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1310449300

4.3.1.1 Lionwood Properties, LLC

4.3.1.2 Approximately 40 acres

4.3.1.3 RR (Rural Residential)

4.3.2 S1310427810

4.3.2.1 Lionwood Properties, LLC

4.3.2.2 Approximately 14.56 acres

4.3.2.3 RR (Rural Residential)

4.3.3 S1310314800

4.3.3.1 Lionwood Properties, LLC

4.3.3.2 Approximately 43 acres

4.3.3.3 R-4 (Medium Density Residential)

4.3.4 S1310346805

4.3.4.1 Lionwood Properties, LLC

4.3.4.2 Approximately 37.8 acres

4.3.4.3 R-4 (Medium Density Residential)

4.4 **Services**

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

4.5 **Existing Structures, Vegetation, and Natural Features**

4.5.1 The proposed project site currently has three single family homes and vegetation on site is consistent with that of crop fields. The site has an estimated average slope of 1.0% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 inches to greater than 60 inches.

4.6 **Environmental Issues**

4.6.1 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.

4.7 **Comprehensive Plan Future Land Use Map**

4.7.1 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 proposed project site as Mixed-Use and Medium Density Residential.

4.8 **Recreation and Pathways Map**

4.8.1 The Recreation and Pathways Master Plan Map does not indicate future trails or pathways through the proposed project site. A future bike route is planned along the future Mid-Mile Collector, Shayla Avenue, and along the Mason Creek Street Mid-Mile Collector on the north boundary. There is a future planned trail west of the subject site along the Indian

Creek Corridor. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to larger open greenspaces.

4.9 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control	2.27
Ada County Development Services	2.28
Central District Health Department	2.29
Department of Environmental Quality	2.30
Nampa & Meridian Irrigation District	2.31
Kuna Rural Fire District Memo's	2.32 & 2.55
COMPASS	2.33
City Engineer Memo's	2.34 & 2.40
Ada County Highway District Memo	2.39
Ada County Highway District - Final Staff Report	2.54
Kuna School District No. 3	2.56

V

TRANSPORTATION AND CONNECTIVITY

- 5.1 According to the ACHD report and submitted Traffic Impact Study (TIS), the current roadway segments of Ten Mile Road between Hubbard Road and Lake Hazel Road will not meet minimum operational thresholds. However, the Ada County Highway District (ACHD) Capital Improvement Plan(s) call for intersection improvements as Ten Mile Road intersects Hubbard, Columbia and Lake Hazel Roads; including single-lane roundabouts, and 3-lane (for south and west legs) and 4-lane (for north and east legs) intersection expansion for Lake Hazel Road.

ACHD recommends the Applicant be required to widen Ten Mile Road abutting the site to 3-lanes to address the left-turn lane requirements at the site accesses and construct a dedicated southbound right-turn lane at the site accesses on Ten Mile Road as recommended in the TIS.

For the intersections of Ten Mile and Hubbard, Ten Mile and Lake Hazel, and Linder and Hubbard Roads (*Off-Site*), due to the uncertainty of the timing of the intersection improvements and rapid development in this area, ACHD recommends that the applicant be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips if the intersection has not already been improved as a single lane roundabout or signalized by ACHD per the Integrated Five-Year Work Plan (IFYWP).

The applicant is required to construct dedicated southbound right-turn lanes on Ten Mile at the site access points which will allow for smoother traffic flow. The applicant's proposal to construct the 5-footwide detached concrete sidewalk meets District Policy and should be approved, as proposed. The sidewalk shall be located a minimum of 43-feet from the centerline of Ten Mile Road. ACHD recommends the Applicant dedicate additional Rights-of-Way to total 50-feet from the centerline of the road consistent with the ACHD Master Street Map (MSM). KCC requires the sidewalk along Ten Mile Road to be a minimum eight (8) foot wide and detached.

The applicant should be required to widen the pavement on Hubbard to total 17-feet from section line plus a 3-footwide gravel shoulder and 5-footwide detached concrete sidewalk located a

minimum of 32-feet from the section line abutting the site. KCC requires the sidewalk along Hubbard Road to be a minimum eight (8) foot wide and detached.

The Applicant should be required to improve the off-site segment of Hubbard with 30-feet of pavement with 3-footwide gravel shoulders or 24-feet of pavement, 3-footwide gravels shoulders and construct pedestrian facilities consistent with ACHD's Offsite Improvement Policy where there is a gap in frontage on Hubbard Road for the site. ACHD recommends that the applicant coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development.

The Applicant has proposed to align Shayla Avenue so the centerline is at least 22-feet from the site's east property line, versus 16-feet (ACHD Minimum), so that *when* Parcel S1310438755 abutting the site develops in the future, the completion of Shayla Avenue will not conflict with the existing home and structures. The construction of curb, gutter and sidewalk on the east side of Shayla Avenue and additional right-of-way dedication to accommodate the improvements will be required when Parcel S1310438755 redevelops in the future. The applicant *may also choose* to adjust the alignment of Shayla Avenue so that the street section is located fully within their site and construct Shayla Avenue as a 36-footwide collector street section with vertical curb, gutter and detached minimum eight (8) foot wide sidewalk on both sides of the road with right-of-way that touches the site's east property line.

ACHD recommends the Applicant work with future proposed Gallica Heights Subdivision (*to the north*) to coordinate the construction of Wing Over Way (*Mason Creek Street Alignment*) in order to share the construction costs.

The applicant should be required to submit a road trust deposit to ACHD in the amount of \$115,000 for the construction of their portion of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way (*Mason Creek Street Alignment*) is extended to the west in the future.

ACHD recommends Access (B) (as shown in the ACHD report on page 28) be constructed as a 46-footwide commercial street section with 3-lanes consistent with the traffic impact study recommendations and due to the uses surrounding the road and the access points proposed near the intersection with Ten Mile Road. The applicant should be required to construct Commercial Road B as a 46-footwide commercial street section with 3-lanes, 3-inches of pavement, vertical curb, gutter and 5-footwide concrete sidewalks and dedicate right-of-way that extends to 2-feet behind the back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

For the proposed stub streets to adjacent properties, the applicant's proposal meets District Policy and should be approved, as proposed and provide signs at all stub streets stating "This Road to Be Extended In The Future".

For the proposed internal shared driveways for residences, the applicant should be required to construct these driveways to align with or be offset a minimum of 75-feet from a local road intersection consistent with District Policy.

ACHD supports the applicant's proposal to construct the emergency access as shown on Page 36 with a redline; it connects the parcel S1310427810 to parcel S1310449300 (through Lot 21, block 25).

ACHD has concerns about the length of the straight alignment proposed for Shayla Avenue and excessive speeding. If there is sufficient space on Shayla Avenue, the applicant should be required to install landscaped islands. Vertical curbs are required around the perimeter of any raised median.

VI STAFF ANALYSIS

- 6.1** A pre-application meeting was held between the Applicant and the City on March 12, 2021. Planning and Zoning, Economic Development, Kuna Police Department and the Kuna School District were in attendance. The Applicant held a neighborhood meeting with residents within 300-ft of the proposed project area on April 19, 2021. There were seven (7) residents in attendance. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application. The proposed application has been noticed to all property owners within at least 300 feet on May, 11, 2022, and official notice was published in the Kuna Melba News April 20, 2022.

Providence Properties LLC, Applicant, requests approval to annex approximately (approx.) 55 acres into the City of Kuna using three (3) zones; approx. 39.61 acres as R-6 Medium Density Residential (MDR), 6.16 acres as R-8 High Density Residential (HDR), and 9.80 acres as C-1 Neighborhood Commercial (Comm.). The lands proposed for annexation are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits.

The Applicant requests approval of their proposed Planned Unit Development (PUD) for approx. 136.17 acres, using the R-6 MDR, R-8 HDR and C-1 Comm. zoning districts to create a Master Planned Community. The Applicant requests Preliminary Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common, and 6 commercial). The PUD is a development tool that allows Applicants to request changes to the City Code for design flexibility, among other items in exchange for providing certain elements that will set a project apart from normal development. As such, the Applicant is requesting Special Use Permit approval as required to accompany a PUD.

The Applicant is also proposing a Rezone for the lands already with Kuna City Limits; these lands are formerly known as the Sanctuary Subdivision approved in 2007. The Sanctuary Project was never developed and lost its approvals. The Applicant proposes to Rezone approx. 81.05 acres to R-6, as a part of their proposed PUD.

The overall gross density of the project is proposed to be 4.47 dwelling units per acre (DUA), overall net density for the residential portion is proposed at 5.76 DUA. Per KCC 5-7-3-D. to assure development flexibility, the Planning and Zoning Commission may recommend increasing the residential density up to 15% of the allowable number of dwelling units according to the zone's underlying zoning density. The Applicant has also requested decreasing the minimum lot sizes, and setbacks as requested in the application and on the face of the Preliminary Plat (See *Setback and Zoning Table*). The proposed net density of the R-8 zone is approx. 8.91 DUA, the proposed net density of the R-6 zone is approx. 6.15 DUA in compliance with KCC 5-1-3-D.

The Applicant has proposed 14.30 acres, or 10.59% of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-7-11-A requires that a minimum 10% of the developments gross land area shall be set aside for open space purposes and mutually exclusive of required residential buffers. Staff views the open space to be compliant with KCC 5-7-11-A.

According to Exhibits 2.34 and 2.41, Public Works staff conditionally supports the Sabinos Rocky Ridge Subdivision development with conditions of that support listed in 4.C of the Engineers Memo. The Applicant proposes construct a Lift Station in the northwest corner of the property. Public works states there are two (2) options for providing sewer to the project, and their preferred option is for Sabinos Rocky Ridge to connect to the existing 12-in. Force Main once the new 18-in. Force Main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The Developer offers a creative temporary solution with conditions listed in paragraph 4.C of the Engineers Memo. The City Engineer recommends a Development Agreement between Developer and the City to document parties' responsibilities for the creative temporary solution. The Developer is required to participate in financial responsibility of any required upgrades (such as SCADA or system) needed to support the project. Developer also accepts responsibility for all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The Developer shall disconnect from the Crimson Point Lift Station and connect to the future Regional Lift Station when it is online. It will be the responsibility of the Developer to obtain all approvals and permits from affected agencies, including but not limited to Dept. of Environmental Quality (DEQ), ditch or canal companies, Central District Health (CDH), and Ada County Highway District (ACHD) for construction and decommissioning throughout the project. The Applicant has proposed an irrigation pump and pond is required for this development and is shown on the Plat (lot 13 - 2.28 acres).

The Developer is required to design the sewer system according to the City Engineers requirements listed in the Public Works Memo's included with this packet. Planning and Zoning agrees with Public Works recommendations.

The Applicant proposes changes to the setbacks for the proposed R-6 and R-8 zones as stated in their narrative and on the face of the Preliminary Plat, staff notes the Applicant has requested changes to the setbacks only. In connection with their proposal to provide private driveways for clusters of four-units in several places within the project, staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered four-pack product with private driveways proposed in the R-8 zone. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.

It is the responsibility of the Developer to create and provide fully functional lots for any downstream users.

The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250-ft.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

A Design Review application for common areas was included with this application. Staff notes the northern boundary is in alignment with the existing Mason Creek Street Collector; a common lot(s) will be required along the northern frontage for the future Mid-Mile Collector Mason Creek Street,

preserving adequate space for a 20 to 30-foot landscape buffer. Staff notes sidewalks along classified roads (Collectors/Arterials) shall be a minimum of eight (8) feet wide detached and be located *within* the public Rights-of-Way. The Applicant shall comply with KCC 5-5-5-F and install “see-through” fencing along all residential buildable lot property lines abutting pathways and greenbelts. Fences placed between Commercial and Residential uses shall be sight obscuring and follow KCC 5-5-5-E. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes 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, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

Staff recommends the Developer be conditioned to enter a license agreement with ACHD in order to place sod within the Rights-of-Way between the edge of sidewalk and the bottom of the swale for weed control on Ten Mile and Hubbard Roads.

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 requesting signature on the final plat.

Staff has reviewed the proposed Annexation for qualification, the proposed Rezone and Preliminary Plat for technical compliance with KCC, the SUP and the Design Review for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan if the sewer infrastructure improvements recommended by the Public Works department are completed. The Applicant will be required to work with Kuna’s staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency’s requirements. If the Planning and Zoning Commission recommends approval of Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, and 21-03-S (Preliminary Plat), and approves Case No. 21-04-SUP and 21-16-DR the Applicant shall be subject to the Conditions of Approval listed in section “IX” (9) of this report, and additional conditions recommended by the Planning and Zoning Commission.

6.2 Applicable Standards

- 6.2.1** City of Kuna Zoning Ordinance, Title 5
- 6.2.2** City of Kuna Subdivision Ordinance Title 6.
- 6.2.3** City of Kuna Comprehensive Plan FLUM.
- 6.2.4** Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-DR, including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby ***(recommends approval/conditional approval/denial)*** of Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, and ***(approves/conditionally approves/denies)*** Case Nos. 21-04-SUP and 21-16-DR, a request from
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Providence Properties LLC for Annexation for approx. 55 acres, Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a well-balanced Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). Applicant is also requesting a Special Use Permit (SUP) in connection with the PUD and Design Review for the Common 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 Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-DR, this proposal **does/does not** generally comply with the City Code.

***Staff Finding:** The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6 if the sewer infrastructure improvements recommended by the Public Works department are completed.*

- 7.2 The public notice requirements **have/have not** 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 April 19, 2021. Seven (7) residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on May 11, 2022, and a legal notice was published in the Kuna Melba Newspaper on April 20, 2022. The Applicant posted a sign on the property on April 22, 2022.*

- 7.3 Based on the evidence on file for Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-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 groups in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-1, R-8 and R-6; The Comp Plan Map designates the property as Mixed-Use.*

- 7.4 The contents of the proposed Annexation, PUD, Preliminary Plat, Rezone, Special Use Permit (SUP), and Design Review applications **do/do not** contain the necessary requirements as listed in KCC 5-13-9, KCC 5-7, KCC 6-2-3, KCC 5-13, KCC 5-6, and KCC 5-4:

***Staff Finding:** Review by Staff of the proposed Annexation, PUD, Preliminary Plat and Rezone, SUP and Design Review confirms all applicable technical requirements listed in KCC were provided.*

- 7.5 The availability of existing and proposed public services and streets **can/cannot** accommodate the proposed development.

***Staff Finding:** According to Exhibits 2.34 and 2.44, Public Works staff conditionally supports the Sabinos Rocky Ridge Subdivision development with conditions of that support listed in 4.C of the Engineers Memo. The Applicant proposes construct a Lift Station in the northwest corner of the property. The Public works states there are two options for providing sewer to the project, and their preferred option is for Sabinos Rocky Ridge to connect to the existing 12-in. Force Main once the new 18-in. Force Main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The Developer offers a creative temporary solution with conditions*

listed in paragraph 4.C of the Engineers Memo. The City Engineer recommends a Development Agreement between Developer and the City to document parties' responsibilities for the creative temporary solution. The Developer is required to participate in financial responsibility of any required upgrades (such as SCADA or system) needed to support the project. Developer also accepts responsibility for all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point Force Main and connect to the future regional Lift Station when online. It will be the responsibility of the Developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, Central District Health (CDH), and ACHD for construction and decommissioning throughout the project. The Applicant has proposed an irrigation pump and pond and one is required for this development which is shown on the plat (lot 13 - 2.28 acres).

Per the ACHD report and the submitted TIS, the current roadway segments of Ten Mile Road between Hubbard Road and Lake Hazel Road will not meet minimum operational thresholds at the buildout of this development. ACHD has listed mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold.

- 7.6 The proposed development *is/is not* in compliance with the City of Kuna, 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, Park and 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/ does not* 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, 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 site landscaping *does/does not* minimize the impact on adjacent properties through the use of screening.

Staff Finding: A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted. A Common lot(s) will be required along the northern property line that fronts a future segment of a Mid-Mile Collector known as Mason Creek Street to preserve adequate space for a 20-to-30-foot landscape buffer.

- 7.10 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 than 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 Annexation, PUD, Rezone, Preliminary Plat, SUP and Design Review requests for the site *are/are 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.
- Goal 1.C.: Attract and Encourage new and existing businesses.
 - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.
 - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 2.A.: Maintain and expand parks and public gathering spaces.
 - 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.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
 - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna.
- 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.

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
 - Objective 4.B.2.: Maintain/expand sidewalks/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.

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

- Objective 4.C.1.: Maintain/enhance existing pathways/trails/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.

8.6 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 COMMISSION'S RECCOMENDATION

Note: These motions are for the approval, conditional approval or denial of the Special Use Permit and Design Review application and the recommendation of approval, conditional approval or denial of the planned unit development, Annexation, Rezone and Preliminary Plat 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)** for Case Nos., 21-04-AN, 21-03-ZC, 21-01-PUD and 21-03-S and **(approves/conditionally approves/denies)** Case Nos. 21-04-SUP and 21-16-DR a request from Providence Properties LLC for Annexation for approx. 55 acres, Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). Applicant also requests a Special Use Permit (SUP) in connection with the PUD and Design Review for the Common Lots, 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 all 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural 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 (KMIS).
- 9.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna 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 Crimson Point 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 shall 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 in public Rights-of-Way shall be with approval from ACHD.
- 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** 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.
- 9.20** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.
- 9.21** Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- 9.22** 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 Public Hearing processes.
- 9.23** 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 Crimson Point Lift Station, future regional lift station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
- 9.24** Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- 9.25** Developer/Owner/Applicant shall provide common lot(s) along the northern property line that fronts the planned alignment for the future segment of a Mid-Mile Collector known as Mason Creek Street, to preserve adequate space for a 20-to-30-foot landscape buffer.
- 9.26** Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered four-pack product with private driveways proposed in the R-8 zone. Staff.
- 9.27** It is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.
- 9.28** It is the responsibility of the Developer to create and provide fully functional lots for any downstream users.

- 9.29** In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD in order to place sod within the Rights-of-Way between the edge of sidewalk and the bottom of the swale for weed control.
- 9.30** 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.
- 9.31** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 9.32** Developer/Owner/Applicant shall follow staff, City Engineers, and other agency recommended requirements as applicable.
- 9.33** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this _____ day of May, 2022.



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): 21-01-PUD, 21-04-AN, 21-03-ZC, 21-03-S

Project Name: Sabino's Rocky Ridge

Date Received: 04.28.2021

Date Accepted as Complete: _____

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

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

Owner of Record

Name: THREE OWNERS, SEE ATTACHED FOR FULL

Address: OWNERSHIP INFORMATION

Phone: _____ Email: _____

Applicant (Developer) Information

Name: PROVIDENCE PROPERTIES, LLC (Patrick Connor)

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBLEHOMES.COM

Engineer/Representative Information

Name: DAVID CRAWFORD, B+A ENGINEERS, INC.

Address: 5505 FRANKLIN RD. BOISE, ID 83705

Phone: (208) 343-3381 Email: DACRAWFORD@BAENGINEERS.COM

Subject Property Information

Site Address: 3250 W. HUBBARD RD, KUNA, ID

Nearest Major Cross Streets: W. HUBBARD RD & TEN MILE RD

Parcel No.(s): 51310314800, 51310346805, 51310427810, 51310449300

Section, Township, Range: 10, 2 NORTH, 1 WEST

Property Size: 81 + 15.17 + 40 = 136.17 ACRES

Current Land Use: AG Proposed Land Use: PUD, RESIDENTIAL + COMM

Current Zoning: R-4 AND County Proposed Zoning: R-6, R-8, C-1 PUD

Project Description

Project Name: SABINO'S ROCKY RIDGE

General Description of Project: 135 ACRE PUD WITH APPROX. 619 RESIDENTIAL LOTS, 14+ ACRES OF OPEN SPACE AND 7.8 ACRES OF COMMERCIAL PROPERTY.

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: PARKS, PATHWAY NETWORK, PICKLEBALL / SPORT COURTS, TOT LOTS AND DOG PARK (FENCED) FITNESS STATIONS

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO
If YES, please describe: TWO DILAPIDATED STRUCTURES TO BE DEMOLISHED.

Will any existing buildings remain? YES NO

No. of Residential Units: 619 No. of Building Lots: 619

No. of Common Lots: 76 No. of Other Lots: 2 (commercial)

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 4.58

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.92

Percentage of Open Space provided: 10.59% Acreage of Open Space: 14.29

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

PARKS, OWNED AND MAINTAINED BY HOA. Fully landscaped, tot lots, pickleball courts, fitness stations, dog park, Pathway network.

Non-Residential Project Summary (If Applicable)

Number of building lots: 2 Other lots: _____

Gross floor area square footage: 154K + 187K Existing (if applicable): _____ two commercial pads

Building height: N/A Hours of Operation: N/A

Total no. of employees: - Max no. of employees at one time: -

No. of and ages of students: - Seating capacity: -

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____ TBD

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO IT WILL BE.

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

TBD

Applicant Signature: [Signature] Date: 4/28/2021

Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Welsh Property:

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Sabino's Rocky Ridge Property:

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Ownership Information

Aloha Property:

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310314800

Total Acres: 42.89

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Total Acres: 37.49

Welsh Property:

Owner Name: Roger and Maureen Welsh

Phone: 208 890 6957

E-mail: romarwelsh@gmail.com

Owner Address: 3606 W. Hubbard Rd

Property Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Total Acres: 15.2

Sabino's Rocky Ridge Property:

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Total Acres: 40



Planning & Zoning Application Coversheet

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KUNA

Planning & Zoning

Office Use Only

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

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

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

Owner of Record

Name: LIONWOOD PROPERTIES LLC

Address: 1513 E. RIVERS END CT
EAGLE, ID 83616

Phone: _____ Email: _____

Applicant (Developer) Information

Name: PROVIDENCE PROPERTIES, LLC (PATRICK CONNOR)

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

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Phone: (208) 343-3381

Email: DACRAWFORD@BAENGINEERS.COM

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Site Address: 3250 W. HUBBARD RD, KUNA, ID

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Parcel No.(s): 51310314800, 51310346805, 51310427810, 51310449300

Section, Township, Range: 10, 2 NORTH, 1 WEST

Property Size: 81 + 15.17 + 40 = 136.17 ACRES

Current Land Use: AG

Proposed Land Use: PUD, RESIDENTIAL + COMM

Current Zoning: R-4 AND COUNTY

Proposed Zoning: R-6, R-8, C-1 PUD

Project Description

Project Name: SABINO'S ROCKY RIDGE

General Description of Project: 135 ACRE PUD WITH APPROX. 604

RESIDENTIAL LOTS, 14+ ACRES OF OPEN SPACE AND 7.8 ACRES

OF COMMERCIAL PROPERTY.

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: PARKS, PATHWAY NETWORK,

PICKLEBALL / SPORT COURTS, TOT LOTS AND DOG PARK (FENCED)
FITNESS STATIONS

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: TWO DILAPIDATED STRUCTURES TO BE
DEMOLISHED.

Will any existing buildings remain? YES NO

No. of Residential Units: 604

No. of Building Lots: 610

No. of Common Lots: 114 No. of Other Lots: 6 (Commercial)

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 4.47

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.76

Percentage of Open Space provided: 10.59% Acreage of Open Space: 14.29

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

PARKS, OWNED AND MAINTAINED BY HOA. Fully landscaped, tot lots, Pickleball courts, fitness stations, dog park, Pathway network.

Non-Residential Project Summary (If Applicable)

Number of building lots: 6 (Commercial) Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: N/A Hours of Operation: N/A

Total no. of employees: - Max no. of employees at one time: -

No. of and ages of students: - Seating capacity: -

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO IT WILL BE.

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

TBD

Applicant Signature: [Signature] Date: 4/28/2021

Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Welsh Property:

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Sabino's Rocky Ridge Property:

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Ownership Information

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300, S1310314800, S1310346805 and S1310427810



Planned Unit Development Application

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Office Use Only

Case No(s): _____

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

KCC 5-1-6 defines a Planned Unit Development as, "An area of land in which a variety of Residential, Commercial and Industrial uses under single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a preplanned environment with more flexible standards, such as lot sizes and setbacks."

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant, comfortable place to live and work. This PUD process is based on standards and guidelines found in Kuna City Code (KCC) 6-5-2. KCC can be viewed at www.KunaCity.ID.gov.

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

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application (*It is the applicant's responsibility to use current application.*)
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- 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.
- Aerial Map 8.5" x 11": Color photo depicting the proposed site, street names, and surrounding area within 500'. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- 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.

- Preliminary Plat: Drawn to scale of 1" = 100' (or similar), displaying the following:
 - Name of project and date
 - Name of plan preparer with contact information
 - Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
 - North arrow
 - Property lines
 - Location of subdivision lines
 - Existing structures – Identify those which are relocated or removed
 - On-site and adjoining streets, alleys, private drives
 - Rights-of-way and their designation
 - Location and width of easements, canals and drainage ditches
 - On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
 - Drainage location and method of on-site retention/detention
 - Existing and/or proposed utility services, any above ground utility structures and provide their location
 - Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
 - Location and dimensions of off-street parking
 - Location and size of any loading areas, docks, ramps and vehicle storage or service areas
 - Roofline and foundation plan of building and location onsite
 - 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.*)
 - Locations and uses of all Open Spaces
 - Location of public restrooms
 - Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public right-of-way*)
 - Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
 - Ground elevation shown by contour lines at 2' intervals or less
 - 5' intervals may be accepted for slopes greater than 10%
 - General soil types as documented by a soils engineer or engineering geologist
 - Hydrology:
 - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
 - Proposed and existing storm water facilities
 - Water conveyance facilities
 - Water features (*i.e., ponds, wetlands and permanent/intermittent water courses*)
 - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
 - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.

- Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
- Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
 - Name of project
 - Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review*)
 - North Arrow
 - Locations of all existing and proposed dwelling units and/or individual lots
 - Location of major streets
 - Proposed yard requirements or Single-Family homes for individual lots
 - Existing and proposed traffic circulation system serving the PUD including:
 - Off-street parking and maneuvering
 - Points of access to existing public rights-of-way
 - Ownership of streets (*i.e. Public or Private*)
 - Parking areas
 - Existing and proposed pedestrian & bicycle circulation system
 - Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owner, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
 - Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
 - Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

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).

If the Planning & Zoning Director or Designee, the Commission and/or City Council determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing may be rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

Owner Information

Name: SEE THE ATTACHED EXHIBIT FOR FULL OWNERSHIP INFORMATION.
Address: _____
Phone: _____ Email: _____

Applicant Information

Name & Title: PROVIDENCE PROPERTIES, LLC (PATRICK CONNOR)
Address: 701 S. ALLEN ST, MERIDIAN, ID 83642
Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

Representative:

Name: PATRICK CONNOR
Address: 701 S. ALLEN ST # 104, MERIDIAN, ID 83642
Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

Property Information

Address: 3250 W. HUBBARD RD. KUNA, ID
Parcel No(s): 51310314800, 51310346805, 51310427810, 51310449300
Major Cross Streets: W. HUBBARD RD + TEN MILE RD.
Distance from Major Cross Streets: ADJACENT

PUD Information

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

PUD FOR 135 ACRE MASTERPLANNED COMMUNITY WITH 600+ HOMES, ~8 ACRES OF COMMERCIAL, PARKS AND OPEN SPACE.

2. PUD Amenities (circle all that apply):

- Playground(s)
- Basketball/Tennis Court(s)
- Baseball Diamond
- Soccer/Rugby Field(s)
- Swimming Pool
- Natatoriums
- Walking/Running Paths
- Clubhouse
- School Sites
- Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way)

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO

If Yes, please list: TRASH RECEPTACLES, BENCHES, FITNESS STATIONS

4. Total number of parking spaces, including L x W? NONE FOR PARKS. THERE ARE PARKING SPACES FOR THE COTTAGE HOMES.

5. What is the current land use? AG

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

North: AG South: AG East: RESIDENTIAL West: AG

7. If the development is intending to be phased, what is the phasing time period?

WE ARE EXPECTING TEN PHASES AND WILL PLAN ON TWO PHASES PER YEAR WITH LOT DELIVERIES IN JUNE AND NOVEMBER.

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

If yes, who is the name of the irrigation or drainage provider? BOISE-KUNA IRRIGATION

9. What is the proposed method of on-site drainage retention/detention?

ON-SITE PONDS AND SEEPAGE BEDS DEPENDING ON GEO-TECH STANDARDS.

10. % of site devoted to building coverage: < 40%

11. % of site devoted to landscaping: > 60% Sq. Ft.: N/A

12. % of landscaping within parking lot(s): TSD

13. Provide dimensions of landscaped areas within public ROW: NONE

14. Are there any existing trees of 4-inch or greater in caliper? YES NO

If Yes, please provide type, size & indicate location on Landscape Plan: -

15. % of site that is hard surface: UNKNOWN Sq. Ft.: -

16. % of site devoted to other uses: 0 Please describe: -

Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

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Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

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Section: 10

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Range: 1 West

Total Acres: 15.2

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Lot: n/a

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Parcel numbers: S1310427810

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Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Ownership Information

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300, S1310314800, S1310346805 and S1310427810



Planned Unit Development Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
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****Office Use Only****

Case No(s): 21-01-PUD, 21-04-An, 21-03-ZC, 21-03-S

Project Name: Sabino's Rocky Ridge

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

Date Received: 04.28.2021

Date Accepted as Complete: _____

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- 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.
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- 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.

- Preliminary Plat: Drawn to scale of 1" = 100' (or similar), displaying the following:
 - Name of project and date
 - Name of plan preparer with contact information
 - Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
 - North arrow
 - Property lines
 - Location of subdivision lines
 - Existing structures – Identify those which are relocated or removed
 - On-site and adjoining streets, alleys, private drives
 - Rights-of-way and their designation
 - Location and width of easements, canals and drainage ditches
 - On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
 - Drainage location and method of on-site retention/detention
 - Existing and/or proposed utility services, any above ground utility structures and provide their location
 - Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
 - Location and dimensions of off-street parking
 - Location and size of any loading areas, docks, ramps and vehicle storage or service areas
 - Roofline and foundation plan of building and location onsite
 - 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.*)
 - Locations and uses of all Open Spaces
 - Location of public restrooms
 - Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public right-of-way*)
 - Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
 - Ground elevation shown by contour lines at 2' intervals or less
 - 5' intervals may be accepted for slopes greater than 10%
 - General soil types as documented by a soils engineer or engineering geologist
 - Hydrology:
 - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
 - Proposed and existing storm water facilities
 - Water conveyance facilities
 - Water features (*i.e., ponds, wetlands and permanent/intermittent water courses*)
 - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
 - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.

- Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
- Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
 - Name of project
 - Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review*)
 - North Arrow
 - Locations of all existing and proposed dwelling units and/or individual lots
 - Location of major streets
 - Proposed yard requirements or Single-Family homes for individual lots
 - Existing and proposed traffic circulation system serving the PUD including:
 - Off-street parking and maneuvering
 - Points of access to existing public rights-of-way
 - Ownership of streets (*i.e. Public or Private*)
 - Parking areas
 - Existing and proposed pedestrian & bicycle circulation system
 - Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owned, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
 - Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
 - Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

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).

If the Planning & Zoning Director or Designee, the Commission and/or City Council determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing may be rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

Owner Information

Name: SEE THE ATTACHED EXHIBIT FOR FULL OWNERSHIP INFORMATION.
Address: _____
Phone: _____ Email: _____

Applicant Information

Name & Title: PROVIDENCE PROPERTIES, LLC (PATRICK CONNOR)
Address: 701 S. ALLEN ST, MERIDIAN, ID 83642
Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

Representative:

Name: PATRICK CONNOR
Address: 701 S. ALLEN ST # 104, MERIDIAN, ID 83642
Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

Property Information

Address: 3250 W. HUBBARD RD. KUNA, ID
Parcel No(s): 51310314800, 51310346805, 51310427810, 51310449300
Major Cross Streets: W. HUBBARD RD + TEN MILE RD.
Distance from Major Cross Streets: ADJACENT

PUD Information

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

PUD FOR 135 ACRE MASTERPLANNED COMMUNITY WITH 600+ HOMES, ~8 ACRES OF COMMERCIAL, PARKS AND OPEN SPACE.

2. PUD Amenities (circle all that apply):

- Playground(s)
- Basketball/Tennis Court(s)
- Baseball Diamond
- Soccer/Rugby Field(s)
- Swimming Pool
- Natatoriums
- Walking/Running Paths
- Clubhouse
- School Sites
- Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way)

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO

If Yes, please list: TRASH RECEPTACLES, BENCHES, FITNESS STATIONS

4. Total number of parking spaces, including L x W? NONE FOR PARKS. THERE ARE PARKING SPACES FOR THE COTTAGE HOMES.

5. What is the current land use? AG

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

North: AG South: AG East: RESIDENTIAL West: AG

7. If the development is intending to be phased, what is the phasing time period?

WE ARE EXPECTING TEN PHASES AND WILL PLAN ON TWO PHASES PER YEAR WITH LOT DELIVERIES IN JUNE AND NOVEMBER.

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

If yes, who is the name of the irrigation or drainage provider? BOISE-KUNA IRRIGATION

9. What is the proposed method of on-site drainage retention/detention?

ON-SITE PONDS AND SEEPAGE BEDS DEPENDING ON GEO-TECH STANDARDS.

10. % of site devoted to building coverage: < 40%

11. % of site devoted to landscaping: > 60% Sq. Ft.: N/A

12. % of landscaping within parking lot(s): TSD

13. Provide dimensions of landscaped areas within public ROW: NONE

14. Are there any existing trees of 4-inch or greater in caliper? YES NO

If Yes, please provide type, size & indicate location on Landscape Plan: -

15. % of site that is hard surface: UNKNOWN Sq. Ft.: -

16. % of site devoted to other uses: 0 Please describe: -

Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Welsh Property:

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Sabino's Rocky Ridge Property:

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Ownership Information

Aloha Property:

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310314800

Total Acres: 42.89

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Total Acres: 37.49

Welsh Property:

Owner Name: Roger and Maureen Welsh

Phone: 208 890 6957

E-mail: romarwelsh@gmail.com

Owner Address: 3606 W. Hubbard Rd

Property Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Total Acres: 15.2

Sabino's Rocky Ridge Property:

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Total Acres: 40



Preliminary Plat Application

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

KUNA

Planning & Zoning

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): 21-01-PUD, 21-04-AN, 21-03-ZC, 21-03-S

Project Name: Sabino's Rocky Ridge

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

Date Received: 04.28.2021

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).

Rezone Application

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



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

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: *Valid for three (3) months, unless otherwise determined by Staff* _____

Date Received: _____

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- 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 Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

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

Information to Note:

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

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

Applicant Signature:  Date: 7/19/21
 By signing, you are confirming you have provided all required items listed on this application.

DESIGN REVIEW APPLICATION

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



****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: *Valid for three (3) months, unless otherwise determined by Staff*

Date Received: _____

Date Accepted as Complete: _____

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

Design Review includes, but is not limited to:

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

Application shall contain one (1) copy of the following (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 all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

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

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

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

Lighting Plan

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

Owner Information

Name: PROVIDENCE PROPERTIES
 Address: 701 S. ALLEN ST, MERIDIAN, ID 83642
 Phone: (214) 564-2812 Email: P.CONNOR@HUBBLEHOMES.COM

Applicant Information

Name: PATRICK CONNOR
 Address: 701 S. ALLEN ST, MERIDIAN, ID 83642
 Phone: (214) 564 2812 Email: P.CONNOR@HUBBLEHOMES.COM

Engineer/Representative

Name: DAVID CRAWFORD (B+A ENGINEERS)
 Address: 5505 E. FRANKLIN RD, BOISE ID 83705
 Phone: (208) 343-3381 Email: dacrawford@BAENGINEERS.COM

Property Information

Address: 3250 E. HUBBARD, KUNA ID 83634

Parcel No(s): 51310314800, 51310346805, 51310427810, 51310449300

Closest Major Cross Streets: HUBBARD & TEN MILE

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: COMMON AREA DESIGN REVIEW
FOR SABINO'S ROCKY RIDGE

2. Dimension of property: 136.17 ACRES

3. Current land use(s): AGRICULTURE

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

North: AG + County Residential South: AG + Residential

East: AG + Residential West: AG + Residential

5. Is the project intended to be phased? If so, what is the phasing time period?

Yes, 8-10 years

6. Number and use(s) of all structures: Residential single family

7. Building Height: to code

8. Number of Stories: 2 max

(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:

PER CODE

Exterior Building Materials and Colors

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

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

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? _____

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? vinyl tongue + groove (tan)

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

Building Coverage

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

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: SEE prelm. plat and LANDSCAPE PLAN

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: 8-10 BENCHES AROUND tot lots, + sport courts, 4 TRASH CANS AT PARK AREAS

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

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

Miscellaneous

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

If YES, please provide setbacks below, in feet:

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

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

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

Applicant Signature: _____ Date: _____

Additional Information

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



A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

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

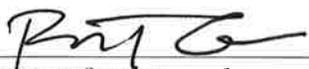
- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: 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.
- 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.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

Information to Note:

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

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

Applicant Signature:  Date: 7/19/21
By signing, you are confirming you have provided all required items listed on this application.

April 28, 2021

Mr. Jace Hellman
City of Kuna
Planning and Zoning Department
751 W. 4th Street
Kuna, ID 83634

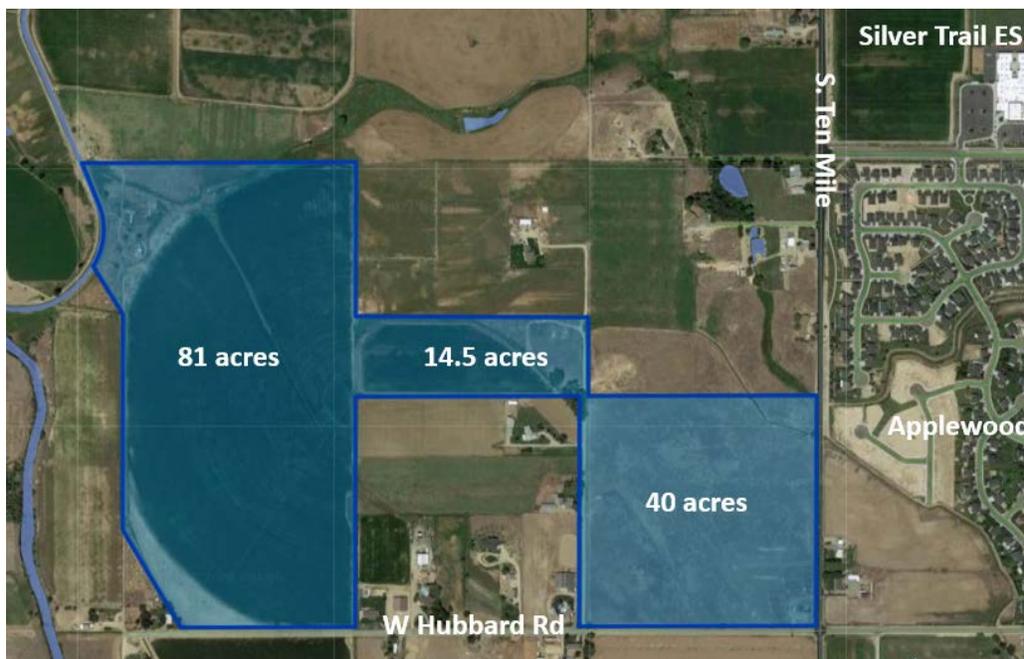
Re: Sabino's Rocky Ridge – Kuna, ID
PUD, Annexation, Zoning and Preliminary Plat Narrative

Dear Mr. Hellman,

As the applicant of Providence Properties, LLC, I am please to submit the attached applications and required supplements for annexation, zoning, preliminary plat and PUD for the Sabino's Rocky Ridge Subdivision.

Site Information:

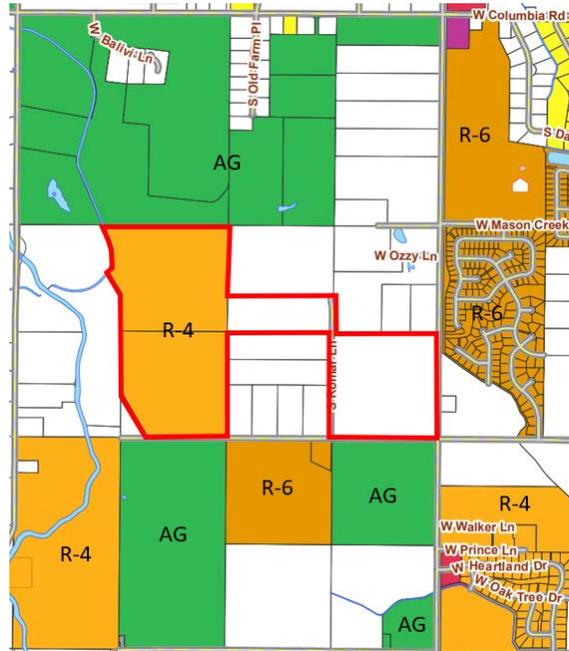
The site is located at the northwest corner of Ten Mile Rd and W. Hubbard Rd. The application consists of 4 parcels. The "Sabino's parcel" which is 40 acres at the southeast corner, the "Welsh parcel" which is 15.2 acres adjacent to the west and the two "Aloha parcels" which total 81 acres.



The land uses of the sites and surrounding the sites are all agricultural. To the east of the site there is an existing R-6 residential subdivision called Applewood, which was recently built out. To the south and north are R-6 and AG parcels.

The western 81 acres was annexed into the City of Kuna in March 2007 under the Sanctuary Subdivision Preliminary Plat. The path of annexation for the Sanctuary Sub was through the parcels south of W. Hubbard Rd.

Current Zoning Map:



Background Information:

The proposed site location is highly desirable from an access standpoint because of the location to two major streets: Ten Mile Rd and W. Hubbard Rd. Currently, there will be significant sanitary sewer improvements required to provide waste water capacity for the entire site. These improvements require a regional sewer lift station to be located in the northwest corner of the property. The pressurized sewer line will extend to the eastern boundary where it will connect to the existing system along Ten Mile Rd.

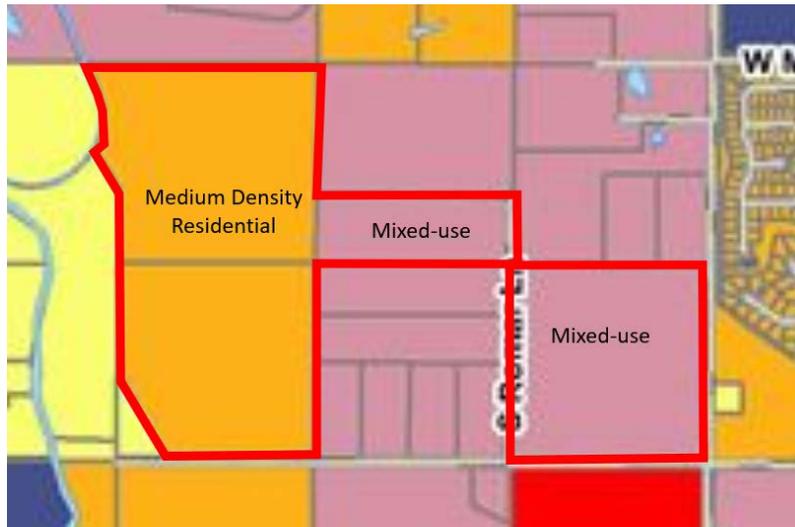
In 2007, the 81 acres along the western side was approved by the City of Kuna as “The Sanctuary Subdivision”. This project was annexed and zoned R-4 and comprised of 270 total lots, 247 residential lots, 11.32 acres of open space and a 5.69 acre park. Because of the economic recession of the late aughts, the project was delayed and ultimately cancelled.

Comprehensive Plan:

The Kuna Comprehensive Plan Future Land Use Map designates the boundaries of the project as “medium density residential” and “mixed-use”. A majority of the properties that have yet to be annexed surrounding the site are designated “mixed-use” on the map.

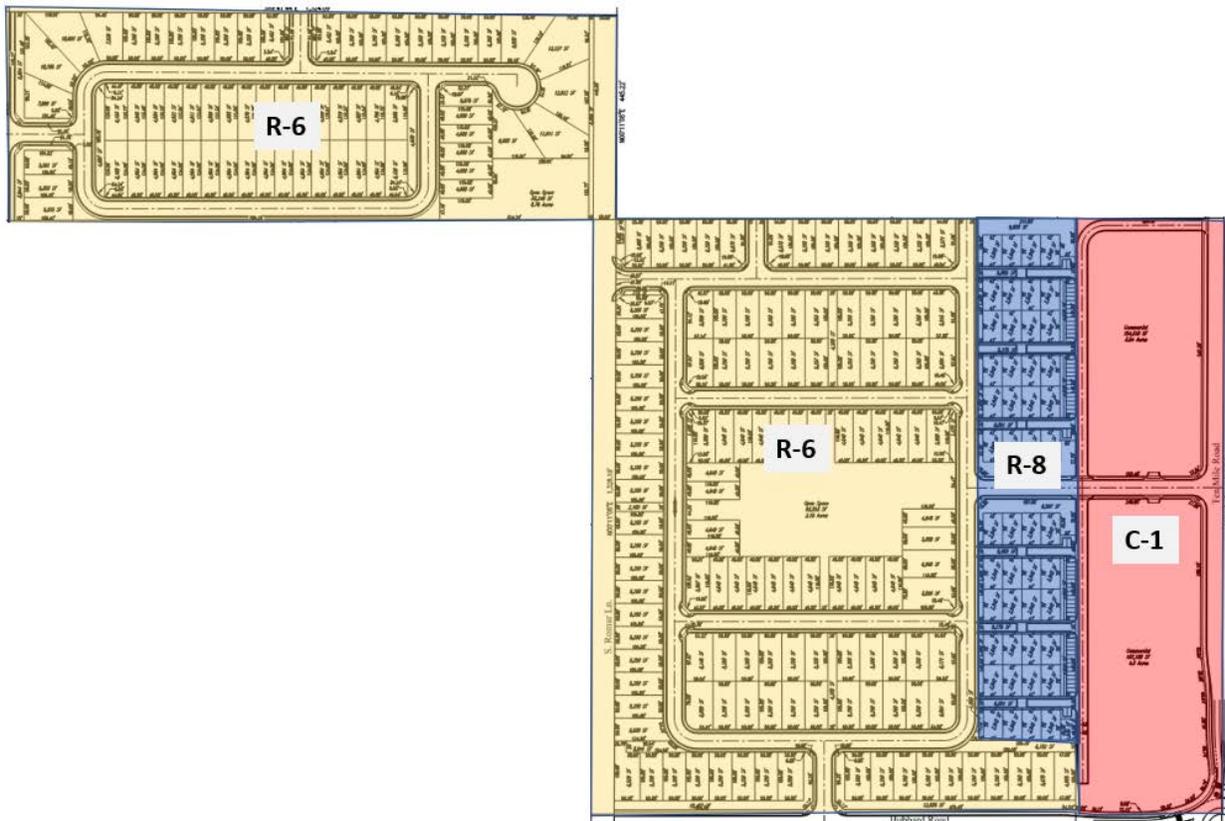
Meeting with the City, staff recommended that we pursue a Planned Unit Development to incorporate a variety of residential types, densities as well as commercial property along the eastern side, adjacent to Ten Mile Rd.

Kuna Comprehensive Plan Future Land Use Map:



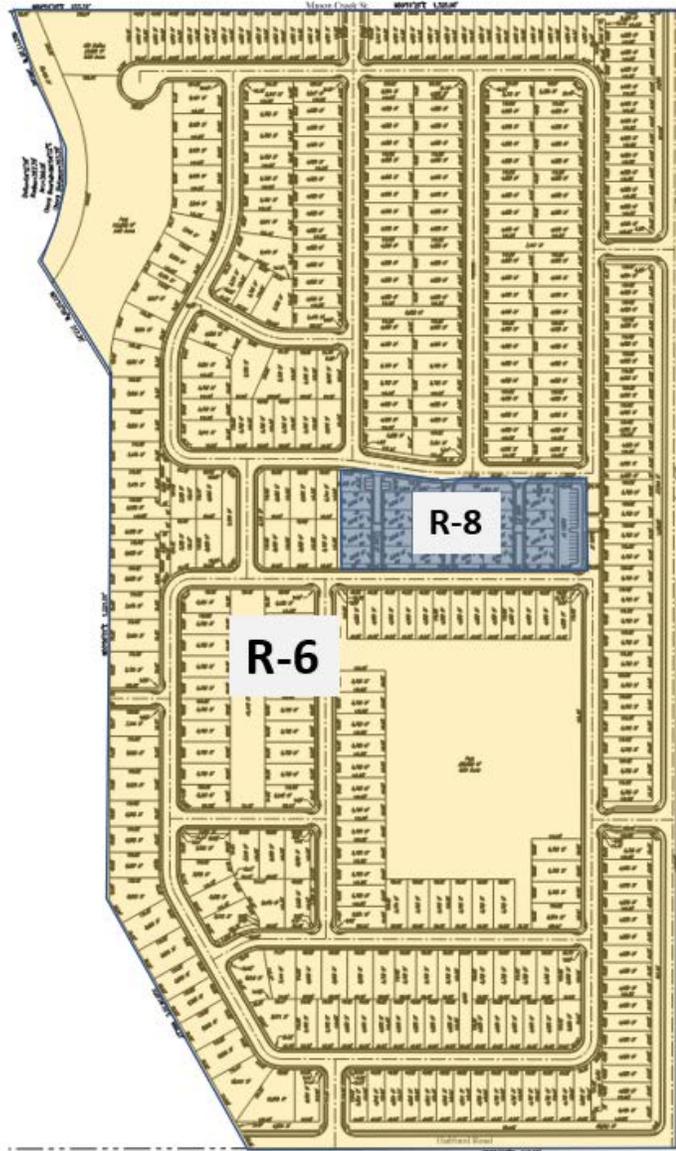
Annexation and Zoning:

As previously mentioned, the eastern 81 acres is already annexed into the City of Kuna and is currently zoned R-4. We are requesting annexation of the 15 acre Welsh property in the central part of the project and the 40 acres in the southeast region of the property. The requested underlining zone for the annexed areas are R-6, R-8 and C-1. The map below shows the proposed zoning for the central and eastern parcels:



Re-Zone of western 81 acres:

We are also requesting a re-zone of the western 81 acres from R-4 to both R-6 and R-8, as shown on the adjacent map. These zoning designations will allow for greater density and more diversity of housing product for the master planned community. The need for greater density will be explained in greater detail below. Density is critical for creating community and affordability.



Planned Unit Development:

The City of Kuna’s PUD ordinances prioritize the need to create a community that more effectively integrates a variety of land uses and fosters innovative design concepts that would create a more complete community. Given the size of Sabino’s Rocky Ridge (135 acres), the City’s encouragement of commercial frontage along Ten Mile Rd, and our mission to broaden the housing product to appeal to a greater spectrum of buyers, a PUD is ideal for this project. We’ve designed the project to have a series of micro-communities within a large master planned community. We are doing this by spreading out the community parks throughout the community to enhance the walk-ability to the open spaces and broaden the overall access to the amenities.

We believe that the “American Dream” is supported on the ability for folks to own their own home. Unfortunately, the housing market today in the Treasure Valley has escalated to a point that many of the housing options on the market are beyond the affordability of many of our Idaho families. The cost of land, labor and materials have made housing prices at point we’ve never seen. Given this ever-inflating market, we are having a great challenge of offering housing

PUD Development Standard Variation:

With the PUD application, the code allows for variations from the underlining zoning categories through a “request for code change”. We are requesting the following code changes for all of the R-8 zones allowing for our “single family cottage” home designs:

	Minimum lot size	Minimum rear setback	Minimum front setback	Street side yard setback	Maximum lot coverage
R-8 zone	3,200	15’	20’	20’	40%
Proposed R-8 code for PUD	2,900	10’	10’	15’	50%

Per the existing Kuna City Code, the calculation for allowable density in residential zoning districts is calculated as “net” density instead of the typical “gross” density. This wording in the code as “net” density was made in error and is going to be corrected in upcoming zoning code changes. For this application, we are requesting that the density be calculated on a “gross” standard allowing the number of residential lots per the area in each zoning category.

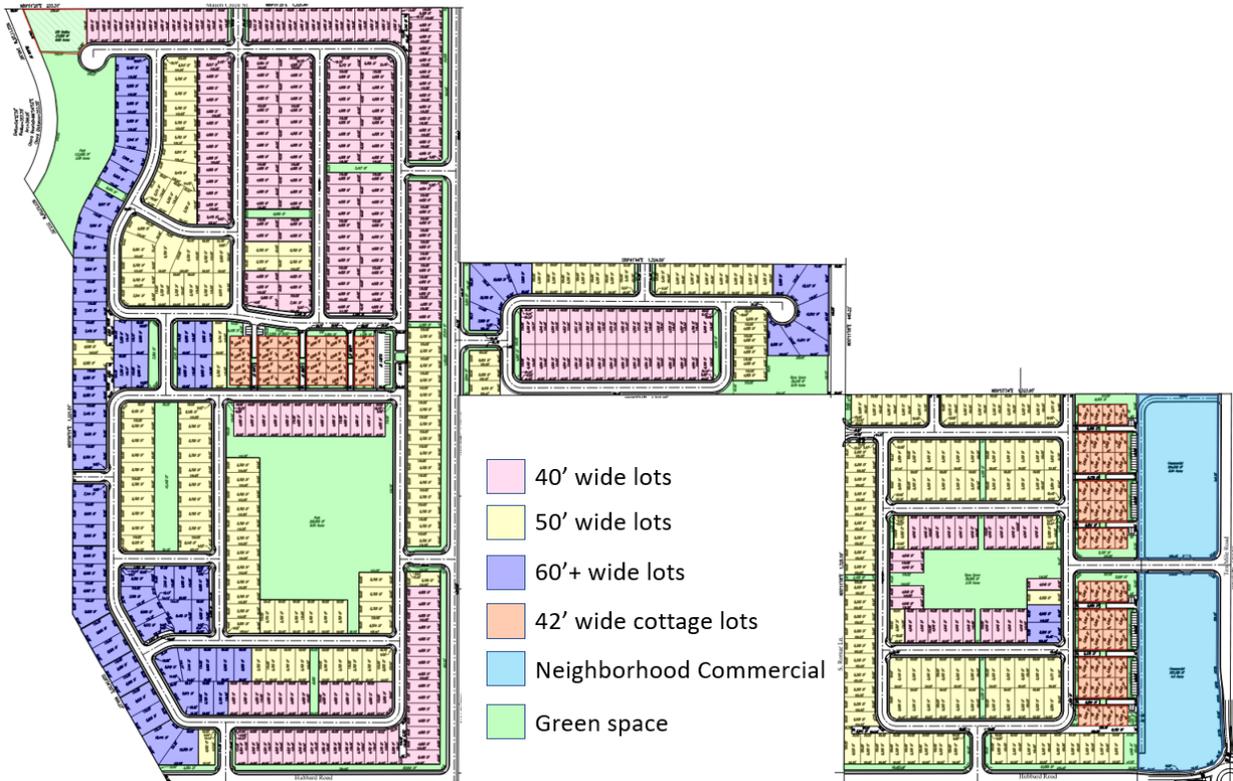
We are also requesting approval of an additional 15% of density per section 5-7-13 of the code that states for PUDs, increased density may be permitted. This application is a prime example of a master planned community with a variety of land uses, spread out greenspaces, pedestrian consideration in community design and a variety of housing types. This variance in the development standards would allow R-6 zone to increase to 6.15 net density, R-8 zone to 8.91 net density.

	R-6 Zone	R-8 Zone
Current Code Standard	6 units per net acre	8 units per net acre
Requested PUD Variance	6.15 units per net acre	8.91 units per net acre
	4.67 units per gross acre	7.47 units per gross acre

Preliminary Plat:

The Preliminary Plat of Sabino’s Rocky Ridge is comprised of three zoning designations (R-6, R-8 and C-1) to create a true master planned community with a variety of housing types and lot sizes to appeal to a multitude of buyers at various life stages. The preliminary plat also capitalizes on the commercial viability of Ten Mile Road, by offering 9 acres of C-1 “neighborhood commercial” property.

The map on the following page shows the lot sizes on the plan.



The overall lot count in the project is detailed in the table below:

	Total Lots
40' wide lots	256
50' wide lots	237
60' - 65' wide lots	42
75' wide and larger lots	12
Cottage lots 42'	72
Landscaped buffer lots	39
Park or open space	4
Canal	1
Pathway lots	10
Driveway/Parking lots	21
Lift Station	1
Commercial Lots	2

Residential Lots:

The preliminary plat is comprised of four general categories of residential product to appeal to a variety of homebuyers based on their needs. All of our buyers can choose to finish the exteriors with three unique architectural themes: Craftsman, Traditional and Country as well as 16 unique professionally curated color palates.

We start with have our base 40' wide lots which feature eight house plans ranging from 1070 to 1880 square feet and all feature a standard two car garage, private backyard, landscaping and full fencing. The plans are split evenly single and two story. There are 256 - 40' wide lots shown on the preliminary plat.



Our next set of plans are our 40' wide plans that fit on 50' wide lots. We offer 13 total plans in this category with sizes ranging between 1220 and 3259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options, third car and RV bays where the lot width is suitable. There are 237 - 50' wide lots shown on the preliminary plat.



Our largest plans are the 50' wide plans that fit on 60' or wider lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. When the lot width is available, a third car garage or RV bay may be added as an option. There are 54 - 65' or wider lots shown on the preliminary plat.



Lastly, we are featuring a new product type we are calling The Cottages. As previously mentioned, these single family lots feature detached homes with decreased front and rear yards for a lower maintenance lifestyle. These homes all have two car garages that front onto a private driveway with four homes per private driveway. There are over-flow parking lots for guests given no parking is allowed on the private driveway. There are 72 cottage lots shown on the preliminary plat. Below is an image of this product in North Salt Lake City, Utah



Neighborhood Commercial:

Along the eastern border of the property, we are designating 7.84 acres as C-1 zone, neighborhood commercial. In talking with City staff about the project, they were interested in seeing a neighborhood commercial usage along Ten Mile Rd. The intended user of this property would be restaurant, retail, medical office, professional office, lifestyle center (gym) or an educational center (daycare). Given the high growth in the area, there is a need for commercial uses to help serve the local community. Studies confirm that in offering services close to

residential communities can help decrease traffic congestion and support both economic and environmental principles of smart growth.

Access and Connectivity:

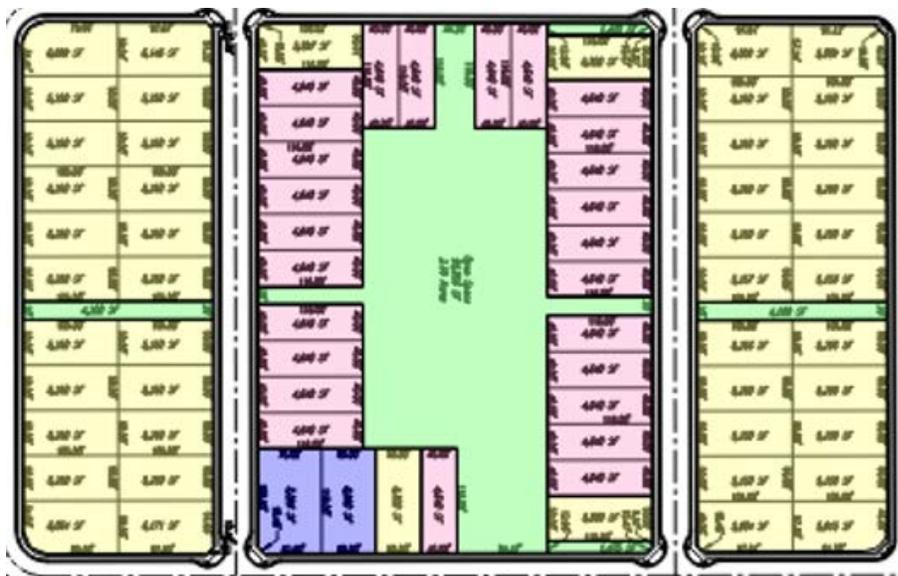
The project has frontage along Ten Mile Rd. and W. Hubbard Rd. We are proposing one full motion access to Ten Mile Rd that will bisect the commercial lots and then transition into the residential portion of the property.

We are also proposing three access points to W. Hubbard Road. One local road connection at the mid-point of the residential portion of the eastern 40 acres. We are showing an ACHD designated collector road access point along the eastern boundary of the west 81 acres. From this collector, there are three entry points into the project, two along the west side and one into the Welsh property. Lastly, we are showing another local street access point to W. Hubbard Rd near the far southwestern corner of the property.

Pedestrian Connectivity:

Pedestrian connectivity and access are critical design elements of our plan and a highly desirable amenity to the future home owners of Sabino’s Rocky Ridge. We paid particular attention to breaking up large blocks of homes with pedestrian pathways. We were sure to include pedestrian pathways between the three parcels to ensure connectivity. These pathways also offer connections to the neighborhood parks that are evenly spread throughout the community.

The example below shows how pedestrian pathways can bisect large blocks to connect to a central community park.

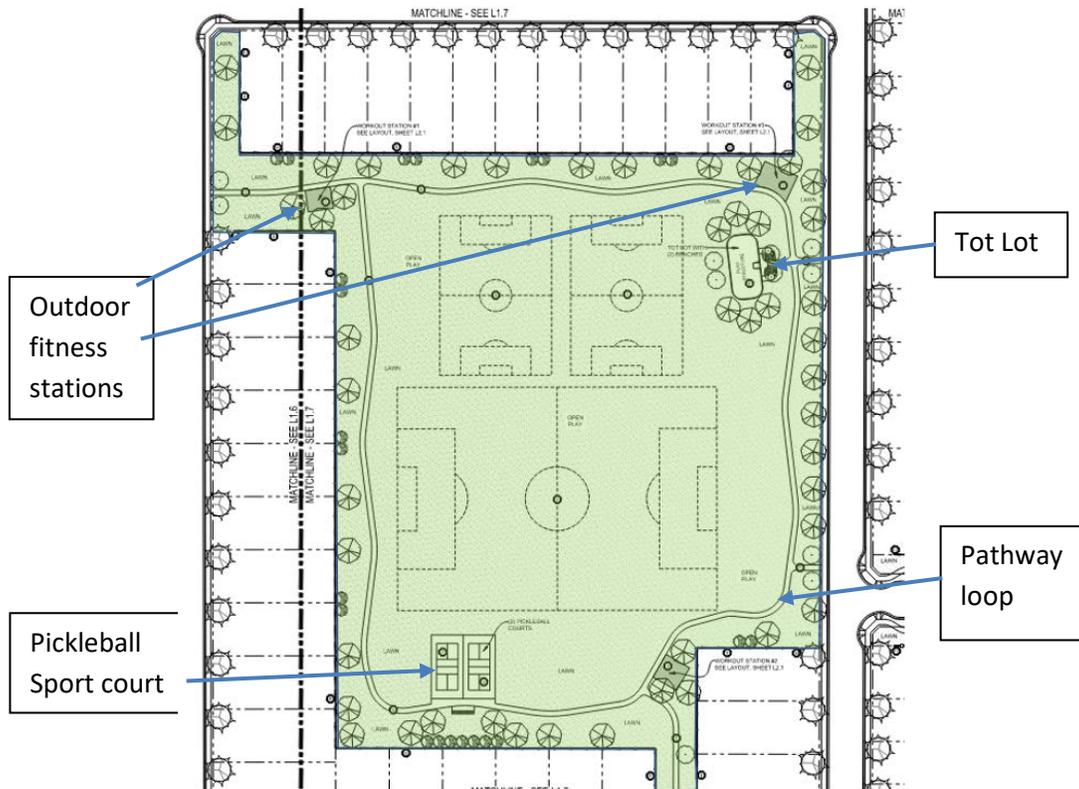


Landscaping, Open Space and Amenities:

In designing the project, we wanted to be sure that all areas of the community would have convenient access to a neighborhood park. We have 4 community parks spread out evenly around the project. The parks have a number of community amenities including: tot lots, outdoor fitness stations and pickleball/sport courts. We are also including a dog park located in the NW corner of the property. These parks along with all of the common areas of the community will be owned and maintained by the Sabino’s Rocky Ridge Homeowner’s Association.

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering four community parks evenly spaced throughout the project.

In total, the project will have 14.3 acres of open space. This totals 10.6% of the overall project, exceeding the requirement of a PUD application. Below is a snapshot of the largest neighborhood park and the amenity locations within the green space.



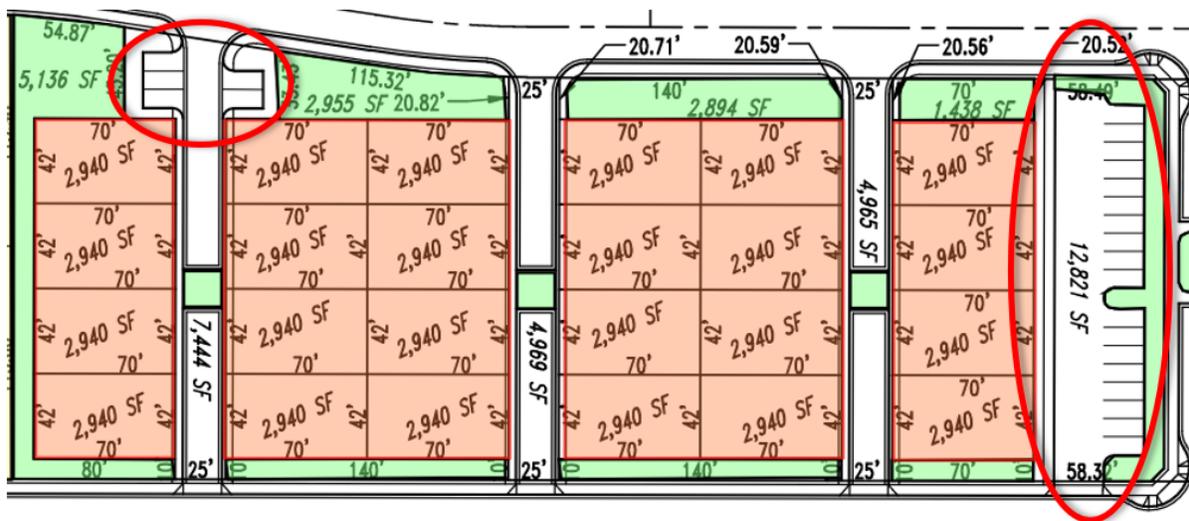
Examples of proposed amenities, tot lot, pickleball courts, dog park and outdoor fitness equipment (note: we intend to provide 4-5 pieces of equipment):



Parking Accommodations:

During our pre-application meeting with City of Kuna departments, there was a request from police and fire departments to plan for overflow parking in and around the cottage housing parts of the project. Given the nature of these lots, there are two parking spaces within each garage, but there is no parking allowed on the private driveways as it would impede emergency access. To accommodate guest parking, we located parking lots and side parking spaces within the commonly owned property. ACHD requires that all “off-street” parking be place on separate lots as opposed to perpendicular or angled parking directly adjacent to public ROW. Own plan accommodated this requirement and some examples are shown below with on-site parking circled.

Example 1:



Example 2:



Fire and Emergency Services:

We met with Kuna Fire and Kuna Police and discussed emergency access to the community. Both departments confirmed that there was suitable capacity and the response times were within their limits. We met with Kuna Fire before our pre-application meeting with the City to discuss the cottage housing concept. During the meeting, their priority was to ensure that the private drives were at least 25’ wide and less than 150’ in length. We have achieved this in our design. We also discussed the option of offering fire sprinklers to these cottage units to alleviate any concerns about fire access.

Kuna Police also brought up the desire to have overflow parking to alleviate any access hinderances as well as potentially fire-striping one side of the street adjacent to the cottage homesites.



Conclusion:

The Sabino’s Rocky Ridge master-planned PUD community is an exciting community with a variety of land uses, amenities and home sites for existing and future Kuna residents. Our goal is to build a community that allows for a variety of housing options based on the home owner’s place in life. Whether the buyer is looking for their first home, a move-up home for a growing family, a three or four-car with RV garage for a growing number of “toys” or a low-maintenance

cottage home with minimal yard but all the privacy and security of a single-family home, we hope they can find all of those options at Sabino's Rocky Ridge.

As the Treasure Valley evolves and changes, our goal is to maintain the positive attributes that have attracted families to the region for centuries. We want to build community, support access to services and work and give folks the opportunity to be part of a close-knit community like Kuna. We know through offering a diverse selection of high-quality homes to a variety of people at different stages in their life, we can foster a real sense of community. Supported by well utilized parks, pathway networks and amenities, Sabino's Rocky Ridge will be a premier development for the future of Kuna.

Patrick Connor
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

Sincerely,

A handwritten signature in black ink that reads "Patrick Connor". The signature is stylized and cursive, with a long horizontal stroke at the end.

Patrick Connor
Director of Planning and Design

March 30, 2022

Mr. Doug Hansen
City of Kuna
Planning and Zoning Department
751 W. 4th Street
Kuna, ID 83634

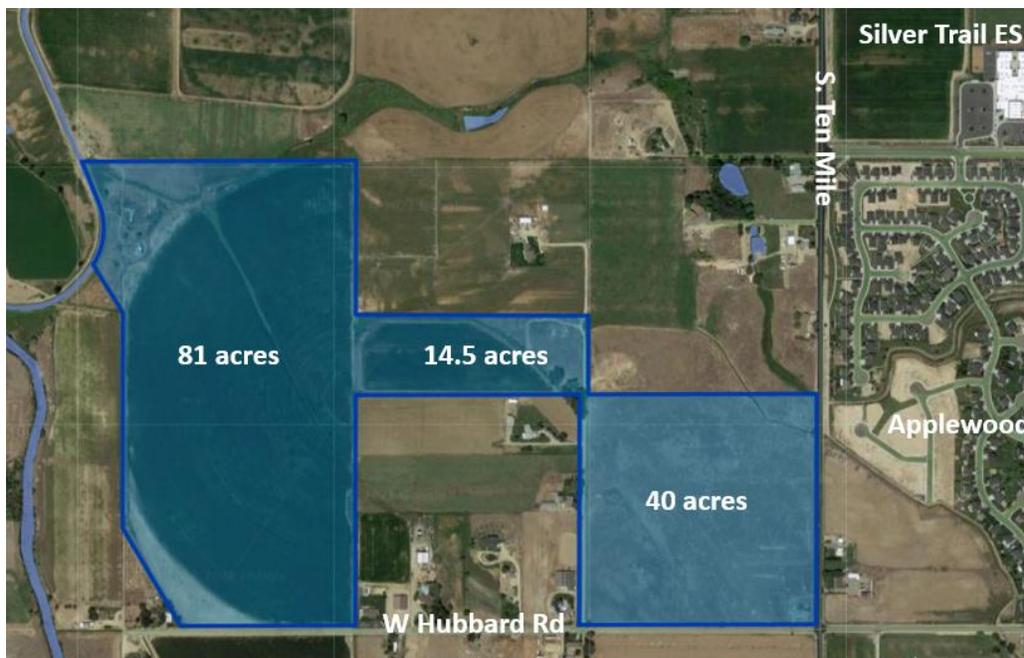
Re: Sabino's Rocky Ridge – Kuna, ID
PUD, Annexation, Zoning and Preliminary Plat Narrative

Dear Mr. Hansen,

As the applicant of Providence Properties, LLC, I am pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat and PUD for the Sabino's Rocky Ridge Subdivision.

Site Information:

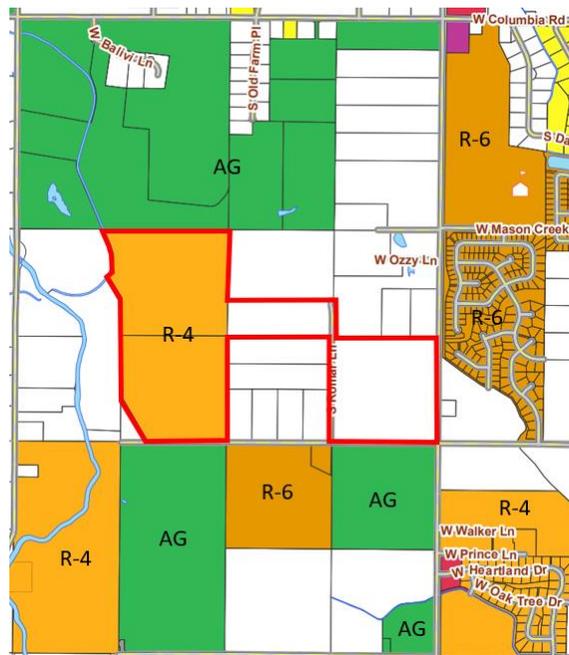
The site is located at the northwest corner of Ten Mile Rd and W. Hubbard Rd. The application consists of 4 parcels. The "Sabino's parcel" which is 40 acres at the southeast corner, the "Welsh parcel" which is 15.2 acres adjacent to the west and the two "Sanctuary parcels" which total 81 acres.



The land uses of the sites and surrounding the sites are all agricultural. To the east of the site there is an existing R-6 residential subdivision called Applewood, which was recently built out. To the south and north are R-6 and AG parcels.

The western 81 acres of this project were annexed into the City of Kuna in March 2007 under the Sanctuary Subdivision Preliminary Plat (detailed later). The path of annexation for the Sanctuary Sub was through the parcels south of W. Hubbard Rd.

Current Zoning Map:



Background Information:

In 2007, the 81 acres along the western side was approved by the City of Kuna as “The Sanctuary Subdivision”. This project was annexed and zoned R-4 and comprised of 270 total lots, 247 residential lots, 11.32 acres of open space and a 5.69 acre park. Because of the economic recession of the late 2000s, the project was delayed and ultimately cancelled.

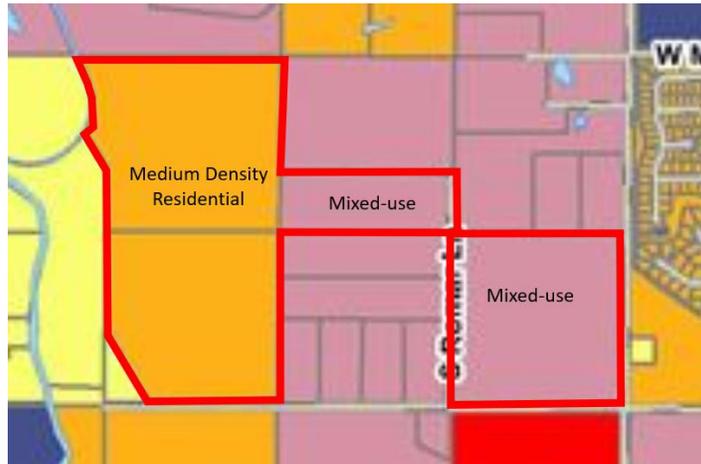
Along with the 81 acres already within the City, the addition of the 55.2 additional acres allows for a connection to the highly desirable location at the corner two major streets: Ten Mile Rd and W. Hubbard Rd. There will be significant sanitary sewer improvements required to provide sewer capacity for the entire site. These improvements require a regional sewer lift station to be located in the northwest corner of the Sanctuary portion of the property. The pressurized sewer line will extend to the eastern boundary where it will connect to the existing system along Ten Mile Rd. The construction of the regional sewer lift station will be necessary after the eastern 40 acres is developed. In the interim, Sabino’s will utilize a sewer route through a temporary station in the Ewing Meadows subdivision. Once the temporary lift station is at capacity, the regional lift station will be the primary sewer route for both Sabino’s and Ewing Meadows sewer route. The sewer planning for the project is further detailed in this narrative.

Comprehensive Plan:

The Kuna Comprehensive Plan Future Land Use Map designates the boundaries of the project as “medium density residential” and “mixed-use”. Most of the properties that have yet to be annexed surrounding the site are designated “mixed-use” on the map.

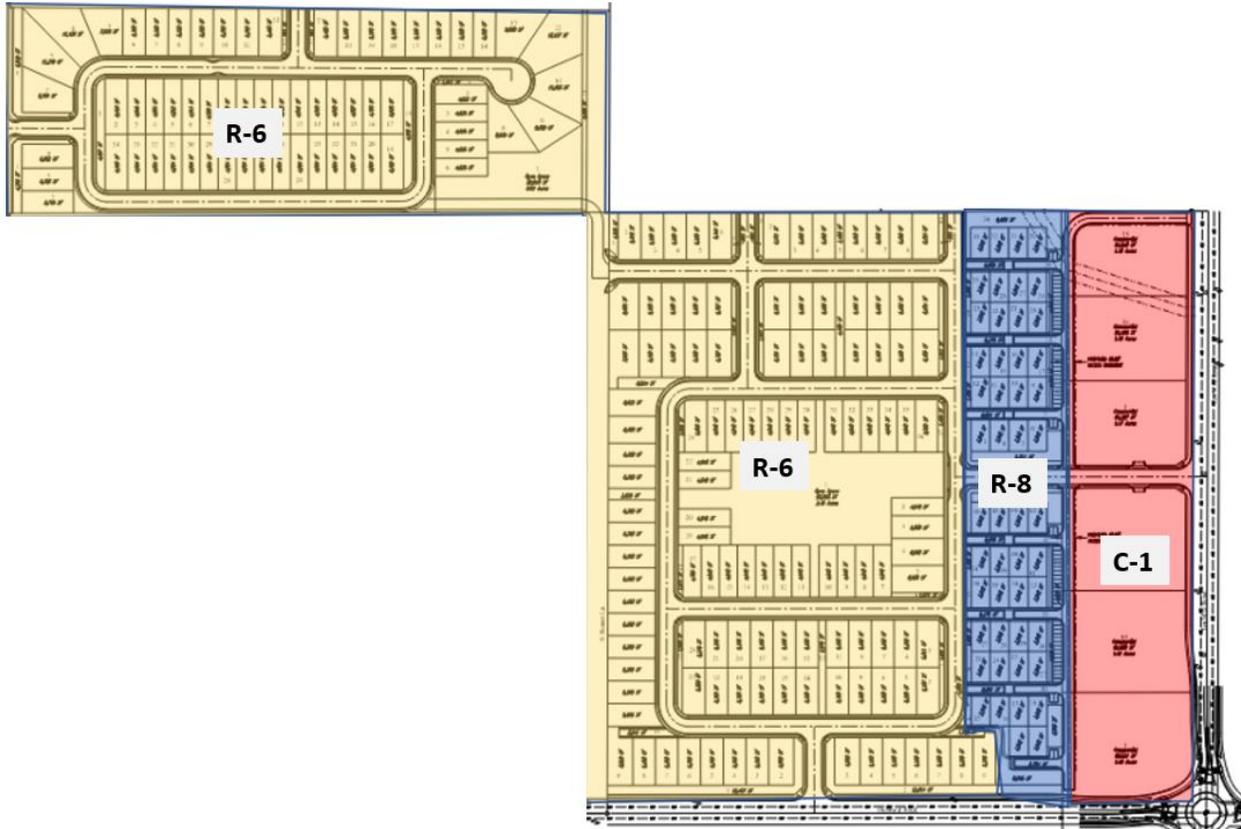
Meeting with the City, staff recommended that we pursue a Planned Unit Development to incorporate a variety of residential types, densities as well as commercial property along the eastern side, adjacent to Ten Mile Rd.

Kuna Comprehensive Plan Future Land Use Map:



Annexation and Zoning:

As previously mentioned, the eastern 81 acres is already annexed into the City of Kuna and is currently zoned R-4. We are requesting annexation of the 15 acre Welsh property in the central part of the project and the 40 acres in the southeast region of the property. The requested underlining zone for the annexed areas are R-6, R-8 and C-1. The map below shows the proposed zoning for the central and eastern parcels:



Re-Zone of western 81 acres:

We are also requesting a re-zone of the western 81 acres from R-4 to R-6, as shown on the adjacent map. This zoning designations will allow for greater density and more diversity of housing product for the master planned community. The need for greater density will be explained in greater detail below. Density is critical for creating community and affordability.



Planned Unit Development:

The City of Kuna’s PUD ordinances prioritize the need to create a community that more effectively integrates a variety of land uses and fosters innovative design concepts that would create a more complete community. Given the size of Sabino’s Rocky Ridge (135 acres), the City’s encouragement of commercial frontage along Ten Mile Rd, and our mission to broaden the housing product to appeal to a greater spectrum of buyers, a PUD is ideal for this project. We’ve designed the project to have a series of micro-communities within a large master planned community. We are doing this by spreading out the community parks throughout the community to enhance the walkability to the open spaces and broaden the overall access to the amenities.

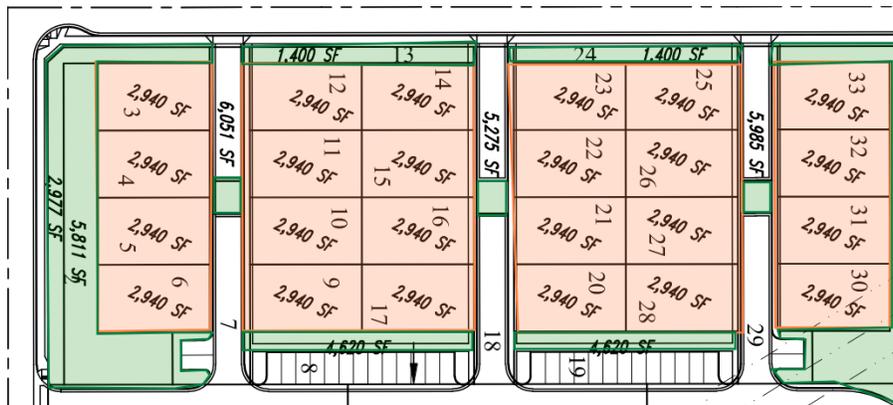
We believe that the “American Dream” is supported on the ability for folks to own their own home. Unfortunately, the housing market today in the Treasure Valley has escalated to a point that many of the housing options on the market are beyond the affordability of many of our Idaho families. The cost of land, labor and materials have made housing prices at point we’ve never seen. Given this ever-inflating market, we are having a great challenge of offering housing options for purchase to the market that we have served over the past three decades. One major way we can provide a more affordable home is to increase the supply. On a project-level this means increasing the supply or density. In the ability to offer more units on the same size of

property we can decrease our land cost basis and finally deliver a home within reach of many families. Sometimes this is accomplished with townhomes or condominiums, forgoing a yard or garage in order to deliver homes at a certain price point. While there are some buyers looking for that product, we acknowledge that a majority of our homebuyers are looking for a single-family home with a private yard and a two-car garage. By decreasing the setbacks, making the front and rear yards smaller and more manageable, there can be significant efficiency improvements.

We are proposing a housing product that is a proven model of increasing density but preserving the attributes of a single-family home that homeowners desire. These single family detached homes are on individual lots each with two-car garages and private fenced outdoor yards. The homes garages front on private streets with each street servicing four homes each. The width of these private streets is 25' and the lengths are all less than 150' in length, within Kuna Fire Department standards.

This particular housing product is highly desirable because of the lower-maintenance yard maintenance, private driveway access, and an affordable price. In decreasing the front setback by 10 feet, the rear setback by five feet, street side yard setback by five feet and lowering the minimum lot size and coverage allowances, we can achieve up to 8 units per acre where we previously have seen densities half that amount. These decreased setbacks allow this greater density while preserving the positive aspects of single family lots.

Example of lot layout of the Cottage concept with on-site parking spaces:



An example of the Cottage product in North Salt Lake City, UT:



PUD Development Standard Variation:

With the PUD application, the code allows for variations from the underlining zoning categories through a “request for code change”. We are requesting the following code changes for the R-8 zone allowing for our “single family cottage” home designs:

	Minimum lot size	Minimum rear setback	Minimum front setback	Street side yard setback	Maximum lot coverage
R-8 zone	3,200	15’	20’	20’	40%
Proposed R-8 code for PUD	2,900	10’	10’	15’	50%

Per the existing Kuna City Code, the calculation for allowable density in residential zoning districts is calculated as “net” density instead of the typical “gross” density. This wording in the code as “net” density was made in error and is going to be corrected in upcoming zoning code changes. For this application, we are requesting that the density be calculated on a “gross” standard allowing the number of residential lots per the area in each zoning category.

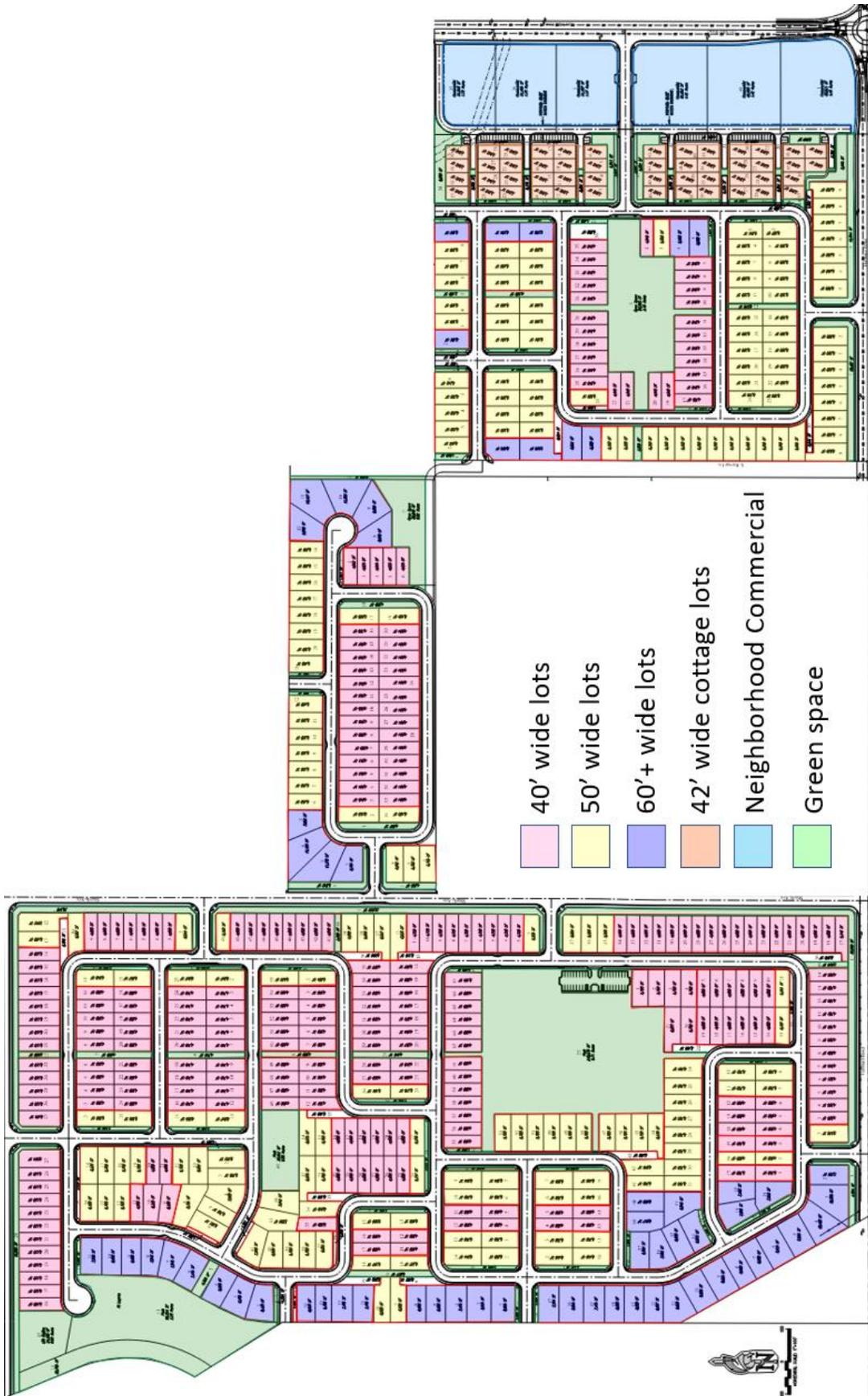
We are also requesting approval of an additional 15% of density per section 5-7-13 of the code that states for PUDs, increased density may be permitted. This application is a prime example of a master planned community with a variety of land uses, spread out greenspaces, pedestrian consideration in community design and a variety of housing types. This variance in the development standards would allow R-6 zone to increase to 6.9 net density, R-8 zone to 9.2 net density. Overall, in the residential portion of the project, the net density is 5.76 units per acre and the gross density is 4.47 units per acre.

	Permitted Net Density	Requested Net Density (+15%)
R-6 zone	6 units/ac	6.9 units/ac
R-8 zone	8 units/ac	9.2 units/ac

Preliminary Plat:

The Preliminary Plat of Sabino’s Rocky Ridge is comprised of three zoning designations (R-6, R-8 and C-1) to create a true master planned community with a variety of housing types and lot sizes to appeal to a multitude of buyers at various life stages. The preliminary plat also capitalizes on the commercial viability of Ten Mile Road, by offering 9 acres of C-1 “neighborhood commercial” property.

The map on the following page shows the lot sizes on the plan.



The overall lot count in the project is detailed in the table below:

	Total Lots
40' wide lots	276
50' wide lots	215
60' - 65' wide lots	55
75' wide and larger lots	8
Cottage lots 42'	50
Landscaped buffer lots	65
Park or open space	5
Canal	1
Pathway lots	18
Driveway/Parking lots	24
Lift Station	1
Commercial Lots	6

Residential Lots:

The preliminary plat is comprised of four general categories of residential product to appeal to a variety of homebuyers based on their needs. All of our buyers can choose to finish the exteriors with three unique architectural themes: Craftsman, Traditional and Country as well as 16 unique professionally curated color palates.

We start with have our base 40' wide lots which feature eight house plans ranging from 1070 to 1880 square feet and all feature a standard two car garage, private backyard, landscaping and full fencing. The plans are split evenly single and two story. There are 256 - 40' wide lots shown on the preliminary plat.



Our next set of plans are our 40' wide plans that fit on 50' wide lots. We offer 13 total plans in this category with sizes ranging between 1220 and 3259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options, third car and RV bays where the lot width is suitable. There are 237 – 50' wide lots shown on the preliminary plat.



Our largest plans are the 50' wide plans that fit on 60' or wider lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. When the lot width is available, a third car garage or RV bay may be added as an option. There are 54 – 65' or wider lots shown on the preliminary plat.



Lastly, we are featuring a new product type we are calling The Cottages. As previously mentioned, these single family lots feature detached homes with decreased front and rear yards for a lower maintenance lifestyle. These homes all have two car garages that front onto a private driveway with four homes per private driveway. There are over-flow parking lots for guests given no parking is allowed on the private driveway. There are 50 cottage lots shown on the preliminary plat.

The product is similar to what is proposed on the 40' lots. However, the house plans on the street corners are unique to this product line as they have a front-load garage but the front door entry is on the public street side. This style of home makes for an architecturally pleasing design that give the appearance of a rather large estate home at the corners of the private driveways. Below is a rendering of this product.



The Cottages each have a 2-car garage and include off-street parking as well. For the 50 proposed units, there are 65 dedicated off-street spaces. There are an additional space for 30+ street parking opportunities along the public street.

Neighborhood Commercial:

Along the eastern border of the property, we are designating 7.84 acres as C-1 zone, neighborhood commercial. In talking with City staff about the project, they were interested in seeing a neighborhood commercial usage along Ten Mile Rd. The intended user of this property would be restaurant, retail, medical office, professional office, lifestyle center (gym) or an educational center (daycare). Given the high growth in the area, there is a need for commercial uses to help serve the local community. Studies confirm that in offering services close to residential communities can help decrease traffic congestion and support both economic and environmental principles of smart growth.

Access and Connectivity:

The project has frontage along Ten Mile Rd. and W. Hubbard Rd. We are proposing one full motion access to Ten Mile Rd that will bisect the commercial lots and then transition into the residential portion of the property.

We are also proposing three access points to W. Hubbard Road. One local road connection at the mid-point of the residential portion of the eastern 40 acres. We are showing an ACHD

designated collector road access point along the eastern boundary of the west 81 acres. From this collector, there are three entry points into the project, two along the west side and one into the Welsh property. Lastly, we are showing another local street access point to W. Hubbard Rd near the far southwestern corner of the property. Throughout the property we are ensuring there is access to both Hubbard and Ten Mile as requested by Kuna Fire Department and ACHD.

Pedestrian Connectivity:

Pedestrian connectivity and access are critical design elements of our plan and a highly desirable amenity to the future homeowners of Sabino's Rocky Ridge. We paid particular attention to breaking up large blocks of homes with pedestrian pathways. We were sure to include pedestrian pathways between the three parcels to ensure connectivity. These pathways also offer connections to the neighborhood parks that are evenly spread throughout the community. The example below shows how pedestrian pathways can bisect large blocks to connect to a central community park.

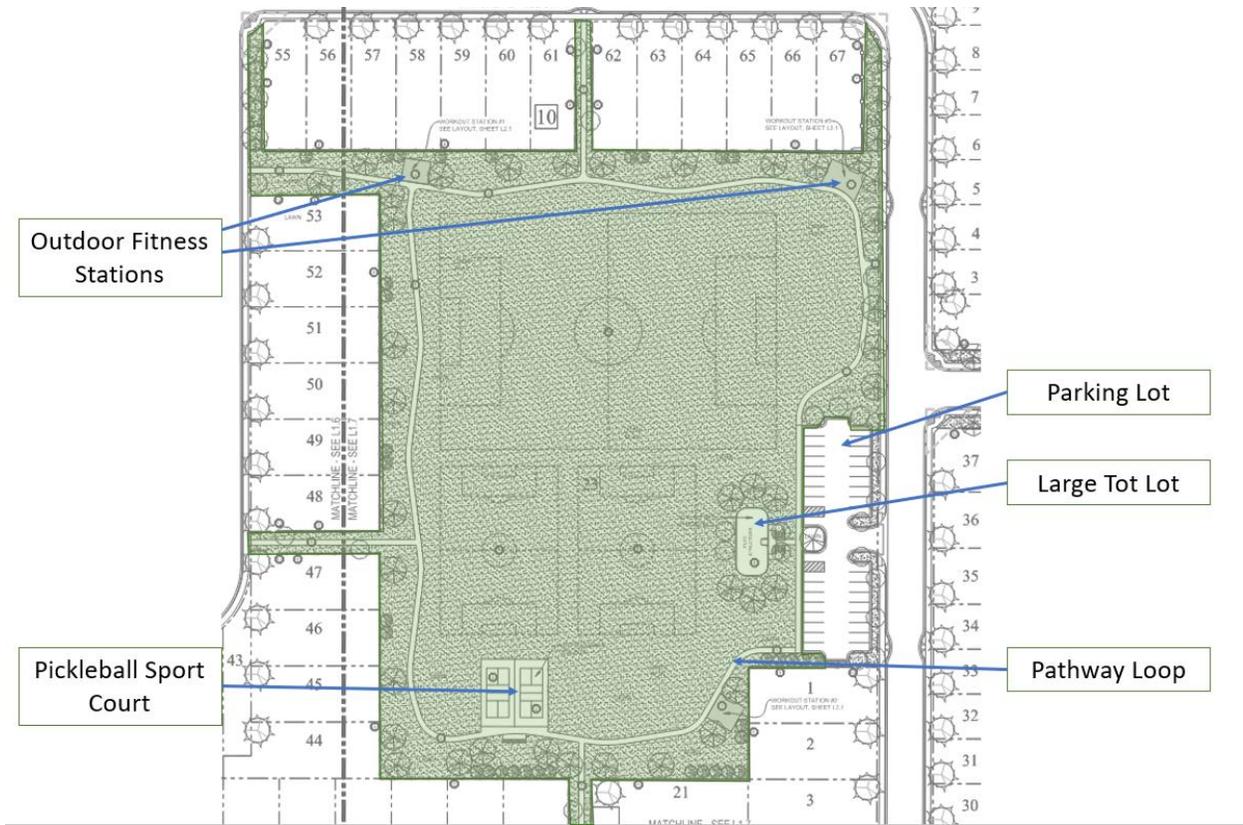


Landscaping, Open Space and Amenities:

In designing the project, we wanted to be sure that all areas of the community would have convenient access to a neighborhood park. We have 4 community parks spread out evenly around the project. The parks have a number of community amenities including tot lots, outdoor fitness stations and pickleball/sport courts. We are also including a dog park located in the NW corner of the property. These parks along with all of the common areas of the community will be owned and maintained by the Sabino's Rocky Ridge Homeowner's Association.

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering four community parks evenly spaced throughout the project.

In total, the project will have 14.3 acres of open space. This totals 10.6% of the overall project, exceeding the requirement of a PUD application. Below is a snapshot of the largest neighborhood park and the amenity locations within the green space.



Examples of proposed amenities, tot lot, pickleball courts, dog park and outdoor fitness equipment (note: we intend to provide 4-5 pieces of equipment in each station):



Parking Accommodations:

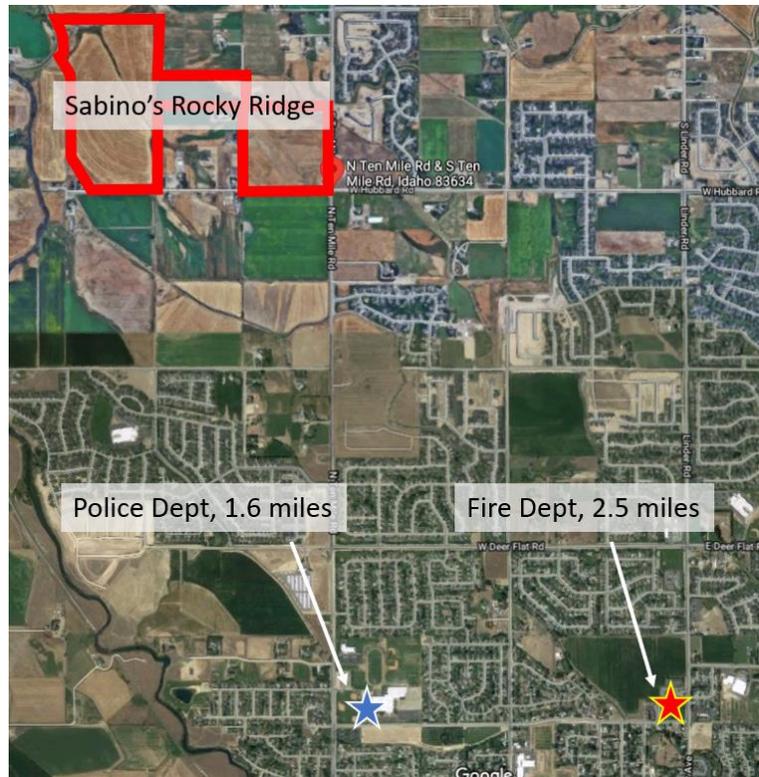
During our pre-application meeting with City of Kuna departments, there was a request from police and fire departments to plan for overflow parking in and around the cottage housing parts of the project. Given the nature of these lots, there are two parking spaces within each garage, but there is no parking allowed on the private driveways as it would impede emergency access. To accommodate guest parking, we located parking lots and side parking spaces within the commonly owned property. The total count if these dedicated on-site spaces is 65, or 1.5 space per unit. ACHD requires that all “off-street” parking be placed on separate lots as opposed to perpendicular or angled parking directly adjacent to public ROW. Our plan accommodated this requirement, and an example is shown below with on-site parking circled.



Fire and Emergency Services:

We met with Kuna Fire and Kuna Police and discussed emergency access to the community. Both departments confirmed that there was suitable capacity, and the response times were within their limits. We met with Kuna Fire before our pre-application meeting with the City to discuss the cottage housing concept. During the meeting, their priority was to ensure that the private drives were at least 25’ wide and less than 150’ in length. We have achieved this in our design.

Kuna Police also brought up the desire to have overflow parking to alleviate any access hinderances as well as potentially fire-striping one side of the street adjacent to the cottage homesites. We’ve added 65 on-site parking stalls to serve the cottage lots.



Conclusion:

The Sabino's Rocky Ridge master-planned PUD community is an exciting community with a variety of land uses, amenities and home sites for existing and future Kuna residents. Our goal is to build a community that allows for a variety of housing options based on the homeowner's place in life. Whether the buyer is looking for their first home, a move-up home for a growing family, a three or four-car with RV garage for a growing number of "toys" or a low-maintenance cottage home with minimal yard but all the privacy and security of a single-family home, we home they can find all those options at Sabino's Rocky Ridge.

As the Treasure Valley evolves and changes, our goal is to maintain the positive attributes that have attracted families to the region for decades. We want to build community, support access to services and work and give folks the opportunity to be part of a close-knit community like Kuna. We know through offering a diverse selection of high-quality homes to a variety of people at different stages in their life, we can foster a real sense of community. Supported by well utilized parks, pathway networks and amenities, Sabino's Rocky Ridge will be a premier development for the future of Kuna.

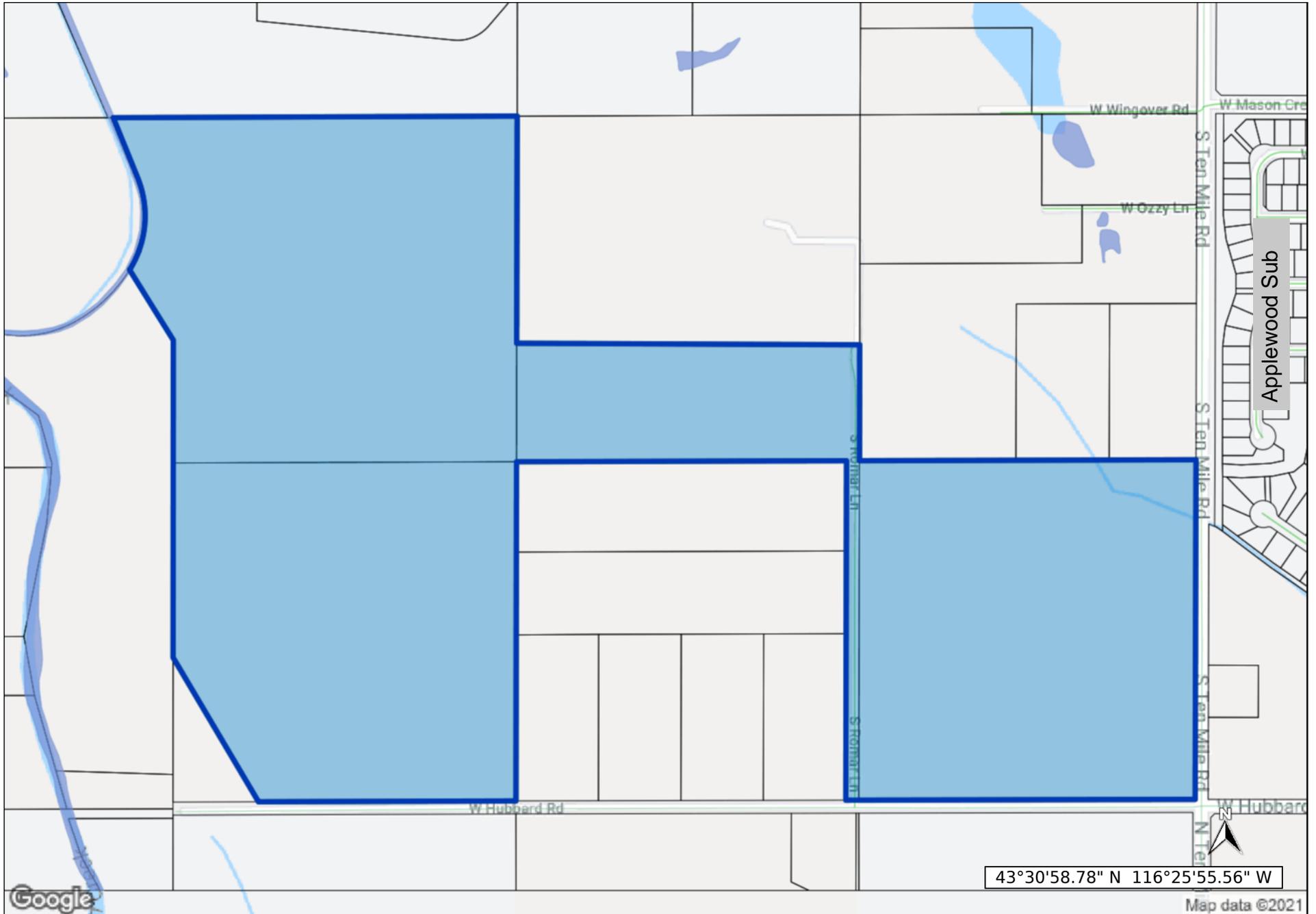
Patrick Connor
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

Sincerely,

A handwritten signature in black ink that reads "Patrick Connor". The signature is stylized, with the first letters of the first and last names being large and prominent.

Patrick Connor
Director of Planning and Design

Sabino's Rocky Rldge Vicinity Map





B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 10, which is the **Point of Beginning**;

Thence $S00^{\circ}06'34''W$, 2,655.17 feet along the easterly boundary of the southwest quarter of said Section 10 to the southeast corner of the southwest quarter of said Section 10 and to the centerline of West Hubbard Road;

Thence $S89^{\circ}51'00''W$, 993.50 feet along the southerly boundary of the southwest quarter of said Section 10 and along the centerline of West Hubbard Road to the southwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence $N29^{\circ}37'53''W$, 666.27 feet to the westerly boundary of the southeast quarter of the southwest quarter of said Section 10

Thence $N00^{\circ}03'28''E$, 747.00 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10 to the northwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence continuing $N00^{\circ}03'28''E$, 474.01 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10;

Thence $N31^{\circ}56'32''W$, 317.75 feet;

Thence 366.91 feet along a non-tangent curve deflecting to the left having a radius of 387.79 feet, a central angle of $54^{\circ}12'39''$, a long chord bearing of $N04^{\circ}51'29''E$, and a long chord distance of 353.38 feet;

Thence $N22^{\circ}14'51''W$, 248.98 feet to the northerly boundary of the southwest quarter of said Section 10;

Thence $N89^{\circ}48'02''E$, 233.30 feet along the northerly boundary of the southwest quarter of said Section 10 to the northwest corner of the northeast quarter of the southwest quarter of said Section 10;

Thence $N89^{\circ}48'02''E$, 1,325.91 feet along the northerly boundary of the southwest quarter of said Section 10 to the northeast corner of the southwest quarter of said Section 10 to the **Point of Beginning**.

EXCEPTING THE FOLLOWING PARCEL OF LAND:

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of said Section 10; thence $S00^{\circ}06'34''W$, 1,081.46 feet along the easterly boundary of the southwest quarter of said Section 10; thence $N89^{\circ}53'26''W$, 202.00 feet to the **Point of Beginning**;



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Thence S00°06'34"W, 248.44 feet along a line 202.00 feet westerly of and parallel with the easterly boundary of the southwest quarter of said Section 10;

Thence N89°56'32"W, 594.69 feet;

Thence N00°03'28"E, 279.32 feet;

Thence 49.71 feet along a non-tangent curve deflecting to the right having a radius of 500.00 feet a central angle of 05°41'49", a long chord bearing of S84°06'12"E, and a long chord distance of 49.69 feet;

Thence S81°15'18"E, 130.94 feet;

Thence 75.36 feet along a tangent curve deflecting to the left having a radius of 500.00 feet, a central angle of 08°38'08", a long chord bearing of S85°34'22"E, and a long chord distance of 75.29 feet;

Thence S89°53'26"E, 340.97 feet to the **Point of Beginning**.

Comprising 77.56 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A land survey has not been performed.





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Consulting Engineers & Surveyors
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Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of said Section 10; thence $S00^{\circ}06'34''W$, 1,081.46 feet along the easterly boundary of the southwest quarter of said Section 10; thence $N89^{\circ}53'26''W$, 202.00 feet to the **Point of Beginning**;

Thence $S00^{\circ}06'34''W$, 248.44 feet along a line 202.00 feet westerly of and parallel with the easterly boundary of the southwest quarter of said Section 10;

Thence $N89^{\circ}56'32''W$, 594.69 feet;

Thence $N00^{\circ}03'28''E$, 279.32 feet;

Thence 49.71 feet along a non-tangent curve deflecting to the right having a radius of 500.00 feet a central angle of $05^{\circ}41'49''$, a long chord bearing of $S84^{\circ}06'12''E$, and a long chord distance of 49.69 feet;

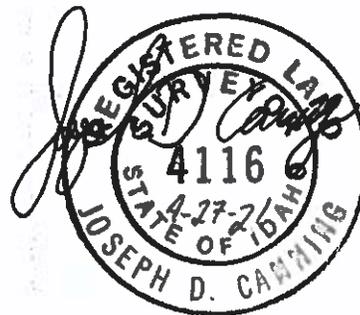
Thence $S81^{\circ}15'18''E$, 130.94 feet;

Thence 75.36 feet along a tangent curve deflecting to the left having a radius of 500.00 feet, a central angle of $08^{\circ}38'08''$, a long chord bearing of $S85^{\circ}34'22''E$, and a long chord distance of 75.29 feet;

Thence $S89^{\circ}53'26''E$, 340.97 feet to the **Point of Beginning**.

Comprising 3.48 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A land survey has not been performed.





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5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792



**Re-Zone Description to R-6 for
Sabino's Rocky Ridge Subdivision**

April 27, 2021

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the **Point of Beginning**;

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10 and along the centerline of West Hubbard Road;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

Thence S00°07'01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 15.20 acres more or less

This description was prepared from information shown on record of survey Number 4990, records, Ada County, Idaho. A land survey has not been performed.





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Consulting Engineers & Surveyors
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Phone. 208-343-3381 Facsimile 208-342-5792

Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of the southeast quarter of said Section 10 which is the **Point of Beginning**;

Thence N89°49'27"E, 763.15 feet along the northerly boundary of the southeast quarter of said Section 10 and along the centerline of West Hubbard Road;

Thence S00°09'36"E, 1,086.63 feet;

Thence 36.49 feet along a tangent curve deflecting to the right having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of S20°44'42"W, and a long chord distance of 35.68 feet;

Thence S48°20'59"E, 25.00 feet;

Thence N89°50'24"E, 230.10 feet;

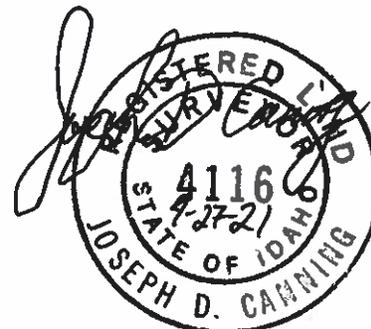
Thence S00°09'36"E, 191.93 feet to the southerly boundary of the southeast quarter of said Section 10 and to the centerline of West Hubbard Road;

Thence S89°51'00"W, 1,005.57 feet along southerly boundary of the southeast quarter of said Section 10 and the centerline of West Hubbard Road to the southwest corner of the southeast quarter of the southeast quarter of said Section 10;

Thence N00°07'01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 24.41 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.





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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southeast quarter of said Section 10; thence N89°49'27"E, 763.15 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**:

Thence continuing N89° 49'27"E, 236.00 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence S00°09'36"E, 1,136.69 feet;

Thence S89°50'24"W, 230.10 feet;

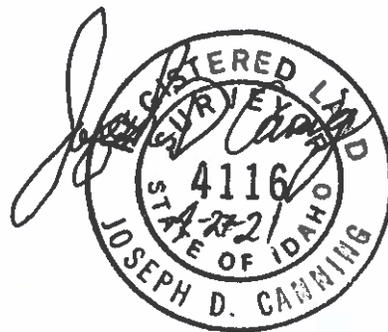
Thence N48°20'59"W, 25.00 feet;

Thence 36.49 feet along a tangent curve deflecting to the left having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of N20°44'42"E, and a long chord distance of 35.68 feet;

Thence N00°09'36"W, 1,086.63 feet to the **Point of Beginning**.

Comprising 6.16 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.





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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
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Re-Zone Description to C-1 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of said Section 10 which is the centerline of South Ten Mile Road which is the **Point of Beginning**;

Thence S00°08'12"W, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter said Section 10 along the centerline of South Ten Mile Road, to the southeast corner of the southeast quarter of said Section 10 and to the centerline of West Hubbard Road;

Thence S89°51'00"W, 317.92 feet along the southerly boundary of the southeast quarter of said Section 10 and along the centerline of West Hubbard Road;

Thence N00°09'36"W, 1,328.62 feet to the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

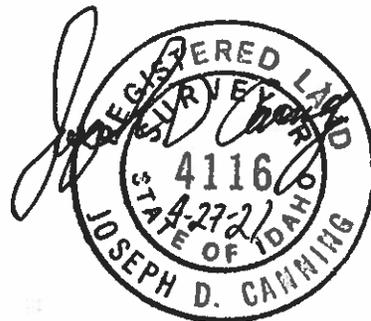
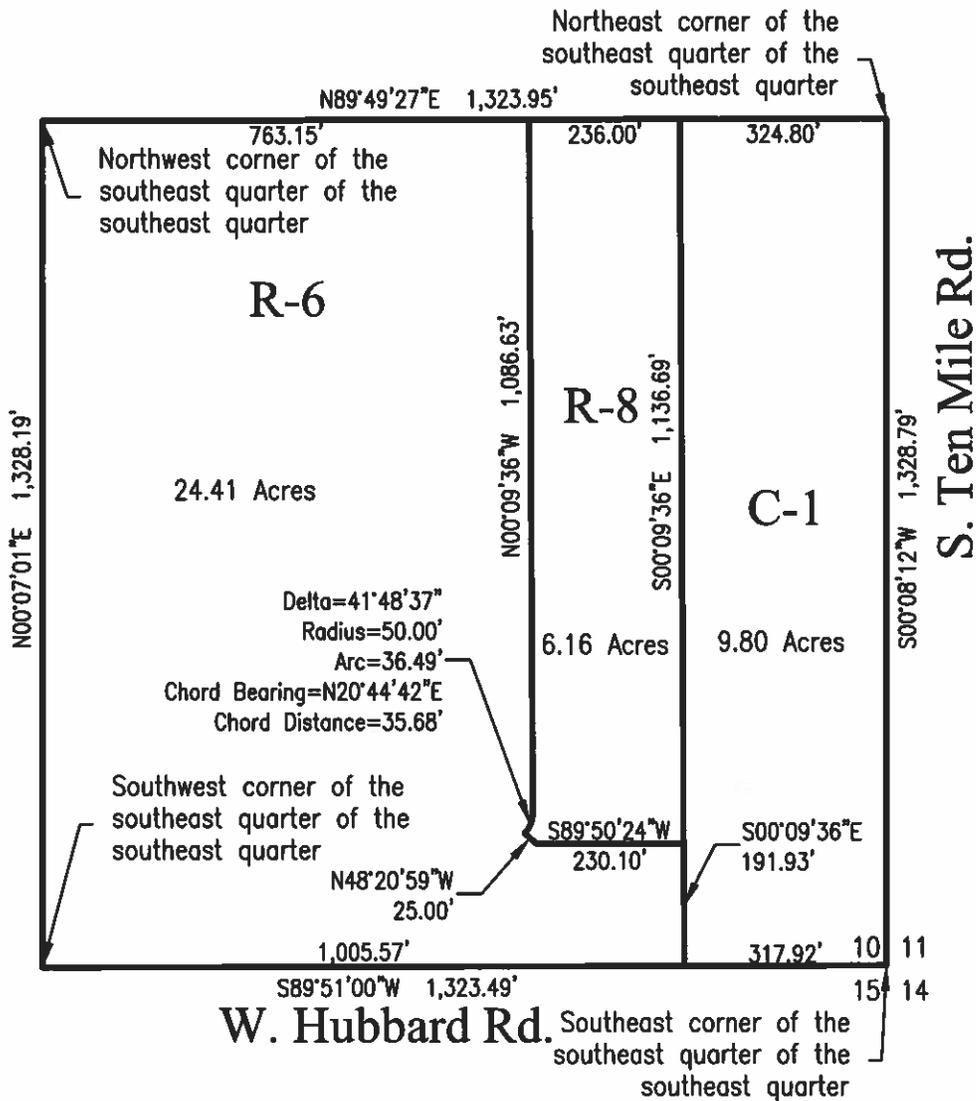
Thence N89°49'27"E, 324.80 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 9.80 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.



Sabino's Rocky Ridge Subdivision Re-Zone to R-6, R-8 & C-1 Boundary Sketch



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(208) 343-3381

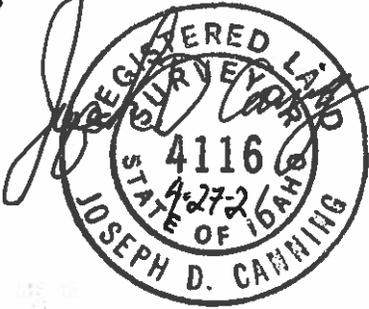
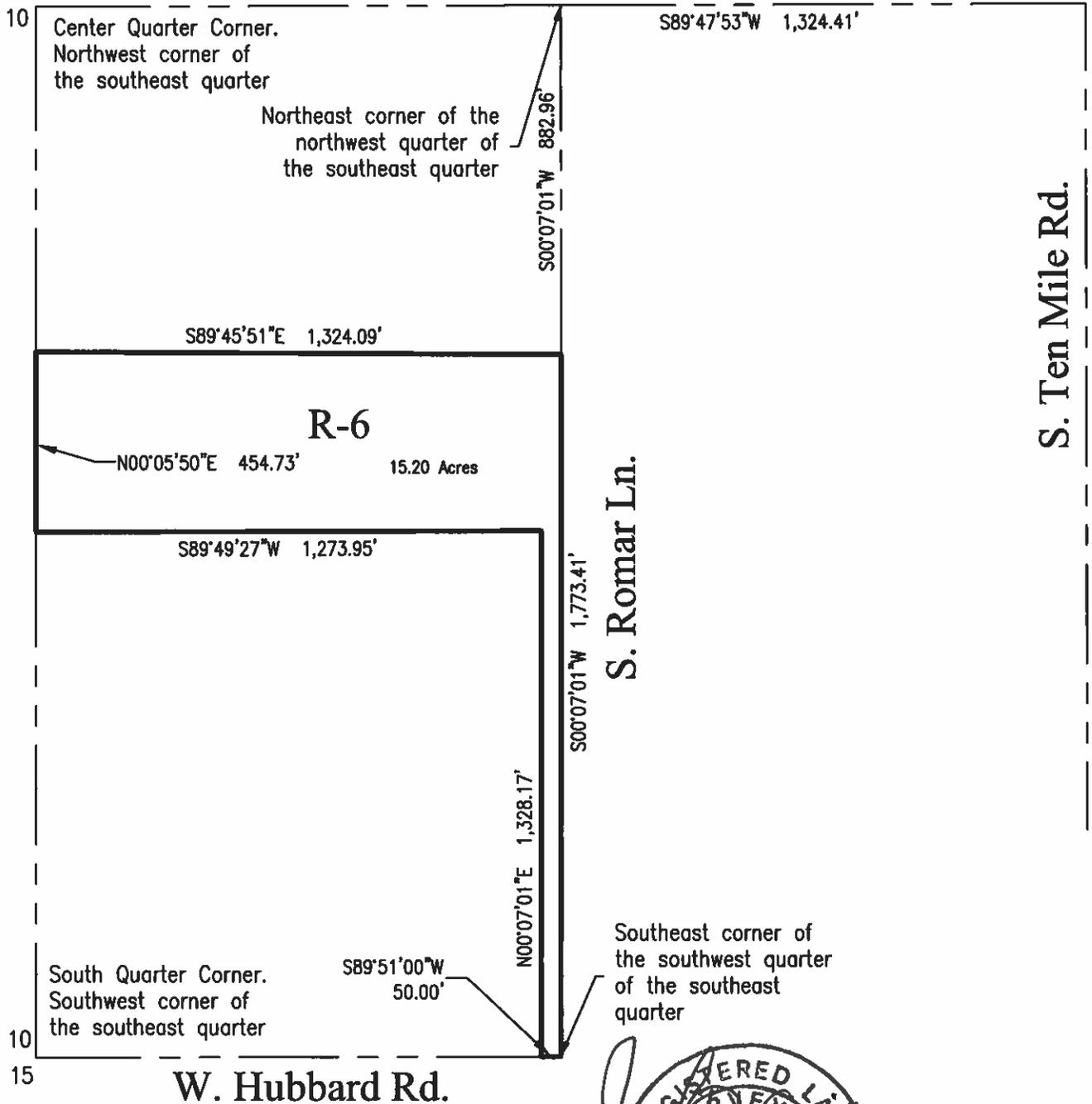
REF: Record Of Survey No. 307



NORTH
SCALE: 1"=300'

Sabino's Rocky Ridge Subdivision Re-Zone to R-6 Boundary Sketch

East Quarter Corner.
Northeast corner of
the southeast quarter



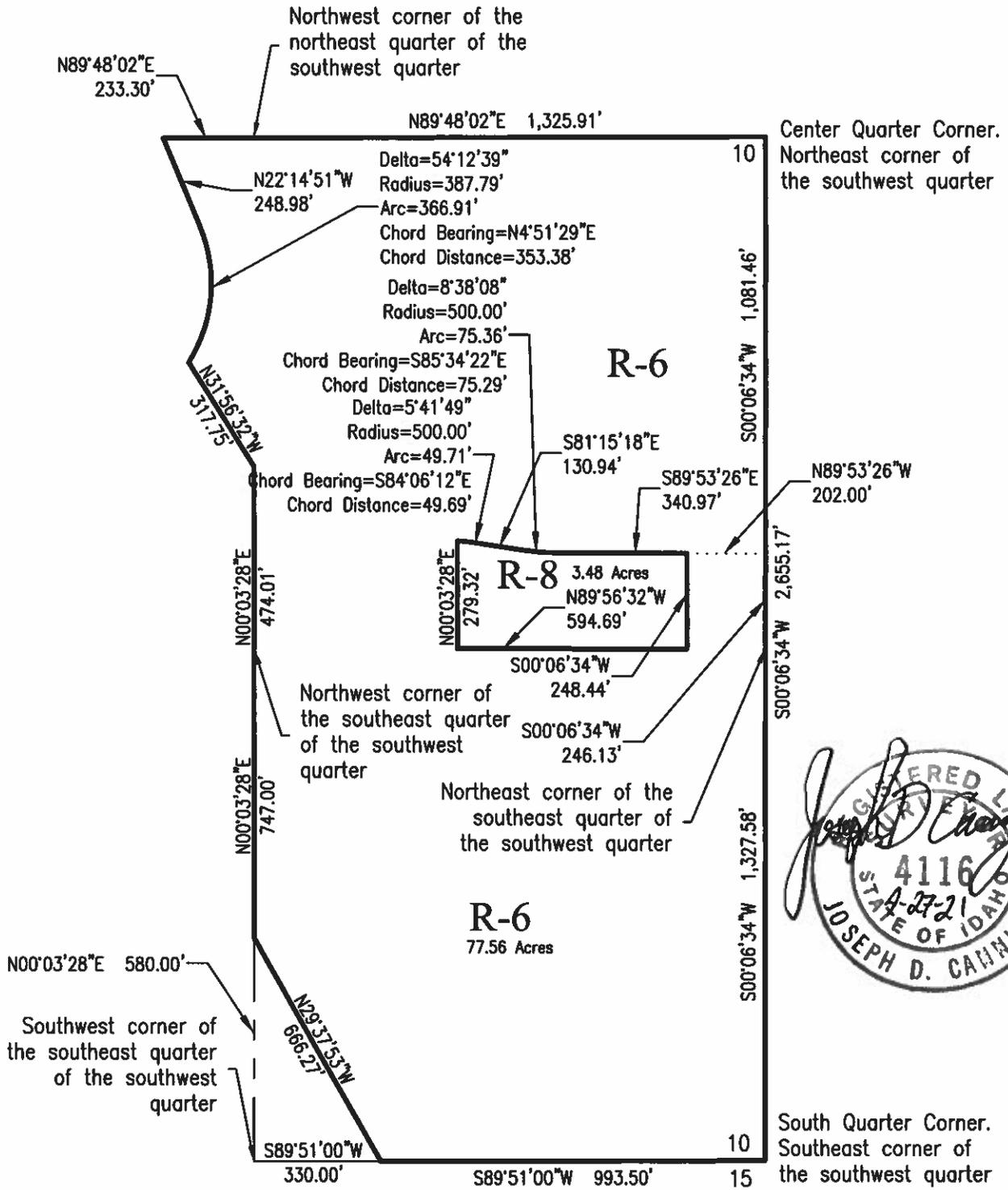
NORTH
SCALE: 1"=400'



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REF: Record Of Survey No. 4990

Sabino's Rocky Ridge Subdivision Re-Zone to R-6 / R-8 Boundary Sketch



W. Hubbard Rd.



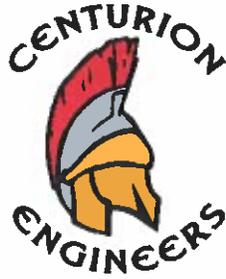
B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



NORTH
SCALE: 1"=400'

REF: Record Of Survey No. 3410



CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com



Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the center quarter corner of said Section 10, which is the **Point of Beginning**;

Thence S00°06'34"W, 2,655.17 feet along the easterly boundary of the southwest quarter of said Section 10 to the south quarter corner of said Section 10;

Thence S89°51'00"W, 993.50 feet along the southerly boundary of the southwest quarter of said Section 10;

Thence N29°37'53"W, 666.27 feet to the westerly boundary of the southeast quarter of the southwest quarter of said Section 10

Thence N00°03'28"E, 747.00 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10 to the northwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence continuing N00°03'28"E, 474.01 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10;

Thence N31°56'32"W, 317.75 feet;

Thence 366.91 feet along a non-tangent curve deflecting to the left having a radius of 387.79 feet, a central angle of 54°12'39", a long chord bearing of N04°51'29"E, and a long chord distance of 353.38 feet;

Thence N22°14'51"W, 248.98 feet to the northerly boundary of the southwest quarter of said Section 10;

Thence N89°48'02"E, 233.30 feet along the northerly boundary of the southwest quarter of said Section 10 to the northwest corner of the northeast quarter of the southwest quarter of said Section 10;

Thence continuing N89°48'02"E, 1,325.91 feet along the northerly boundary of the southwest quarter of said Section 10 to the **Point of Beginning**.

Comprising 81.05 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A new land survey has not been performed.





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 Consulting Engineers, Land Surveyors, Planners
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 Telephone 208.343.3381 | www.centengr.com



**Re-Zone Description to R-6 for
 Sabino's Rocky Ridge Subdivision**

March 31, 2022

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the **Point of Beginning**:

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

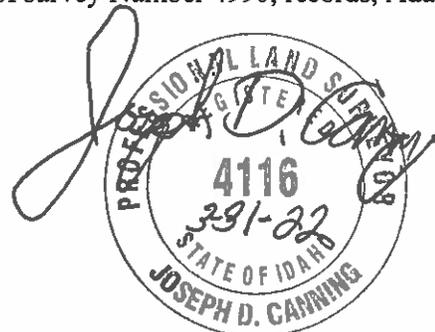
Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

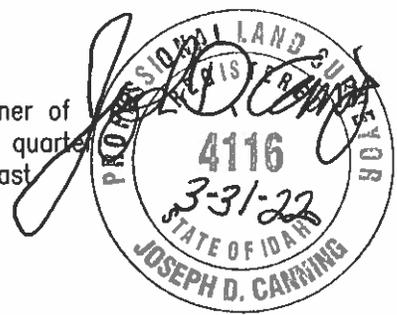
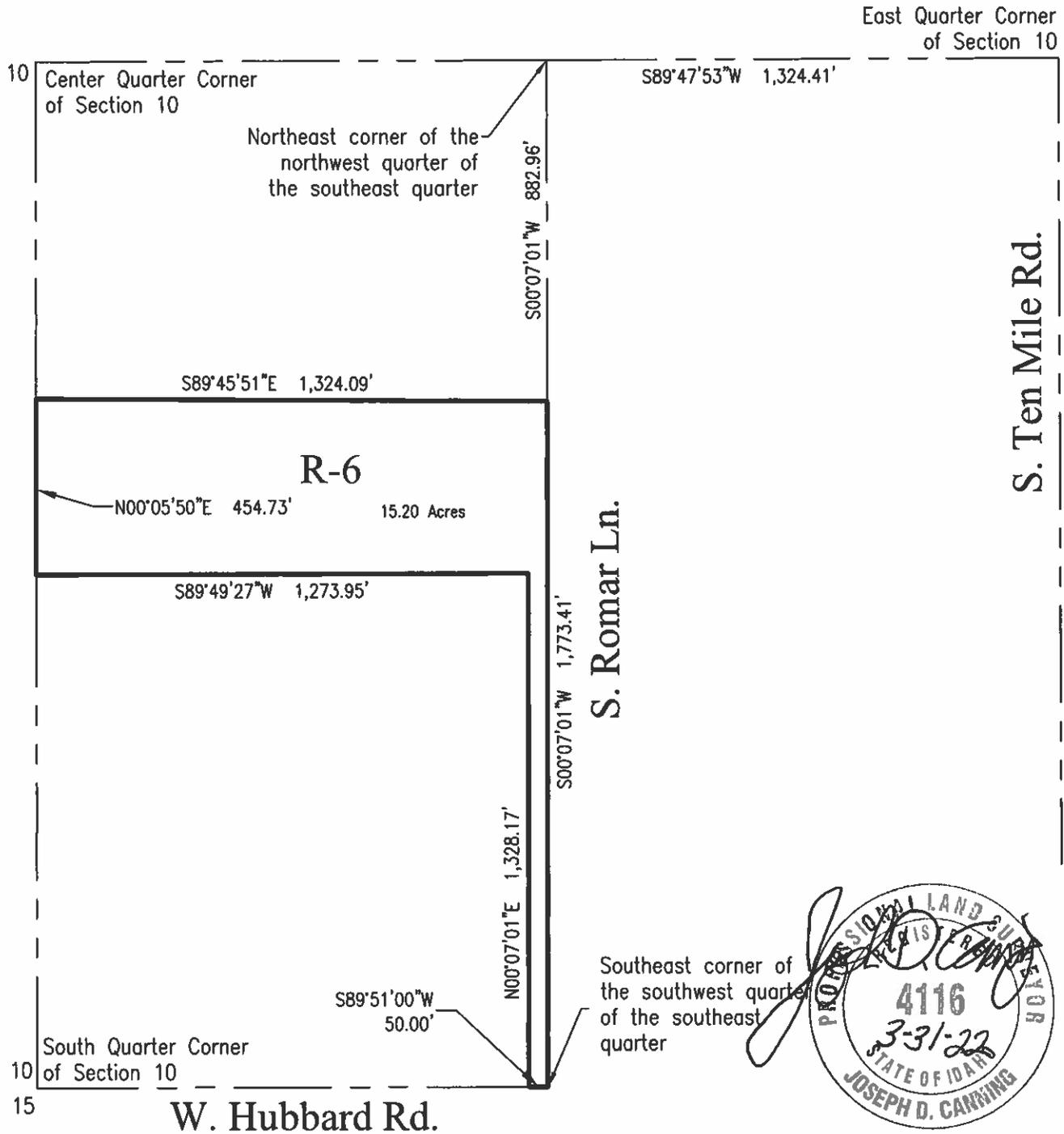
Thence S00°07'01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 15.20 acres more or less

This description was prepared from information shown on record of survey Number 4990, records, Ada County, Idaho. A new land survey has not been performed.



Sabino's Rocky Ridge Subdivision Re-Zone to R-6 Boundary Sketch



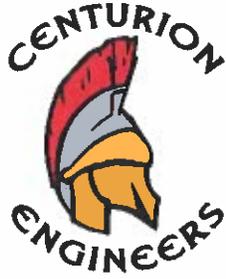
B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

REF: Record Of Survey No. 4990



NORTH
 SCALE: 1"=400'



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**Re-Zone Description to R-6 for
 Sabino's Rocky Ridge Subdivision**

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of the southeast quarter of said Section 10 which is the **Point of Beginning**:

Thence N89°49'27"E, 763.38 feet along the northerly boundary of the southeast quarter of said Section;

Thence S00°09'00"E, 1,086.53 feet;

Thence 36.49 feet along a tangent curve deflecting to the right having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of S20°45'19"W, and a long chord distance of 35.68 feet;

Thence S48°20'23"E, 25.00 feet;

Thence N89°51'00"E, 113.10 feet;

Thence S00°09'00"E, 95.00 feet;

Thence N89°51'00"E, 117.00 feet;

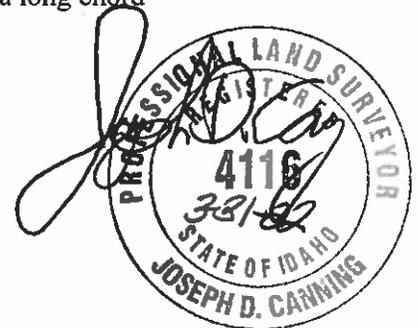
Thence S00°09'00"E, 96.99 feet to the southerly boundary of the southeast quarter of said Section 10;

Thence S89°51'00"W, 1,005.57 feet along southerly boundary of the southeast quarter of said Section 10 to the southwest corner of the southeast quarter of the southeast quarter of said Section 10;

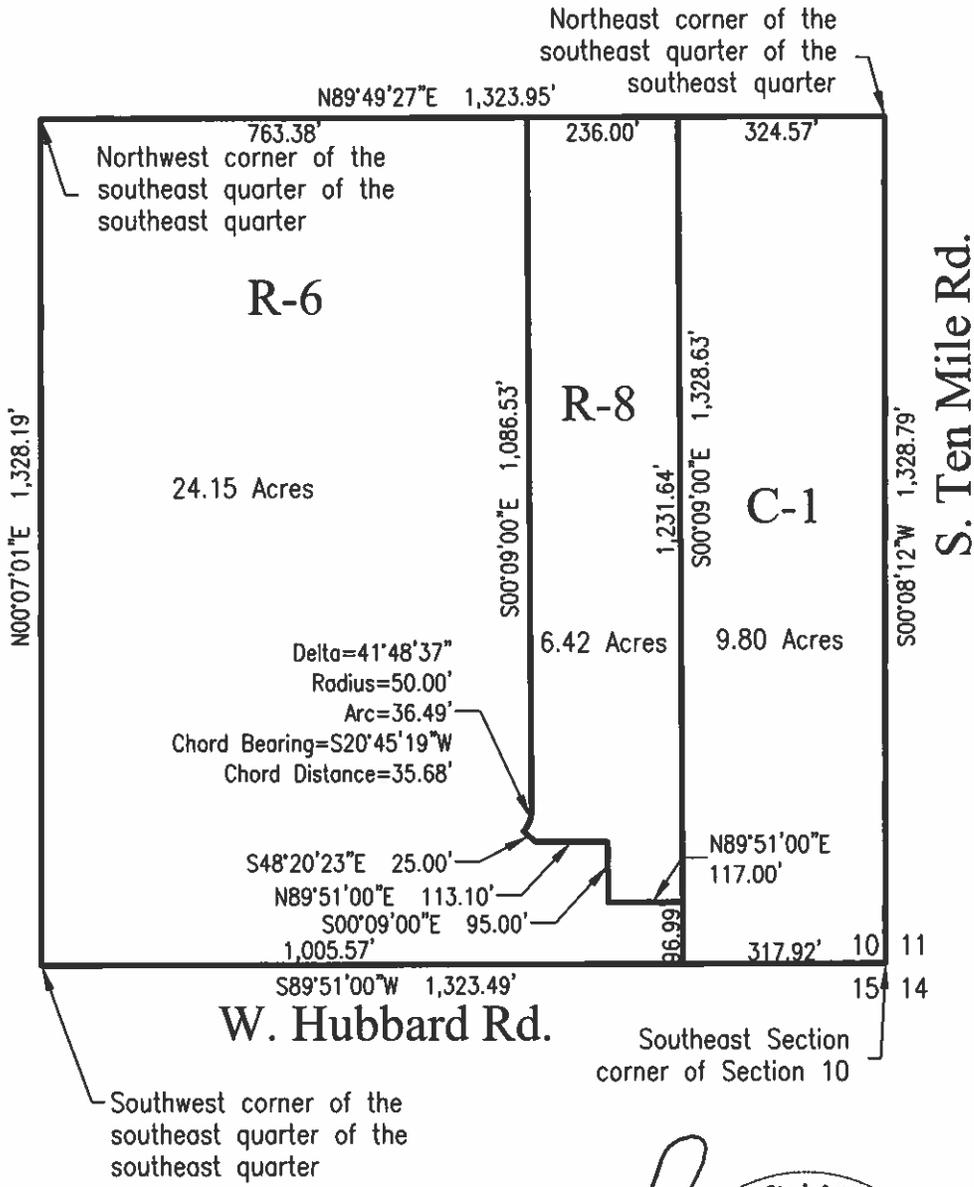
Thence N00°07'01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 24.15 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.



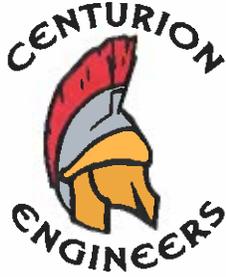
Sabino's Rocky Ridge Subdivision Re-Zone to R-6, R-8 & C-1 Boundary Sketch



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

REF: Record Of Survey No. 307





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2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com



Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southeast quarter of said Section 10; thence N89°49'27"E, 763.38 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**:

Thence continuing N89° 49'27"E, 236.00 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence S00°09'00"E, 1,231.64 feet;

Thence S89°51'00"W, 117.00 feet;

Thence N00°09'00"W, 95.00 feet;

Thence S89°51'00"W, 113.10 feet;

Thence N48°20'23"W, 25.00 feet;

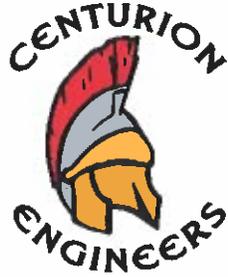
Thence 36.49 feet along a tangent curve deflecting to the left having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of N20°45'19"E, and a long chord distance of 35.68 feet;

Thence N00°09'00"W, 1,086.53 feet to the **Point of Beginning**.

Comprising 6.42 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.





CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com



Re-Zone Description to C-1 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of said Section 10 which is the centerline of South Ten Mile Road which is the **Point of Beginning**:

Thence $S00^{\circ}08'12''W$, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter said Section 10, to the southeast quarter corner of said Section 10;

Thence $S89^{\circ}51'00''W$, 317.92 feet along the southerly boundary of the southeast quarter of said Section 10;

Thence $N00^{\circ}09'00''W$, 1,328.63 feet to the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence $N89^{\circ}49'27''E$, 324.57 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 9.80 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.



ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
MORRIS BOWER & HAWS

2018-102761
10/29/2018 09:20 AM
AMOUNT \$15.00



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Tom C. Morris
MORRIS BOWER & HAWS PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

QUITCLAIM DEED

For value received, JVDV, LLC, an Idaho ~~limited liability company~~ ("Grantor") does hereby convey, release and forever quitclaim unto Aloha Holdings, LLC, an Idaho limited liability company, whose address is 872 W. Bogus View Drive, Eagle, Idaho 83616 ("Grantee"), all of Grantor's undivided one-half (1/2) interest, as tenant in common, in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of October, 2018.

JVDV, LLC

By: _____

Joseph M. Verska, Manager

QUITCLAIM DEED-1

EXHIBIT A

Description of the Property (Hubbard)

Parcel I

The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;

Thence South 853 feet;

Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;

Thence continuing North 32° West 25 feet more or less to the center line of said Canal;

Thence Northerly along said center line 609 feet more or less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;

Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Together with the following Easement:

A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:

Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence

South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING; thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence

North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence

South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.

Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.

Parcel II

The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT: That certain parcel described as follows, to-wit:

Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;

Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the

Southwest corner of said Southeast quarter Southwest quarter;

Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;

Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.

QUITCLAIM DEED-3



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Tom C. Morris
Stewart Taylor & Morris PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

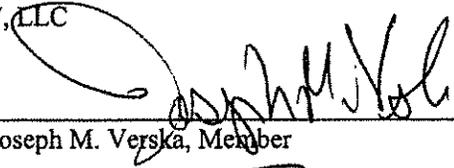
QUITCLAIM DEED

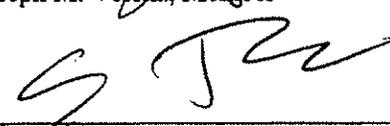
For value received, SJJV, LLC, an Idaho limited liability company ("Grantor") does hereby release and forever quitclaim unto JVDV, LLC, an Idaho limited liability company, whose address is 872 W. Bogus View Dr., Eagle, ID 83616, and Jorgenson Holdings, LLC, an Idaho limited liability company, whose address is 2000 N. 20th Street, Boise, ID 83702 (collectively, "Grantees"), to have and to hold as tenants in common, each as to an undivided one-half (1/2) interest, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21 day of December, 2017.

SJJV, LLC

By 
Joseph M. Verska, Member

By 
Samuel S. Jorgenson, Member

QUITCLAIM DEED-1

STATE OF IDAHO)
) ss.
County of Ada)

On this 22nd day of December, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Joseph M. Verska, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

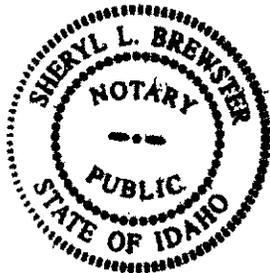


Erica Evancic
NOTARY PUBLIC
My Commission Expires: 4-19-2022

STATE OF IDAHO)
) ss.
County of Ada)

On this 20 day of December, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Samuel S. Jorgenson, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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



Sheryl L. Brewster
NOTARY PUBLIC
My Commission Expires: 3-25-2020

Exhibit A

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

LESS AND EXCEPTING:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE BOISE MERIDIAN IN ADA COUNTY, IDAHO, WHICH LIES NORTH OF INTERSTATE 80N (ALSO KNOWN AS I-84), SOUTH OF BRANDT ACCESS AND WEST OF TEN MILE.

ALSO LESS AND EXCEPTING:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15, WHICH IS THE INITIAL POINT OF THIS DESCRIPTION; THENCE SOUTH 00°44'16" WEST A DISTANCE OF 278.00 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 15; THENCE NORTH 89°00'42" WEST A DISTANCE OF 800.00 FEET; THENCE NORTH 00°44'16" EAST A DISTANCE OF 278.00 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°00'42" EAST A DISTANCE OF 800.00 FEET TO THE INITIAL POINT OF THIS DESCRIPTION.

ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO STATE OF IDAHO IN DEED RECORDED MAY 3, 1967, AS INSTRUMENT NO. 663257, RECORDS OF ADA COUNTY, IDAHO.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED OCTOBER 11, 2012 AS INSTRUMENT NO. 112105485, RECORDS OF ADA COUNTY, IDAHO.

ALSO LESS AND EXCEPTING THAT PROPERTY CONVEYED TO THE STATE OF IDAHO IN THE AMENDED SECOND JUDGMENT AND DECREE OF CONDEMNATION RECORDED JUNE 18, 2013 AS INSTRUMENT NO. 113067603, RECORDS OF ADA COUNTY, IDAHO.

Address disclosed by Ada County Assessor: 0000 S. Ten Mile Road, Meridian, ID 83642

APN: S1215417409 and S1215417255

QUITCLAIM DEED-3

Description of the Property (Hubbard)

Parcel I

The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;

Thence South 853 feet;

Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;

Thence continuing North 32° West 25 feet more or less to the center line of said Canal;

Thence Northerly along said center line 609 feet more or less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;

Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Together with the following Easement:

A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:

Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence

South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING;

thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence

North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence

North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence

South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.

Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.

Parcel II

The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT: That certain parcel described as follows, to-wit:

Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;

Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the

Southwest corner of said Southeast quarter Southwest quarter;

Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;

Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.

FA 83024

9237659

WELSH

FIRST AMERICAN TITLE CO.
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY *Jackson*

CORPORATE SPECIAL WARRANTY DEED JUN 9 PM 4 32

FOR VALUE RECEIVED, EQUITY SERVICES, INC., a corporation organized and existing under the laws of the State of Idaho, with its principal office at 3996 Oak Park Place, Boise, County of Ada, State of Idaho, GRANTOR, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto:

ROGER L. WELSH and MAUREEN W. WELSH, husband and wife, GRANTEE, whose address is: RT 3, 3101 HUBBARD RD, KUNA, ID

the following described real property located in Ada County, Idaho, more particularly described as follows, to wit:

The Northwest quarter of the Southeast quarter, and the East 50 feet of the Southwest quarter of the Southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

SUBJECT TO: Easements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. The Grantor warrants that it has not previously conveyed the estate granted hereon, or any right, title or interest therein to any person other than the Grantee and that the premises are, at the date of execution and delivery hereof, free from encumbrances made or suffered by the Grantor, or any person claiming through the Grantor. The conveyance is without other covenants, warranties or representations except as expressly stated herein.

The officer who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officer, this 5th day of May, 1992.

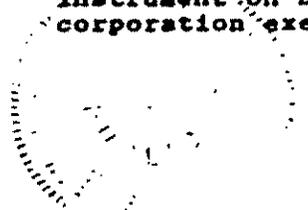
EQUITY SERVICES, INC.

By: Treva Hamilton
President

STATE OF IDAHO; COUNTY OF ADA

On this 5 day of June, in the year 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Treva Hamilton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed same.

Signature: Treva L. Smith
Name: Treva L. Smith
Residing at: Boise, ID
Commission expires: 7-25-99





8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 713125 CB/MA

ADA COUNTY RECORDER Phil McGrane	2021-099687
BOISE IDAHO Pgs=3 LINDSAY WHEELER	06/30/2021 01:23 PM
PIONEER TITLE COMPANY OF ADA COUNTY	\$15.00

WARRANTY DEED

For Value Received Aloha Holdings, LLC, an Idaho limited liability company
AND

Jorgenson Holdings, LLC, an Idaho limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lionwood Properties, LLC, An Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 1513 E. Rivers End Court Eagle, ID 83616

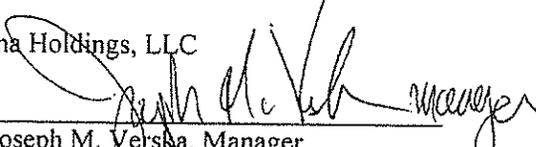
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

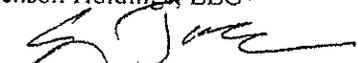
Dated: June 28, 2021

Aloha Holdings, LLC

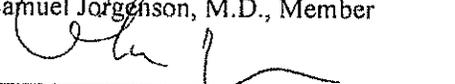
By: 

Joseph M. Verska, Manager

Jorgenson Holdings, LLC

By: 

Samuel Jorgenson, M.D., Member

By: 

Cheri Jorgenson, Member

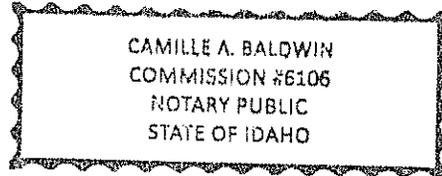
State of Idaho, County of Ada

This record was acknowledged before me on June 28th, 2021 by Joseph M. Verska, as Manager of Aloha Holdings, LLC .

Camille A. Baldwin

Signature of notary public

Commission Expires: 7.2.2021



State of Idaho, County of Ada

This record was acknowledged before me on June 28th, 2021 by Samuel Jorgenson, M.D. and Cheri Jorgenson, as Members of Jorgenson Holdings LLC .

Camille A. Baldwin

Signature of notary public

Commission Expires: 7.2.2021

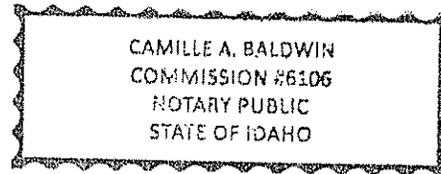


EXHIBIT A

Parcel S1310314800:

The Northeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10;

Thence South 853 feet;

Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Siphon under the Ridenbaugh High-Line Canal;

Thence continuing North 32° West 25 feet more or less to the center line of said Canal;

Thence Northerly along said center line 609 feet more or less to its intersection with the North line of said Northwest Quarter of the Southwest Quarter of said Section 10;

Thence East along said line 233 feet to the REAL PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

TOGETHER with the following Easement:

A parcel of land being a portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:

Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence

South 89°51'00" West coincident with the South line of said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 631.75 feet to the REAL POINT OF BEGINNING; thence continuing

South 89°51'00" West coincident with the South line of the said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 60.00 feet; thence

North 00°00'00" East, 1,327.27 feet to the North line of said Southeast Quarter of the Southwest Quarter of Section 10; thence

North 89°49'31" East coincident with the North line of the said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 60.00 feet; thence

South 00°00'00" West, 1327.30 feet to the REAL POINT OF BEGINNING.

Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South Quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.

Parcel S1310346805:

The Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT: That certain parcel described as follows, to-wit:

Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast Quarter of the Southwest Quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;

Thence Westerly along the South boundary of said Southeast Quarter Southwest Quarter a distance of 330 feet to the Southwest corner of said Southeast Quarter Southwest Quarter;

Thence Northerly 580 feet along the West boundary of said Southeast Quarter Southwest Quarter, to a point;

Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

SPECIAL WARRANTY DEED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Lionwood Properties, LLC
1513 E. Rivers End Ct.
Eagle, Idaho 83616-6390
Attn: James W. Smith

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 ANGIE STEELE
PIONEER TITLE COMPANY OF ADA COUNTY

2021-027240
02/19/2021 10:45 AM
\$15.00

JWS 710242 *sm*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Vicki De La Concepcion, an unmarried woman ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by Lionwood Properties, LLC, an Idaho limited liability company ("**Grantee**"), whose mailing address is 1513 E. Rivers End Ct., Eagle, Idaho 83616-6390, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain real property situated in Ada County, Idaho, as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference, together with all appurtenances thereon or in anywise appertaining thereto and all improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "**Premises**").

This conveyance, however, is made and accepted subject to taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Premises would show, and the matters listed in Exhibit B attached hereto and incorporated herein by reference.

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

THE PREMISES ARE SOLD AND CONVEYED TO GRANTEE "AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE. EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION OR VALUE OF THE PREMISES, THE PREMISES' HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE PREMISES THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES, THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE PREMISES, OR THE INCOME OR EXPENSES FROM OR OF THE PREMISES.

Grantor hereby covenants with Grantee that said Premises are free from all encumbrances made by it other than those expressly referenced herein and that it will warrant and defend said Premises against the lawful claims of all persons claiming by or through Grantor, but no others.

EXECUTED this 18th day of February, 2021.

Vicki De La Concepcion
Vicki De La Concepcion

STATE OF IDAHO)
) ss.
County of Ada)

On this 18th day of February, 2021, before me, *Susan J. Merritt*, a Notary Public in and for said state, personally appeared Vicki De La Concepcion, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

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



Susan J. Merritt
Notary Public for Idaho
Residing at _____
My commission expires _____

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Beginning at the southeast corner of said Section 10 and the centerline intersection of West Hubbard Road and South Ten Mile Road, which is the **POINT OF BEGINNING**:

Thence S89°51'00"W, 1,323.49 feet along the southerly boundary of the southeast quarter of said Section 10 and the centerline of West Hubbard Road to the southwest quarter of the southeast quarter of the southeast quarter of said Section 10;

Thence N00°07'01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the northwest quarter of the southeast quarter of the southeast quarter of said Section 10;

Thence N89°49'27"E, 1,323.95 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the northeast corner of the southeast quarter of the southeast quarter which is also the centerline of South Ten Mile Road;

Thence S00°08'12"W, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter of said Section 10 and along the centerline of South Ten Mile Road to the **POINT OF BEGINNING**.

A handwritten signature in cursive script, appearing to read "Vella", with a decorative flourish extending from the bottom.

EXHIBIT "B"

1. General taxes for the year 2021 and all subsequent years.
2. Sewer charges and special assessments, if any, for the City of Kuna.
3. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4, of Ada County Code.
4. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Boise-Kuna Irrigation District
5. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads.
6. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
7. Matters disclosed by Record of Survey
Survey No.: 0307
Recorded: December 3, 1981
Instrument No.: 8151818



8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 712832 CB/MA

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 HEATHER LUTHER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-114492
07/30/2021 03:53 PM
\$15.00

WARRANTY DEED

For Value Received Roger L. Welsh and Maureen N. Welsh, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lionwood Properties, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 1513 E. Rivers End Ct. Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 26, 2021

Roger L. Welsh
Roger L. Welsh

Maureen N. Welsh
Maureen N. Welsh

State of Idaho, County of Ada

This record was acknowledged before me on July 30th, 2021 by Roger L. Welsh and Maureen N. Welsh

Camille A. Baldwin
Signature of notary public
Commission Expires: 7-21-2027

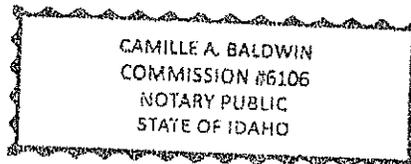


EXHIBIT A

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the POINT OF BEGINNING;

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10 and along the centerline of West Hubbard Road;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

Thence S00°07'01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the POINT OF BEGINNING.



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, James Smith (Agent), 1513 E. Rivers End Court
Name Lionwood Properties, LLC Address
Eagle ID 83616-6890
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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, MERIDIAN, ID
Name Address 83642
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 6TH day of April, 2021

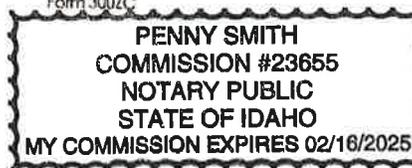
James W. Smith, Manager
Signature
LIONWOOD PROPERTIES, LLC

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

Penny Smith
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 2-16-2025





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, JOSEPH M. VESHA, 872 W. Bogus View Dr
Name Address
EALE ID 83616
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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, MERIDIAN, ID
Name Address 83642
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 4/2/2021 day of April, 2021

Joseph M. Vesh
Signature

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

DANIEL W. SPARKS
COMMISSION NUMBER 44553
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/23

Daniel W. Sparks
Notary Public for Idaho
Residing at: ADA COUNTY, IDAHO
My commission expires: 6/1/2023

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
MORRIS BOWER & HAWS

2018-102761
10/29/2018 09:20 AM
AMOUNT \$15.00



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Tom C. Morris
MORRIS BOWER & HAWS PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

QUITCLAIM DEED

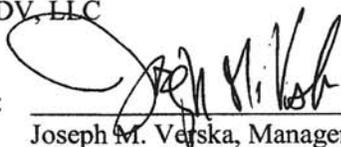
For value received, JVDV, LLC, an Idaho limited liability company ("Grantor") does hereby convey, release and forever quitclaim unto Aloha Holdings, LLC, an Idaho limited liability company, whose address is 872 W. Bogus View Drive, Eagle, Idaho 83616 ("Grantee"), all of Grantor's undivided one-half (1/2) interest, as tenant in common, in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of October, 2018.

JVDV, LLC

By: 

Joseph M. Varska, Manager

EXHIBIT A

Description of the Property (Hubbard)

Parcel I

The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;

Thence South 853 feet;

Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;

Thence continuing North 32° West 25 feet more or less to the center line of said Canal;

Thence Northerly along said center line 609 feet more or less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;

Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Together with the following Easement:

A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:

Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence

South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING;

thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence

North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence

South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.

Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.

Parcel II

The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT: That certain parcel described as follows, to-wit:

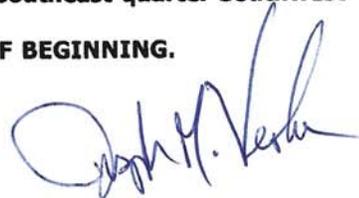
Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;

Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the

Southwest corner of said Southeast quarter Southwest quarter;

Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;

Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.





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, ROGER L WELSH , 3606 HUBBARD RD
Name Address
KUNA , IDAHO 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to PROVIDENCE PROPERTIES , 701 S. ALLEN ST. #104, MERIDIAN, ID
Name Address Zip Code

to submit the accompanying application pertaining to that property.

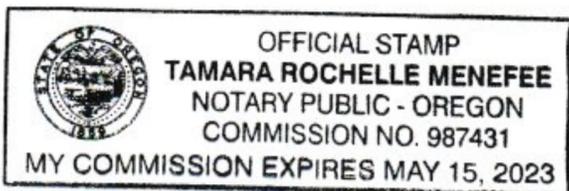
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 19th day of APRIL, 2021

Roger J Welsh
Signature

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



Tamara R. Menefee
Notary Public for ~~Idaho~~ OREGON
Residing at: Pacific City OR
My commission expires: May 15 2023



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, James Smith (Agent), 1513 E. Rivers End Court
Name Lionwood Properties, LLC Address
Eagle ID 83616-6890
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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, MERIDIAN, ID
Name Address 83642
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 6TH day of April, 2021

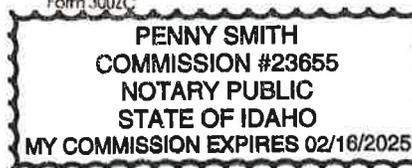
James W. Smith, Manager
Signature
LIONWOOD PROPERTIES, LLC

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

Penny Smith
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 2-16-2025





Neighborhood Meeting Certification

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



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

The Neighborhood Meeting Certification packet includes the following:

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

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

Monday
4/19

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: PUD APPLICATION FOR 135 ACRES ON NW CORNER OF W. HUBBARD & TEN MILE. APPROX 600 RESIDENTIAL LOTS AND 9 ACRES OF C-1 ZONE ALONG TEN MILE.

Date of Meeting: 4/19/2021 Time: 6:00 PM

Meeting Location: VIRTUAL, GO TO meeting

Site Information

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

Subdivision Name: SABINO'S ROCKY RIDGE Lot _____ Block _____

Address: SEE ATTACHED

Parcel No(s): _____
Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: SEE ATTACHED

Address: _____

Contact Person

Name: PATRICK CONNOR

Business Name (if applicable): PROVIDENCE PROPERTIES, LLC

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

Applicant

Name: PATRICK CONNOR

Address: 701 S. ALLEN ST, #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

I, PATRICK T. CONNOR, 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: 4/20/2021

Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Welsh Property:

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Sabino's Rocky Ridge Property:

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

SIGN-IN SHEET

Project Name: SABINO'S ROCKY RIDGE

	Name	Address	Phone
1	BRIAN SINDERHOFF	1500 N. ELDORADO ST	
2	JAY VOTH	3600 W. HUBBARD	
3	NEIL DURRANT	4000 W. HUBBARD	
4	STEVE WELSH	9085 TEN MILE	
5	TUCK EWING	4412 W. HUBBARD	
6	HENRY HARMON	3620 W. HUBBARD	
7	ALDIS GARSVO	3610 W. HUBBARD	
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4/19/21 Number of Attendees: 7

Location: VIRTUAL - GOTO MEETING

Project Description: PUD APPLICATION FOR 135 ACRES ON NW CORNER OF W. HUBBARD & TEN MILE. APPROX. 600 RESIDENTIAL LOTS + CI

Attendee Comments or Concerns: _____

- TUCK EWING ASKED FOR TWO CONNECTION POINTS TO THE WISCOMBE PROPERTY ALONG THE WESTERN BOUNDARY. HE SAID THIS ACCESS WAS PLANNED IN THE SANCTUARY PRELIMINARY PLAT.
- ALDIS GARSVO EXPLAINED IRRIGATION SYSTEM AND WITNESSED TO BE CAUTIOUS OF PONDING AREAS IN NW CORNER OF SARDINO'S 40 AC AND ALONG EAST SIDE OF ALOHA PROPERTY. WE EXPLAINED THAT WE WILL NOT INTERFERE WITH IRRIGATION DELIVERY AND WILL BE SURE OUR FIELD SURVEYING AND GEOTECH INFO WILL ENSURE PROPER DRAINAGE W/ OVER FLOW.
- NEIL DURRANT WANTS THE COLLECTOR STREET "SHAYLA" TO BE SHIFTED WEST TO AVOID DIRECT ACCESS OF HIS DRIVEWAY TO THE STREET. WE SAID WE WOULD HAVE CONVOYS W/ ACHD + CITY TO ENSURE THE SAFEST PLAN FOR ACCESS.
- DURRANT + GARSVO WANT 6' FENCING BETWEEN THEIR PROPERTY AND THE ADJACENT PUBLIC STREETS.

I, Patrick T. Connor, 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:  Date: 4/20/21

Doug Hanson

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, January 22, 2020 1:45 PM
To: Patrick Connor
Cc: 'Gregory Carter (gcarter@idahosurvey.com)'
Subject: RE: Sabinos Rocky Ridge Subdivision Name Reservation

January 22, 2020

Greg Carter, Idaho Survey Group
Patrick Conner, Hubble Homes

RE: Subdivision Name Reservation: **SABINOS ROCKY RIDGE SUBDIVISION**

At your request, I will reserve the name **Sabinos Rocky Ridge 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: Patrick Connor <pconnor@hubblehomes.com>
Sent: Wednesday, January 22, 2020 10:52 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision name request

Glen,
Please see the requested information below:

The name of the Professional Land Surveyor that will be in responsible charge of the plat, along with the firm. : **Gregory G. Carter, Idaho Survey Group**
The name of the Developer: **Mitch Armuth, Providence Properties, LLC**
The Name of the Owner: **Providence Properties, LLC**



Patrick Connor
Director of Planning and Design

e pconnor@hubblehomes.com
o (208) 433-8800
p (214) 564-2812

[\[hubblehomes.com\]](#)

- [\[hubblehomes.com\]](#)
- [\[hubblehomes.com\]](#)
- [\[facebook.com\]](#)
- [\[instagram.com\]](#)
- [\[houzz.com\]](#)

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, January 22, 2020 10:41 AM
To: Patrick Connor <pconnor@hubblehomes.com>
Subject: RE: Subdivision name request

Patrick;

Our website was updated a few weeks ago, and the requirements to reserve a name have unfortunately not been included.

While we hope that changes, prior to reserving the name the following additional information is required;

- The name of the Professional Land Surveyor that will be in responsible charge of the plat, along with the firm.
- The name of the Developer
- The Name of the Owner.

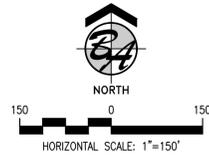
I already checked the list and the name is reservable. If you could reply with the requested information, I should be able to process this tomorrow.



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

From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Wednesday, January 22, 2020 8:55 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Subdivision name request

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



MASON CREEK ST.

SHAYLA AVE.

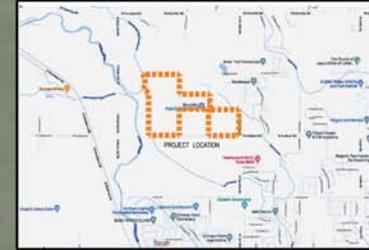
SHAYLA AVE.

S. ROMAR LN.

TEN MILE RD.

HUBBARD RD.

HUBBARD RD.



VICINITY MAP

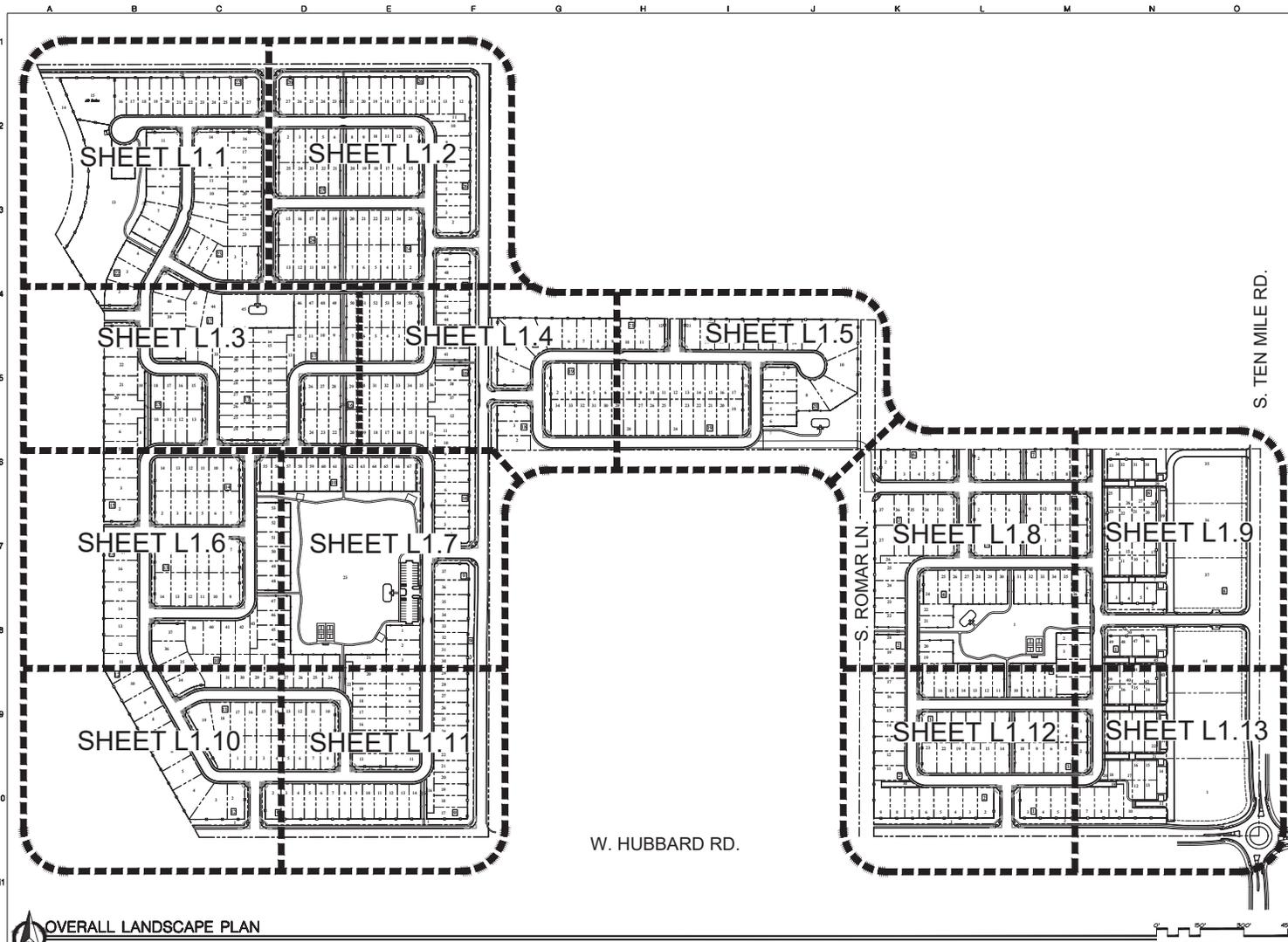
SITE DEVELOPMENT FEATURES	
TOTAL ACRES.....	135.09 ACRES
TOTAL COMMON SPACE.....	19.73 ACRES
% OF TOTAL AREA.....	14.6%
SEWER	
KUNA WASTEWATER DEPARTMENT	
WATER	
BOISE-KUNA IRRIGATION DISTRICT	
NEW YORK IRRIGATION DISTRICT	
SCHOOL	
KUNA SCHOOL DISTRICT	
EMERGENCY SERVICES	
FIRE - KUNA RURAL FIRE DISTRICT	
POLICE - KUNA CITY POLICE	

Sabino's Rocky Ridge Subdivision

DEVELOPER
HUBBLE HOMES
701 S. ALLEN ST., STE #104
MERIDIAN, ID 83642
208-695-2401

ENGINEER
B&A ENGINEERS, INC.
5505 W. FRANKLIN ROAD
BOISE, ID 83705
208-343-3381





SABINO'S ROCKY RIDGE SUBDIVISION
SITUATED ENTIRELY IN THE SOUTHERN 1/2 OF
SECTION 10, T.2N.; R.1W. B.M.
ADA COUNTY, KUNA, IDAHO



VICINITY MAP
SCALE: 1" = 1/4" = 100'

SITE DEVELOPMENT FEATURES

TOTAL ACRES	13.02 ACRES	SEWER	KUNA WASTEWATER DEPARTMENT
TOTAL COMMON SPACE	19.73 ACRES	IRRIGATION	KUNA WATERWORKS DEPARTMENT
% OF TOTAL AREA	14.6%	IRrigation	BOISE-KUNA IRRIGATION DISTRICT
		SCHOOL	KUNA SCHOOL DISTRICT
		EMERGENCY SERVICES	FIRE - KUNA RURAL FIRE DISTRICT
			POLICE - KUNA CITY POLICE

LANDSCAPING INFORMATION

ROADWAY LANDSCAPE BUFFERS:
W. HUBBARD RD. (ARTERIAL):
20' STREET BUFFER
SHADE TREES @ 3/100'
EVERGREENS @ 3/100'
SHRUBS @ 12/100'
6" HEIGHT SOLID VINYL FENCE PROVIDED

COMMON LOTS:
1 TREE / 100 SF

NOTE:
ENVIRONMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.
MITIGATION FOR REMOVAL OF EXISTING TREES:
NO EXISTING TREES ON THE SITE - NO MITIGATION NECESSARY.

OWNER
PROVIDENCE
PROPERTIES, LLC

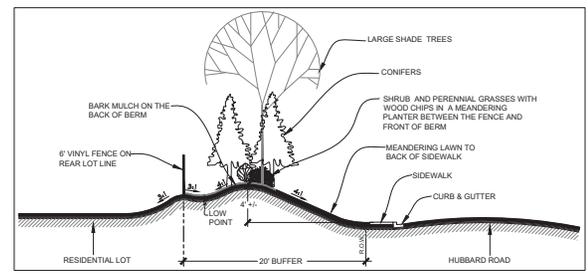
DEVELOPER
HUBBLE HOMES
MITCHELL S. ARMUTH
DIRECTOR
LAND DEVELOPMENT
701 S. ALLEN ST., STE #104
MERIDIAN, ID 83642
208-695-2401

ENGINEER
B&A ENGINEERS, INC.
JOE CANNING, PEIPLS
5505 W. FRANKLIN ROAD
BOISE, ID 83705
208-343-3381

OVERALL LANDSCAPE PLAN

SCALE: 1" = 80'-0"

SEE SHEET L1.1-L1.13 FOR DETAILED LANDSCAPE PLANS
SEE SHEET L2.0 FOR LANDSCAPE DETAILS
SEE SHEET L2.1 FOR AMENITY DETAILS.



TYPICAL LANDSCAPE BERM
(HUBBARD ROAD)
N/A



DATE: 3/28/2022



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REVISIONS

NO.	DATE	DESCRIPTION

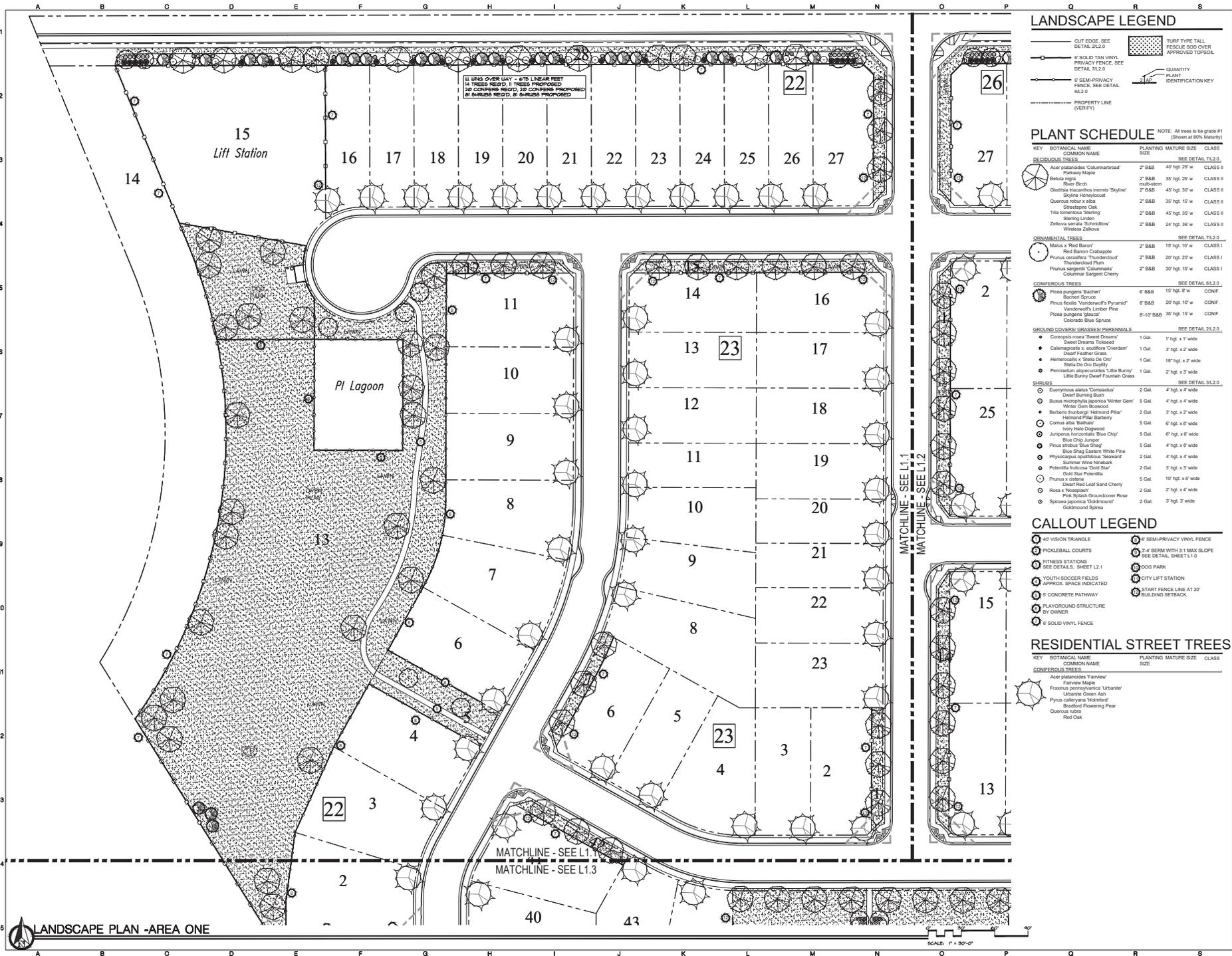
OVERALL LANDSCAPE PLAN
Sabino's Rocky Ridge Subdivision
Kuna, Idaho 83634

W Hubbard Rd.

DRAWN BY: JAC
CHECKED BY: JCR
PROJECT NUMBER: 21-013
SHEET:

L1.0

PRELIMINARY PLAN



LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 21.2.0
- IF SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7L2.0
- IF SEMI-PRIVACY FENCE, SEE DETAIL 6L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOLO OVER APPROVED TOPSOIL
- QUANTITY IDENTIFICATION KEY

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	PLANTING MATURE SIZE	CLASS
DECIDUOUS TREES			
○	Acer platanoides 'Columnnaroed'	2' BAB 40' hgt. 20' w	CLASS II
○	Fairview Maple	2' BAB 35' hgt. 20' w	CLASS II
○	Betula nigra	2' BAB 45' hgt. 30' w	CLASS II
○	Red Birch	2' BAB 35' hgt. 15' w	CLASS II
○	Gleditsia inacornis 'Skyline'	2' BAB 45' hgt. 30' w	CLASS II
○	Skyline Honeylocust	2' BAB 45' hgt. 30' w	CLASS II
○	Quercus robur x alba	2' BAB 45' hgt. 30' w	CLASS II
○	Streettree Oak	2' BAB 45' hgt. 30' w	CLASS II
○	Tilia tomentosa 'Sterling'	2' BAB 24' hgt. 30' w	CLASS II
○	Shirling Linden	2' BAB 24' hgt. 30' w	CLASS II
○	Zelkova serrata 'Schmiedow'	2' BAB 24' hgt. 30' w	CLASS II
○	Wireless Zelkova	2' BAB 15' hgt. 10' w	CLASS I
CONIFEROUS TREES			
○	Minka x 'Red Baron'	2' BAB 20' hgt. 20' w	CLASS I
○	Red Baron Crabapple	2' BAB 30' hgt. 15' w	CLASS I
○	Prunus pennsylvanica 'Thunderbolt'	2' BAB 30' hgt. 15' w	CLASS I
○	Thundercloud Plum	2' BAB 30' hgt. 15' w	CLASS I
○	Prunus sargentii 'Columinary'	2' BAB 30' hgt. 15' w	CLASS I
○	Columinary Sargent Cherry	2' BAB 30' hgt. 15' w	CLASS I
CONIFEROUS TREES			
○	Picea pungens 'Baker'	6' BAB 15' hgt. 8' w	CONF.
○	Bachus Spruce	6' BAB 20' hgt. 10' w	CONF.
○	Pinus resinus 'Vanderwolf's Pyramid'	6' BAB 35' hgt. 10' w	CONF.
○	Vanderwolf's Limber Pine	6' BAB 35' hgt. 10' w	CONF.
○	Picea pungens 'glauca'	6' BAB 35' hgt. 10' w	CONF.
○	Colorado Blue Spruce	6' BAB 35' hgt. 10' w	CONF.
GROUND COVERS/GRASSES/PERENNIALS			
○	Coronopsis rosea 'Sweet Dreams'	1 Gal. 1' hgt. x 1' wide	
○	'Sweet Dreams' Tiledseed	1 Gal. 3' hgt. x 2' wide	
○	Calamagrostis x. acutiflora 'Overland'	1 Gal. 18" hgt. x 2' wide	
○	'Overland' Feather Grass	1 Gal. 18" hgt. x 2' wide	
○	Hemerocallis x. 'Stella De Oro'	1 Gal. 2' hgt. x 3' wide	
○	'Stella De Oro' Daylily	1 Gal. 2' hgt. x 3' wide	
○	Pennisetum alopecuroides 'Little Bunny'	1 Gal. 2' hgt. x 3' wide	
○	'Little Bunny' Dwarf Fountain Grass	1 Gal. 2' hgt. x 3' wide	
SHRUBS			
○	Eucymia alata 'Compacta'	2 Gal. 4' hgt. x 4' wide	
○	'Compacta' Dwarf Burning Bush	5 Gal. 4' hgt. x 4' wide	
○	Buxus microphylla japonica 'Winter Gem'	2 Gal. 3' hgt. x 2' wide	
○	'Winter Gem' Boxwood	5 Gal. 6' hgt. x 6' wide	
○	Berberis thunbergii 'Helmold Pillar'	2 Gal. 3' hgt. x 2' wide	
○	'Helmold Pillar' Barberry	5 Gal. 6' hgt. x 6' wide	
○	Cornus alba 'Solistyly'	5 Gal. 4' hgt. x 4' wide	
○	'Solistyly' Dogwood	5 Gal. 4' hgt. x 4' wide	
○	Jurinea horizontalis 'Blue Chip'	5 Gal. 4' hgt. x 4' wide	
○	'Blue Chip' Juniper	2 Gal. 3' hgt. x 3' wide	
○	Pinus strobus 'Blue Spire'	2 Gal. 3' hgt. x 3' wide	
○	'Blue Spire' Eastern White Pine	2 Gal. 3' hgt. x 3' wide	
○	Physocarpus opulifolius 'Suewed'	2 Gal. 2' hgt. x 4' wide	
○	'Suewed' Summer Wine Ninebark	2 Gal. 2' hgt. x 4' wide	
○	Potentilla fruticosa 'Gold Star'	2 Gal. 2' hgt. x 4' wide	
○	'Gold Star' Potentilla	2 Gal. 2' hgt. x 4' wide	
○	Rosa x 'Noisette'	2 Gal. 2' hgt. x 4' wide	
○	'Noisette' Pink Splash Groundcover Rose	2 Gal. 2' hgt. x 4' wide	
○	Rosa x 'Noisette'	2 Gal. 2' hgt. x 4' wide	
○	'Noisette' Goldmound Spirea	2 Gal. 2' hgt. x 4' wide	

CALLOUT LEGEND

- △ VISION TRIANGLE
- PICKLEBALL COURTS
- FITNESS STATIONS
- YOUTH SOCCER FIELDS
- PLAYGROUND STRUCTURE BY OWNER
- IF SOLID VINYL FENCE
- 1/2" SEMI-PRIVACY VINYL FENCE
- 3/4" BERM WITH 3:1 MAX SLOPE
- DOG PARK
- CITY LIFT STATION
- START FENCE LINE AT 20' BUILDING SETBACK

RESIDENTIAL STREET TREES

KEY	BOTANICAL NAME	COMMON NAME	PLANTING MATURE SIZE	CLASS
○	Acer platanoides 'Fairview'	Fairview Maple	2' BAB 35' hgt. 20' w	CLASS II
○	Fraxinus pennsylvanica 'Urbanite'	Urbanite Green Ash	2' BAB 35' hgt. 20' w	CLASS II
○	Pyrus calleryana 'Nimbus'	Nimbus Flowering Pear	2' BAB 35' hgt. 20' w	CLASS II
○	Quercus robur	Red Oak	2' BAB 35' hgt. 20' w	CLASS II

STAMP
REGISTERED PROFESSIONAL ARCHITECT
NO. 1000
STATE OF IDAHO

DATE: 3/28/2022

SOUTH BECK & BAIRD
 ARCHITECTS
 2005 S. 10th Ave.
 STE 100
 BOISE, IDAHO 83725
 (208) 333-1111
 www.southbeckandbaird.com

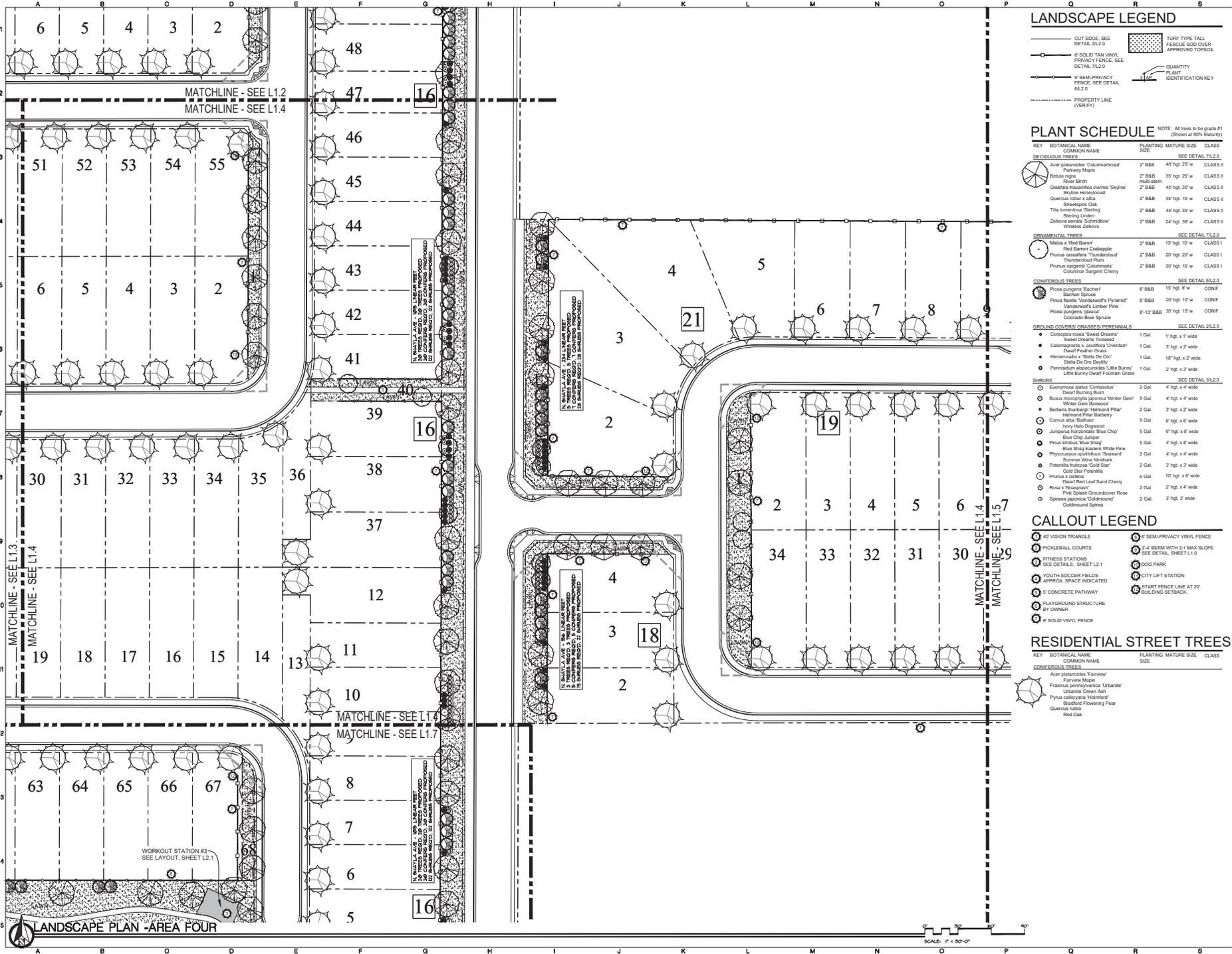
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REVISIONS

NO.	DESCRIPTION

DETAILED LANDSCAPE PLAN
 Sabino's Rocky Ridge Subdivision
 Kuna, Idaho 83634
 W Hubbard Rd.

DRAWN BY: JAC
 CHECKED BY: JCR
 PROJECT NUMBER: 21-015
 SHEET: L1.1
 PRELIMINARY PLAN



LANDSCAPE LEGEND

	CUT EDGE, SEE DETAIL 2L2.0		TURF TYPE TALL FENCE/SHOULDER APPROVED TOPSOIL
	2" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7L2.0		PLANT IDENTIFICATION KEY
	6" SEMI-PRIVACY FENCE, SEE DETAIL 6L2.0		QUANTITY
	PROPERTY LINE (VERIFY)		SLOPE

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	PLANTING MATURE SIZE	CLASS
DECIDUOUS TREES			
	<i>Acer platanoides</i> 'Columnarobov'	2" BAB 40' hgt. 20' w	CLASS II
	<i>Fairview Maple</i>		
	<i>Betula nigra</i>	2" BAB 35' hgt. 20' w	CLASS II
	<i>Forest Birch</i>		
	<i>Gleditsia inaequalis</i> 'Skyline'	2" BAB 45' hgt. 30' w	CLASS II
	<i>Skylark Honeylocust</i>		
	<i>Quercus robur</i> x <i>alba</i>	2" BAB 35' hgt. 15' w	CLASS II
	<i>Shreveport Oak</i>		
	<i>Tilia tomentosa</i> 'Sterling'	2" BAB 45' hgt. 30' w	CLASS II
	<i>Shirling Linden</i>		
	<i>Zelkova serrata</i> 'Spatenblow'	2" BAB 24' hgt. 30' w	CLASS II
	<i>Wireless Zelkova</i>		
CONIFEROUS TREES			
	<i>Malex</i> x 'Red Baron'	2" BAB 15' hgt. 10' w	CLASS I
	<i>Red Baron Crabapple</i>		
	<i>Prunus serrulata</i> 'Thunderbolt'	2" BAB 20' hgt. 20' w	CLASS I
	<i>Thundercloud Plum</i>		
	<i>Prunus sargentii</i> 'Columbar'	2" BAB 30' hgt. 15' w	CLASS I
	<i>Columbar Sargent Cherry</i>		
CONIFEROUS TREES			
	<i>Picea pungens</i> 'Bachner'	6" BAB 15' hgt. 8' w	CONF.
	<i>Bachner Spruce</i>		
	<i>Pinus resinosa</i> 'Vanderwolf's Pyramid'	6" BAB 20' hgt. 10' w	CONF.
	<i>Vanderwolf's Limber Pine</i>		
	<i>Picea pungens</i> 'glauca'	8-10" BAB 35' hgt. 10' w	CONF.
	<i>Colorado Blue Spruce</i>		
GROUND COVERS/GRASSES/PERENNIALS			
	<i>Cornopsis roosa</i> 'Sweet Dreams'	1 Gal. 1' hgt. x 1' wide	
	<i>Sweet Dreams Tiledseed</i>		
	<i>Calluna vulgaris</i> x <i>acutiflora</i> 'Overdam'	1 Gal. 3' hgt. x 2' wide	
	<i>Deer Feather Grass</i>		
	<i>Hemerocallis</i> x 'Stella De Oro'	1 Gal. 18" hgt. x 2' wide	
	<i>Stella De Oro Daylily</i>		
	<i>Pennisetum alopecuroides</i> 'Little Bunny'	1 Gal. 2' hgt. x 3' wide	
	<i>Little Bunny Dwarf Fountain Grass</i>		
SHRUBS			
	<i>Eucymia alata</i> 'Compacta'	2 Gal. 4' hgt. x 4' wide	
	<i>Dwarf Burning Bush</i>		
	<i>Buxus microphylla japonica</i> 'Winter Gem'	5 Gal. 4' hgt. x 4' wide	
	<i>Winter Gem Boxwood</i>		
	<i>Berberis thunbergii</i> 'Hemlock Pillar'	2 Gal. 3' hgt. x 2' wide	
	<i>Hemlock Pillar Barberry</i>		
	<i>Cornus alba</i> 'Solitaire'	5 Gal. 6' hgt. x 6' wide	
	<i>Ivory Halo Dogwood</i>		
	<i>Jurinea horstmannii</i> 'Blue Chip'	5 Gal. 6' hgt. x 6' wide	
	<i>Blue Chip Juniper</i>		
	<i>Pinus strobus</i> 'Blue Shag'	5 Gal. 4' hgt. x 4' wide	
	<i>Blue Shag Eastern White Pine</i>		
	<i>Physocarpus opulifolius</i> 'Soleaster'	2 Gal. 4' hgt. x 4' wide	
	<i>Summer Wine Ninebark</i>		
	<i>Potentilla fruticosa</i> 'Soci Star'	2 Gal. 3' hgt. x 3' wide	
	<i>Gold Star Potentilla</i>		
	<i>Rosa</i> x 'Noisette'	5 Gal. 10' hgt. x 6' wide	
	<i>Dwarf Red Leaf Sand Cherry</i>	2 Gal. 2' hgt. x 4' wide	
	<i>Pink Splash Groundcover Rose</i>		
	<i>Spiraea japonica</i> 'Goldmound'	2 Gal. 2' hgt. x 3' wide	
	<i>Goldmound Spiraea</i>		

CALLOUT LEGEND

	40" VISION TRIANGLE		6" SEMI-PRIVACY VINYL FENCE
	PICKLEBALL COURTS		2'-4" BERM WITH 3:1 MAX SLOPE SEE DETAIL SHEET L1.0
	FITNESS STATIONS SEE DETAILS, SHEET L2.1		DOG PARK
	YOUTH SOCCER FIELDS		CITY LIFT STATION
	SPRINKLER SPACE INDICATED		START FENCE LINE AT 20' BUILDING SETBACK
	3" CONCRETE PATHWAY		
	PLAYGROUND STRUCTURE BY OWNER		
	2" SOLID VINYL FENCE		

RESIDENTIAL STREET TREES

	KEY	BOTANICAL NAME	PLANTING MATURE SIZE	CLASS
		<i>Fairview Maple</i>		
		<i>Fraxinus pennsylvanica</i> 'Urbanite'		
		<i>Urbaine Green Ash</i>		
		<i>Pyrus calleryana</i> 'Nimbus'		
		<i>Bradford Flowering Pear</i>		
		<i>Quercus robur</i>		
		<i>Red Oak</i>		

STAMP

DATE: 3/28/2022

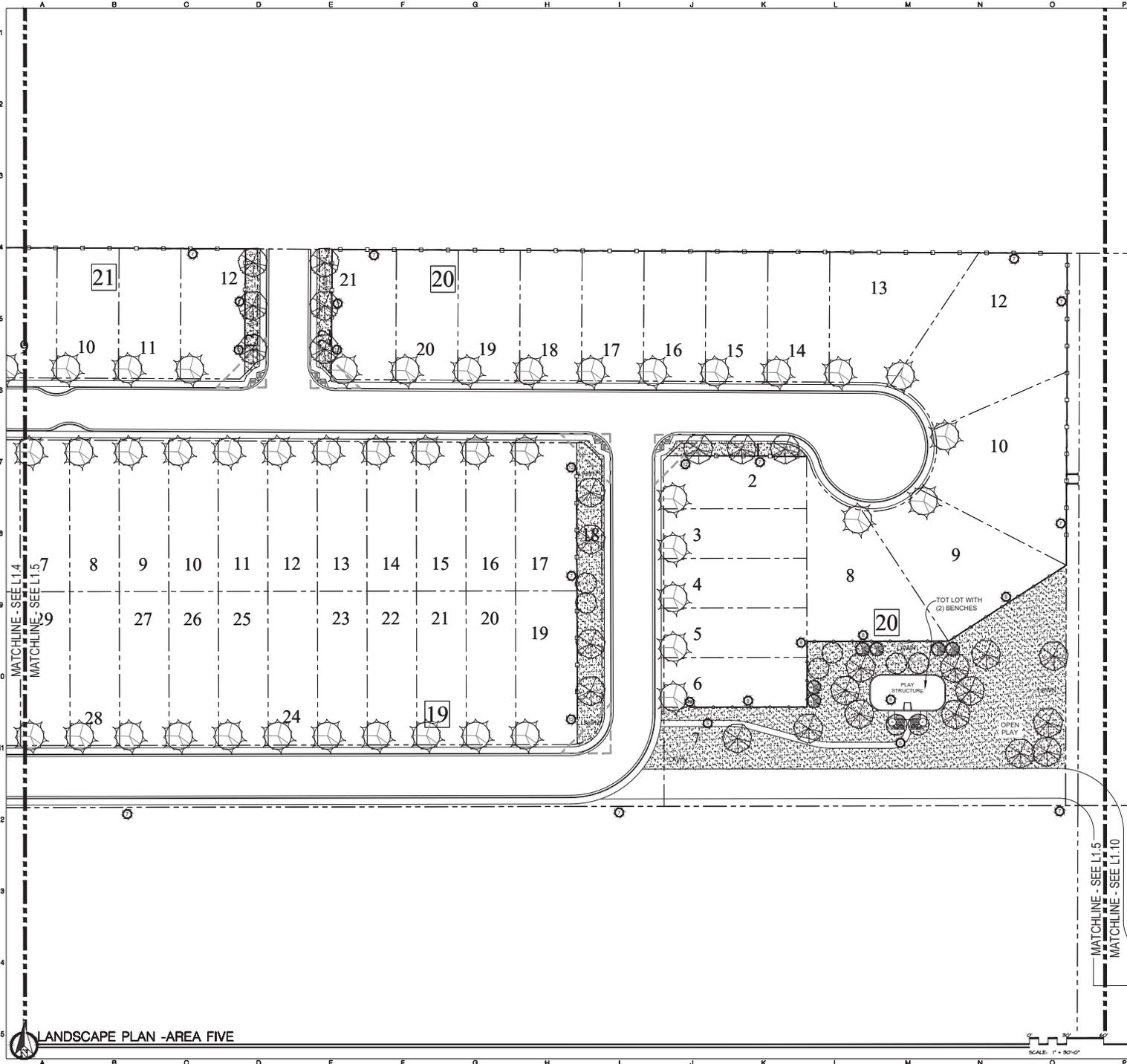
REVISIONS

NO.	DESCRIPTION

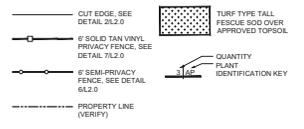
DETAILED LANDSCAPE PLAN
Sabino's Rocky Ridge Subdivision
Kuna, Idaho 83634
W Hubbard Rd.

DRAWN BY: JAC
CHECKED BY: JDR
PROJECT NUMBER: 21-015
SHEET: L1.4

PRELIMINARY PLAN



LANDSCAPE LEGEND



PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	PLANTING MATURE SIZE	CLASS
DECIDUOUS TREES			
○	Acer platanoides 'Columnarobov'	2' BAB 40' hgt. 20' w	CLASS II
○	Fairview Maple	2' BAB 35' hgt. 20' w	CLASS II
○	Betula nigra	2' BAB 35' hgt. 20' w	CLASS II
○	Rocky Mountain Juniper	2' BAB 45' hgt. 30' w	CLASS II
○	Gleditsia inaequalis 'Skyline'	2' BAB 35' hgt. 15' w	CLASS II
○	Quercus robur x alba	2' BAB 45' hgt. 30' w	CLASS II
○	Shreveport Oak	2' BAB 45' hgt. 30' w	CLASS II
○	Tilia tomentosa 'Sterling'	2' BAB 24' hgt. 30' w	CLASS II
○	Zelkova serrata 'Schmiedow'	2' BAB 15' hgt. 10' w	CLASS I
○	Wireless Zelkova	2' BAB 20' hgt. 20' w	CLASS I
○	Red Baron Crabapple	2' BAB 30' hgt. 15' w	CLASS I
○	Prunus virginiana 'Thundercloud'	2' BAB 30' hgt. 15' w	CLASS I
○	Thundercloud Plum	2' BAB 30' hgt. 15' w	CLASS I
○	Prunus sargentii 'Columbian'	2' BAB 15' hgt. 10' w	CLASS I
○	Columbian Sargent Cherry	2' BAB 15' hgt. 10' w	CLASS I
CONIFEROUS TREES			
○	Picea pungens 'Bachner'	6' BAB 15' hgt. 8' w	CONF.
○	Bachner Spruce	6' BAB 20' hgt. 10' w	CONF.
○	Pinus resinosa 'Vanderwolf's Pyramid'	8-10' BAB 35' hgt. 10' w	CONF.
○	Vanderwolf's Limber Pine	8-10' BAB 35' hgt. 10' w	CONF.
GROUND COVERS / GRASSES / PERENNIALS			
●	Coronilla varia 'Sweet Dreams'	1 Gal. 1' hgt. x 1' wide	
●	'Sweet Dreams'	1 Gal. 1' hgt. x 2' wide	
●	Calamagrostis x acutiflora 'Overdam'	1 Gal. 18" hgt. x 2' wide	
●	Dwarf Feather Grass	1 Gal. 18" hgt. x 2' wide	
●	Hemerocallis x 'Stella De Oro'	1 Gal. 2' hgt. x 3' wide	
●	Stella De Oro Daylily	1 Gal. 2' hgt. x 3' wide	
●	Pennisetum alopecuroides 'Little Bunny'	2' hgt. x 3' wide	
●	Little Bunny Dwarf Fountain Grass	2' hgt. x 3' wide	
SHRUBS			
○	Eucymia alata 'Compacta'	2 Gal. 4' hgt. x 4' wide	
○	Dwarf Burning Bush	5 Gal. 4' hgt. x 4' wide	
○	Buxus microphylla japonica 'Winter Gem'	5 Gal. 3' hgt. x 2' wide	
○	Winter Gem Boxwood	5 Gal. 3' hgt. x 2' wide	
○	Berberis thunbergii 'Helmhold Pillar'	5 Gal. 6' hgt. x 6' wide	
○	Helmhold Pillar Barberry	5 Gal. 6' hgt. x 6' wide	
○	Cornus alba 'Halimifolia'	5 Gal. 6' hgt. x 6' wide	
○	Ivory Halo Dogwood	5 Gal. 4' hgt. x 4' wide	
○	Jurinea horstiana 'Blue Chip'	5 Gal. 4' hgt. x 4' wide	
○	Blue Chip Juniper	5 Gal. 4' hgt. x 4' wide	
○	Pinus strobus 'Blue Shag'	2 Gal. 4' hgt. x 4' wide	
○	Blue Shag Eastern White Pine	2 Gal. 4' hgt. x 4' wide	
○	Physocarpus opulifolius 'Soleirol'	2 Gal. 3' hgt. x 3' wide	
○	Summer Wine Ninebark	2 Gal. 2' hgt. x 4' wide	
○	Potentilla fruticosa 'Gold Star'	2 Gal. 10' hgt. x 6' wide	
○	Gold Star Potentilla	2 Gal. 2' hgt. x 4' wide	
○	Prunella x 'Nipponica'	2 Gal. 2' hgt. x 4' wide	
○	Dwarf Red Leaf Sand Cherry	2 Gal. 2' hgt. x 4' wide	
○	Pink Splash Groundcover Rose	2 Gal. 2' hgt. x 4' wide	
○	Spirea japonica 'Goldmound'	2 Gal. 2' hgt. x 4' wide	
○	Goldmound Spirea	2 Gal. 2' hgt. x 4' wide	

CALLOUT LEGEND



RESIDENTIAL STREET TREES

KEY	BOTANICAL NAME	PLANTING MATURE SIZE	CLASS
○	Acer platanoides 'Fairview'	2' BAB 40' hgt. 20' w	CLASS II
○	Fairview Maple	2' BAB 35' hgt. 20' w	CLASS II
○	Fraxinus pennsylvanica 'Urbanite'	2' BAB 35' hgt. 20' w	CLASS II
○	Urbanite Green Ash	2' BAB 35' hgt. 20' w	CLASS II
○	Pyrus calleryana 'Nanheaf'	2' BAB 35' hgt. 20' w	CLASS II
○	Bradford Flowering Pear	2' BAB 35' hgt. 20' w	CLASS II
○	Quercus robur	2' BAB 35' hgt. 20' w	CLASS II
○	Red Oak	2' BAB 35' hgt. 20' w	CLASS II

STAMP

DATE: 3/28/2022

2022 SOUTH BECK & BAIRD ARCHITECTURE P.C.
 200 S. VETERAN BLVD. SUITE 200
 BOZEMAN, MONTANA 59717
 (406) 552-2222
 www.southbeckandbaird.com

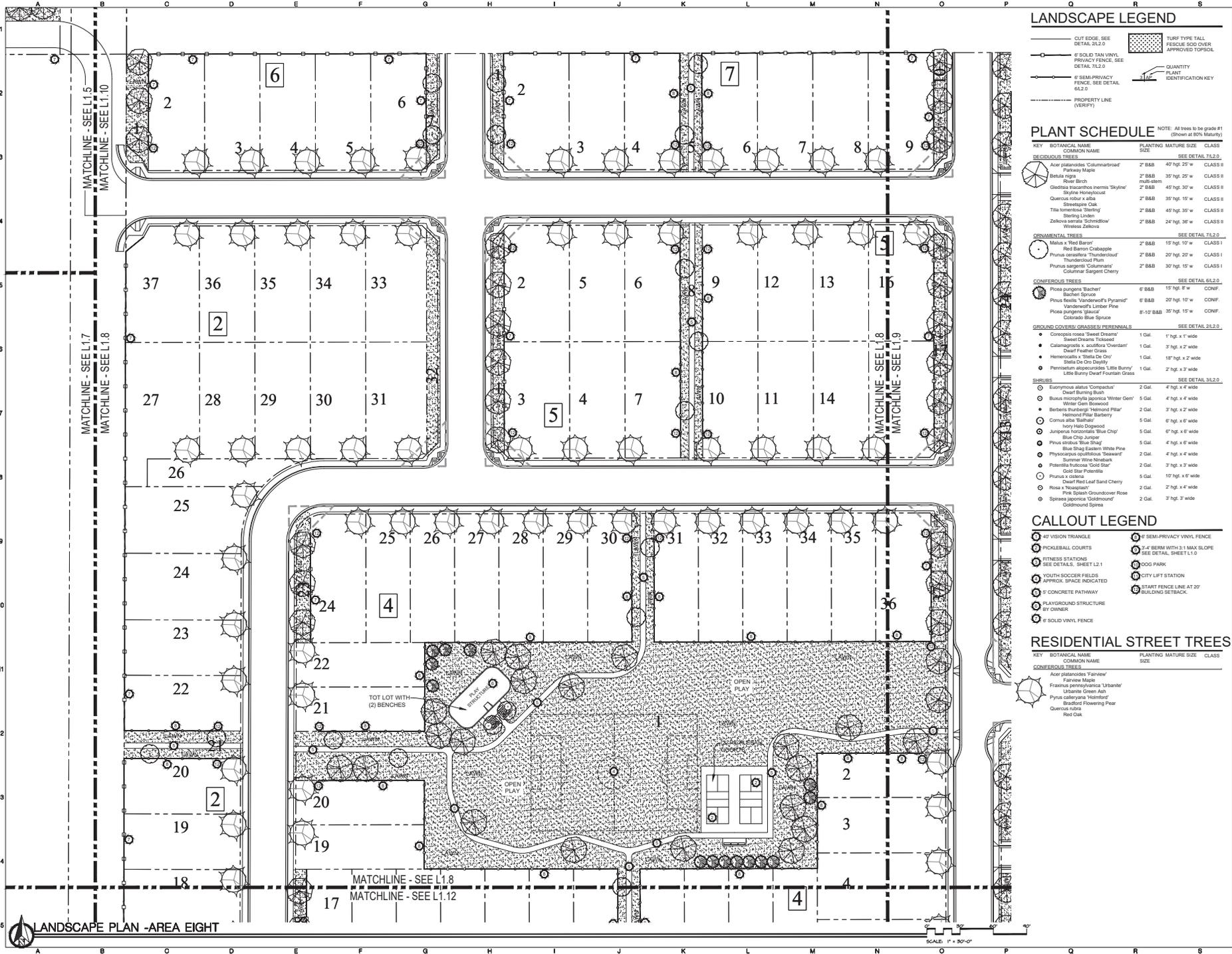
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 200 S. VETERAN BLVD. SUITE 200 BOZEMAN, MONTANA 59717

REVISIONS

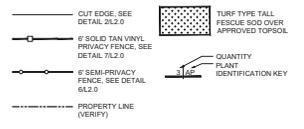
NO.	DATE	DESCRIPTION

DETAILED LANDSCAPE PLAN
 Sabino's Rocky Ridge Subdivision
 Kuna, Idaho 83634
 W Hubbard Rd.

DRAWN BY: JAC
CHECKED BY: JCR
PROJECT NUMBER: 21-013
SHEET: L1.5
 PRELIMINARY PLAN



LANDSCAPE LEGEND



PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
○	Acer platanoides 'Columnar/road'	2" B&B	40' hgt. 20' w	CLASS II
○	Betula nigra	2" B&B	35' hgt. 20' w	CLASS II
○	Quercus robur x alba	2" B&B	45' hgt. 30' w	CLASS II
○	Gleditsia inacanthos inermis 'Skyline'	2" B&B	35' hgt. 15' w	CLASS II
○	Shreeptone Oak	2" B&B	45' hgt. 30' w	CLASS II
○	Shirling Linden	2" B&B	45' hgt. 30' w	CLASS II
○	Zelkova serrata 'Schmiedlow'	2" B&B	24' hgt. 30' w	CLASS II
○	Wireless Zelkova	2" B&B	24' hgt. 30' w	CLASS II
CONIFERIAL TREES				
○	Male x 'Red Baron'	2" B&B	15' hgt. 10' w	CLASS I
○	Red Baron Crabapple	2" B&B	20' hgt. 20' w	CLASS I
○	Phonix argentea 'Thunderbolt'	2" B&B	30' hgt. 15' w	CLASS I
○	Thundercloud Plum	2" B&B	30' hgt. 15' w	CLASS I
○	Phonix sargentei 'Columnar'	2" B&B	30' hgt. 15' w	CLASS I
○	Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
CONIFERUS TREES				
○	Picea pungens 'Wachter'	6" B&B	15' hgt. 8" w	CONF.
○	Bachof Spruce	6" B&B	20' hgt. 10" w	CONF.
○	Pinus resinosa 'Vanderwolf's Pyramid'	6" B&B	20' hgt. 10" w	CONF.
○	Vanderwolf's Limber Pine	6" B&B	35' hgt. 15" w	CONF.
○	Pinus pungens 'glauca'	6" B&B	35' hgt. 15" w	CONF.
○	Colorado Blue Spruce	6" B&B	35' hgt. 15" w	CONF.
GROUND COVERS/GRASSES/PERENNIALS				
●	Coronopsis rosea 'Sweet Dreams'	1 Gal.	1' hgt. x 1' wide	
●	'Sweet Dreams' Tisledod	1 Gal.	3' hgt. x 2' wide	
●	Calliopsis x. acutiflora 'Overland'	1 Gal.	18" hgt. x 2' wide	
●	Dwarf Feather Grass	1 Gal.	18" hgt. x 2' wide	
●	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide	
●	Stella De Oro Daylily	1 Gal.	2' hgt. x 3' wide	
●	Pennisetum alopecuroides 'Little Bunny'	1 Gal.	2' hgt. x 3' wide	
●	Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
SHRUBS				
○	Euroyonia alatus 'Compacta'	2 Gal.	4' hgt. x 4' wide	
○	Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
○	Buxus microphylla japonica 'Winter Gem'	5 Gal.	4' hgt. x 2' wide	
○	Water Gum Snowwood	2 Gal.	3' hgt. x 2' wide	
○	Berberis thunbergii 'Hemmond Pillar'	2 Gal.	3' hgt. x 2' wide	
○	Hemmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
○	Cornus alba 'Thuja'	2 Gal.	6' hgt. x 6' wide	
○	Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
○	Juniperus horizontalis 'Blue Chip'	5 Gal.	4' hgt. x 6' wide	
○	Blue Chip Juniper	5 Gal.	4' hgt. x 6' wide	
○	Pinus strobus 'Blue Shag'	2 Gal.	4' hgt. x 4' wide	
○	Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
○	Physocarpus opulifolius 'Soleaster'	2 Gal.	3' hgt. x 3' wide	
○	Summer Wine Ninebark	2 Gal.	3' hgt. x 3' wide	
○	Gold Star Potentilla	5 Gal.	10' hgt. x 6' wide	
○	Phonix x COBES	2 Gal.	2' hgt. x 4' wide	
○	Dwarf Red Leaf Sand Cherry	2 Gal.	2' hgt. x 4' wide	
○	Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 3' wide	
○	Spiraea japonica 'Goldmound'	2 Gal.	2' hgt. x 3' wide	
○	Goldmound Spirea	2 Gal.	2' hgt. x 3' wide	

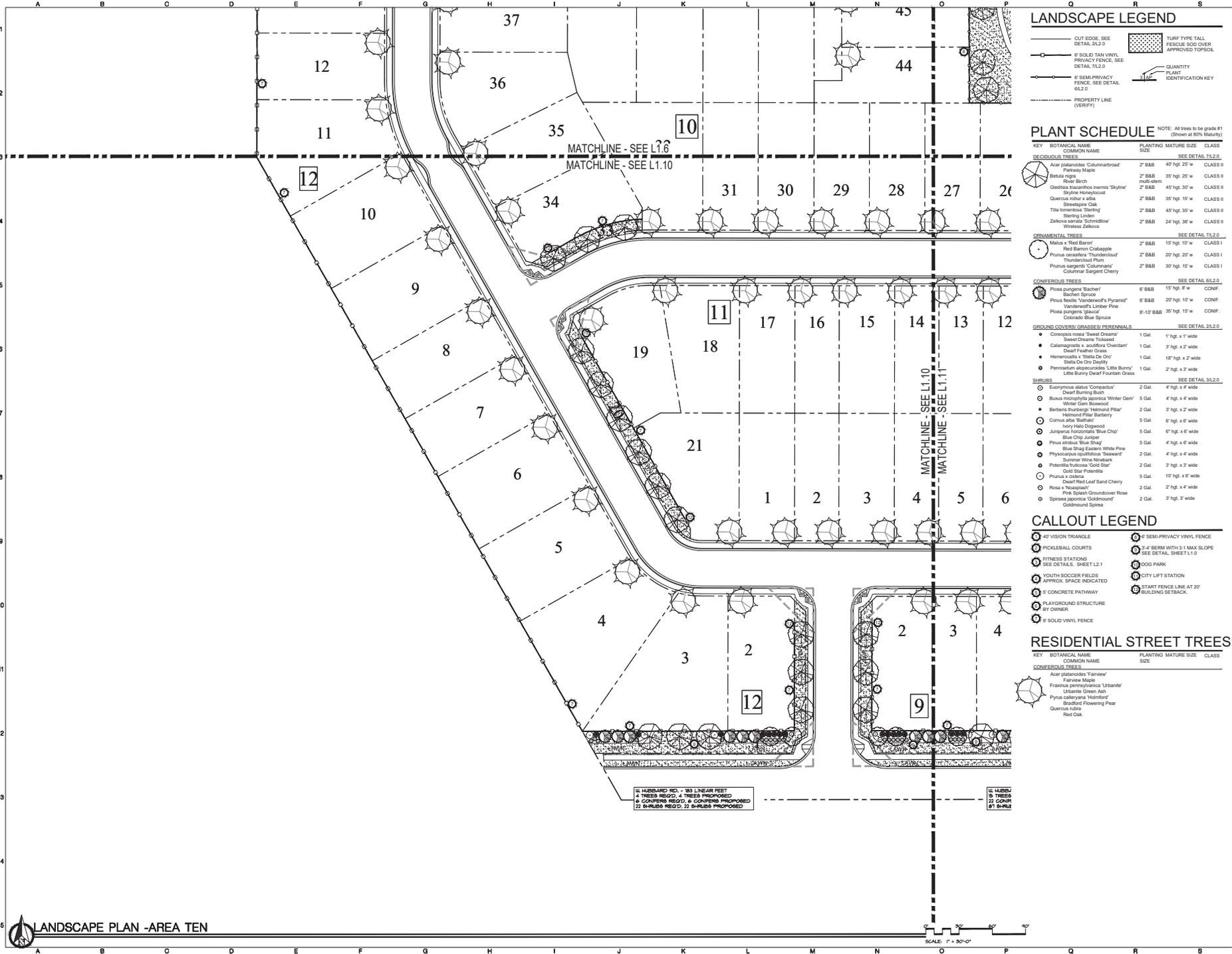
CALLOUT LEGEND



RESIDENTIAL STREET TREES

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
○	Acer platanoides 'Fairview'	Fairview Maple	2" B&B	40' hgt. 20' w	CLASS II
○	Fraxinus pennsylvanica 'Urbanite'	Urbanite Green Ash	2" B&B	40' hgt. 20' w	CLASS II
○	Pyrus calleryana 'Nimbus'	Nimbus Flowering Pear	2" B&B	40' hgt. 20' w	CLASS II
○	Quercus robur	Red Oak	2" B&B	40' hgt. 20' w	CLASS II

STAMP
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF IDAHO
 No. 1000
 3/28/2022
 DATE
 2022-11-08 PM 4:00:00
 2022-11-08 PM 4:00:00
 SOUTH BECK & BAIRD
 LANDSCAPE ARCHITECTURE P.C.
 1000 W. HUBBARD RD. # 200
 KUNA, IDAHO 83634
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 REVISIONS
 NO. 1
 DATE
 DESCRIPTION
 1
 2
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 16
DETAILED LANDSCAPE PLAN
Sabino's Rocky Ridge Subdivision
Kuna, Idaho 83634
W Hubbard Rd.
 DRAWN BY: JAS
 CHECKED BY: JDR
 PROJECT NUMBER: 21-015
 SHEET: L1.8
 PRELIMINARY PLAN



LANDSCAPE LEGEND

	CUT EDGE, SEE DETAIL 2L2.0		TURF TYPE TALL FENCE SOO OVER APPROVED TOPSOIL
	6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7L2.0		QUANTITY
	6" SEMI-PRIVACY FENCE, SEE DETAIL 6L2.0		PLANT IDENTIFICATION KEY
	PROPERTY LINE (VERIFY)		

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING MATURE SIZE	CLASS
DECIDUOUS TREES			
	Acer platanoides 'Columnarobrad'	2' BAB 40' hgt. 20' w	CLASS II
	Flowering Maple		
	Betula nigra	2' BAB 35' hgt. 20' w	CLASS II
	River Birch		
	Gleditsia inacanthos inermis 'Skyline'	2' BAB 45' hgt. 30' w	CLASS II
	Skyline Honeylocust		
	Quercus robur x alba	2' BAB 35' hgt. 15' w	CLASS II
	Shreveport Oak		
	Tilia tomentosa 'Shelby'	2' BAB 45' hgt. 30' w	CLASS II
	Shelby Linden		
	Zelkova serrata 'Schmiedlow'	2' BAB 24' hgt. 30' w	CLASS II
	Wireless Zelkova		
CONIFERIAL TREES			
	Male x 'Red Baron'	2' BAB 15' hgt. 10' w	CLASS I
	Red Baron Crabapple		
	Pharos caryocarpus 'Thunderbolt'	2' BAB 20' hgt. 20' w	CLASS I
	Thunderbolt Plum		
	Pharos sargentii 'Columnar'	2' BAB 30' hgt. 15' w	CLASS I
	Columnar Sargent Cherry		
CONIFEROUS TREES			
	Picea pungens 'Bachner'	6' BAB 15' hgt. 8' w	CONF.
	Bachner Spruce		
	Pinus resinosa 'Vanderwolf's Pyramid'	6' BAB 20' hgt. 10' w	CONF.
	Vanderwolf's Lumber Pine		
	Picea pungens 'glauca'	8-10' BAB 35' hgt. 10' w	CONF.
	Colorado Blue Spruce		

GROUND COVERS / GRASSES / PERENNIALS

KEY	BOTANICAL NAME COMMON NAME	PLANTING MATURE SIZE	CLASS
	Coronopsis rosea 'Sweet Dreams'	1 Gal. 1' hgt. x 1' wide	
	'Sweet Dreams' Ticksweed		
	Calamagrostis x. acutiflora 'Overdam'	1 Gal. 3' hgt. x 2' wide	
	Dwarf Feather Grass		
	Hemerocallis x. 'Stella De Oro'	1 Gal. 18" hgt. x 2' wide	
	'Stella De Oro' Daylily		
	Pennisetum alopecuroides 'Little Bunny'	1 Gal. 2' hgt. x 3' wide	
	Little Bunny Dwarf Fountain Grass		

SHRUBS

KEY	BOTANICAL NAME COMMON NAME	PLANTING MATURE SIZE	CLASS
	Eucymnos alatus 'Compactus'	2 Gal. 4' hgt. x 4' wide	
	Dwarf Burning Bush		
	Buxus microphylla japonica 'Winter Gem'	5 Gal. 4' hgt. x 4' wide	
	Winter Gem Boxwood		
	Berberis thunbergii 'Helmwood Pillar'	2 Gal. 3' hgt. x 2' wide	
	Helmwood Pillar Barberry		
	Cornus alba 'Halimifol'	5 Gal. 6' hgt. x 6' wide	
	Ivory Halo Dogwood		
	Jungferns hortensia 'Blue Chip'	5 Gal. 6' hgt. x 6' wide	
	Blue Chip Juniper		
	Pinus strobus 'Blue Shag'	5 Gal. 4' hgt. x 6' wide	
	Blue Shag Eastern White Pine		
	Physocarpus opulifolius 'Soleaster'	2 Gal. 4' hgt. x 4' wide	
	Summer Wine Ninebark		
	Potentilla fruticosa 'Gold Star'	2 Gal. 3' hgt. x 3' wide	
	Gold Star Potentilla		
	Prunella x. 'Nipponica'	5 Gal. 10' hgt. x 6' wide	
	Dwarf Red Leaf Sand Cherry		
	Rosa x. 'Nipponica'	2 Gal. 2' hgt. x 4' wide	
	Pink Splash Groundcover Rose		
	Spiraea japonica 'Goldmound'	2 Gal. 2' hgt. x 3' wide	
	Goldmound Spirea		

CALLOUT LEGEND

	40 VISION TRIANGLE		6" SEMI-PRIVACY VINYL FENCE
	PICKLEBALL COURTS		3'-4" BERM WITH 3:1 MAX SLOPE
	FITNESS STATIONS		SEE DETAIL SHEET L2.1
	SEE DETAILS, SHEET L2.1		DOG PARK
	YOUTH SOCCER FIELDS		CITY LIFT STATION
	PERIODIC SPACE INDICATED		START FENCE LINE AT 20' BUILDING SETBACK
	3" CONCRETE PATHWAY		
	PLAYGROUND STRUCTURE BY OWNER		
	6" SOLID VINYL FENCE		

RESIDENTIAL STREET TREES

KEY	BOTANICAL NAME COMMON NAME	PLANTING MATURE SIZE	CLASS
	Acer platanoides 'Fairview'		
	Fairview Maple		
	Fraxinus pennsylvanica 'Urbanite'		
	Urbanite Green Ash		
	Pyrus calleryana 'Nimbus'		
	Bradford Flowering Pear		
	Quercus robur		
	Red Oak		

1/4 HUBBARD RD. - 80' LINEAR FEET
 2 TREES REQ'D, 4 TREES PROPOSED
 4 CONIFERS REQ'D, 8 CONIFERS PROPOSED
 22 SHRUBS REQ'D, 22 SHRUBS PROPOSED

SCALE: 1" = 30'-0"

LANDSCAPE PLAN - AREA TEN

STAMP: SOUTH BECK & BAIRD ARCHITECTURE P.C. 3/28/2022

DATE: 3/28/2022

2022 SOUTH BECK & BAIRD ARCHITECTURE P.C. 100142 2000 0000

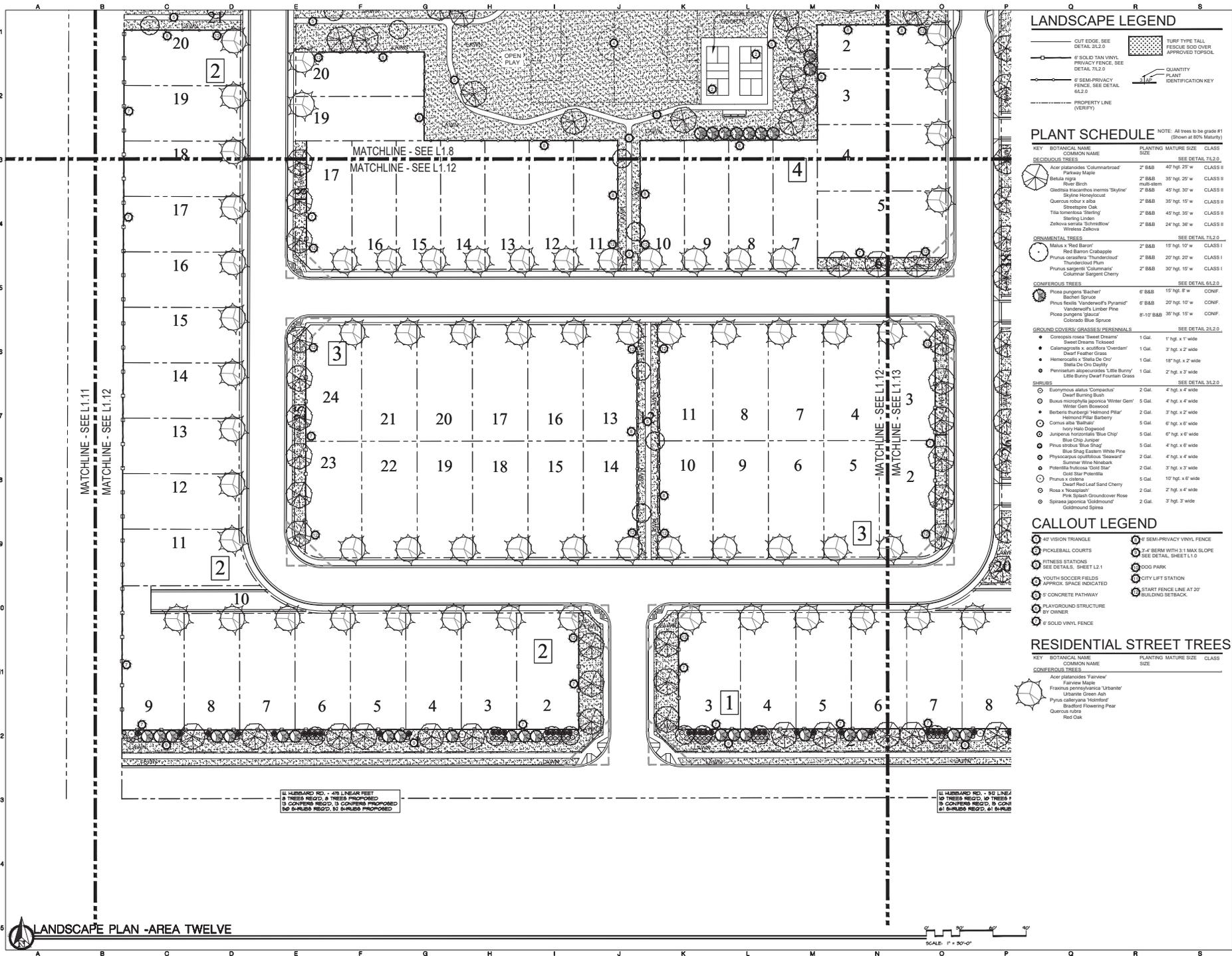
SOUTH BECK & BAIRD
 ARCHITECTURE P.C.
 100142 2000 0000
 100142 2000 0000
 100142 2000 0000

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REVISIONS:

DETAILED LANDSCAPE PLAN
 Sabino's Rocky Ridge Subdivision
 Kuna, Idaho 83634
 W Hubbard Rd.

DRAWN BY: JAC
 CHECKED BY: JCR
 PROJECT NUMBER: 21-015
 SHEET: L1.10
 PRELIMINARY PLAN



LANDSCAPE LEGEND

	CUT EDGE, SEE DETAIL 21.2.0		TURF TYPE TALL FENCE SOIL OVER APPROVED TOPSOIL
	1" SOLID TAN VINYL FENCE, SEE DETAIL 7L2.0		QUANTITY
	1" SEMI-PRIVACY FENCE, SEE DETAIL 6L2.0		PLANT IDENTIFICATION KEY
	PROPERTY LINE (VERIFY)		

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
	Acer platanoides 'Columnarobov'	2" BAB	40' hgt. 20" w	CLASS II
	Parsons Maple	2" BAB	35' hgt. 20" w	CLASS II
	Betula nigra	2" BAB	35' hgt. 20" w	CLASS II
	Flower Birch	2" BAB	45' hgt. 30" w	CLASS II
	Gleditsia inacanthos inermis 'Skyline'	2" BAB	35' hgt. 15" w	CLASS II
	Skyline Honeylocust	2" BAB	45' hgt. 30" w	CLASS II
	Quercus robur x alba	2" BAB	45' hgt. 30" w	CLASS II
	Shreveport Oak	2" BAB	45' hgt. 30" w	CLASS II
	Tilia tomentosa 'Sterling'	2" BAB	45' hgt. 30" w	CLASS II
	Zelkova serotina 'Schoenlow'	2" BAB	24' hgt. 30" w	CLASS II
	Wireless Zelkova			
CONIFERIAL TREES				
	Red Baron'	2" BAB	10' hgt. 10" w	CLASS I
	Red Baron Crabapple	2" BAB	20' hgt. 20" w	CLASS I
	Prunus pennsylvanica 'Winter Snow'	2" BAB	30' hgt. 15" w	CLASS I
	Thundercloud Plum	2" BAB	30' hgt. 15" w	CLASS I
	Prunus sargentii 'Columnar'	2" BAB	30' hgt. 15" w	CLASS I
	Columnar Sargent Cherry			
CONIFEROUS TREES				
	Picea pungens 'Bachner'	6" BAB	15' hgt. 8" w	CONF.
	Bachner Spruce			
	Pinus resinosa 'Vanderwolf's Pyramid'	6" BAB	20' hgt. 10" w	CONF.
	Vanderwolf's Pyramid Pine			
	Picea pungens 'glauca'	8-10" BAB	35' hgt. 10" w	CONF.
	Colorado Blue Spruce			
GROUND COVERS/GRASSES/PERENNIALS				
	Coronopsis rosea 'Sweet Dreams'	1 Gal.	1' hgt. x 1' wide	
	'Sweet Dreams' Tisliweed			
	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide	
	Dwarf Feather Grass			
	Hemerocallis x. 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide	
	'Stella De Oro' Daylily			
	Pennisetum alopecuroides 'Little Bunny'	1 Gal.	2' hgt. x 3' wide	
	Little Bunny Dwarf Fountain Grass			
SHRUBS				
	Eucymia alatus 'Compactus'	2 Gal.	4' hgt. x 4' wide	
	Dwarf Burning Bush			
	Buxus microphylla japonica 'Winter Gem'	5 Gal.	4' hgt. x 4' wide	
	Winter Gem Boxwood			
	Berberis thunbergii 'Helmholdt Pillar'	2 Gal.	3' hgt. x 2' wide	
	Helmholdt Pillar Barberry			
	Cornus alba 'Thuja'	5 Gal.	6' hgt. x 6' wide	
	Ivory Halo Dogwood			
	Juniperus horizontalis 'Blue Chip'	5 Gal.	6' hgt. x 6' wide	
	Blue Chip Juniper			
	Pinus strobus 'Blue Shag'	5 Gal.	4' hgt. x 6' wide	
	Blue Shag Eastern White Pine			
	Physocarpus opulifolius 'Soleil'	2 Gal.	4' hgt. x 4' wide	
	Summer Wine Ninebark			
	Potentilla fruticosa 'Gold Star'	2 Gal.	3' hgt. x 3' wide	
	Gold Star Potentilla			
	Prunella x. 'Nippard'	5 Gal.	10' hgt. x 6' wide	
	Dwarf Red Leaf Sand Cherry			
	Rosa x. 'Nippard'	2 Gal.	2' hgt. x 4' wide	
	Pink Splash Groundcover Rose			
	Spiraea japonica 'Goldmound'	2 Gal.	2' hgt. x 3' wide	
	Goldmound Spirea			

GROUND COVERS/GRASSES/PERENNIALS

SEE DETAIL 2A.2.0

	Coronopsis rosea 'Sweet Dreams'	1 Gal.	1' hgt. x 1' wide
	'Sweet Dreams' Tisliweed		
	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide
	Dwarf Feather Grass		
	Hemerocallis x. 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide
	'Stella De Oro' Daylily		
	Pennisetum alopecuroides 'Little Bunny'	1 Gal.	2' hgt. x 3' wide
	Little Bunny Dwarf Fountain Grass		

SHRUBS

SEE DETAIL 3A.2.0

	Eucymia alatus 'Compactus'	2 Gal.	4' hgt. x 4' wide
	Dwarf Burning Bush		
	Buxus microphylla japonica 'Winter Gem'	5 Gal.	4' hgt. x 4' wide
	Winter Gem Boxwood		
	Berberis thunbergii 'Helmholdt Pillar'	2 Gal.	3' hgt. x 2' wide
	Helmholdt Pillar Barberry		
	Cornus alba 'Thuja'	5 Gal.	6' hgt. x 6' wide
	Ivory Halo Dogwood		
	Juniperus horizontalis 'Blue Chip'	5 Gal.	6' hgt. x 6' wide
	Blue Chip Juniper		
	Pinus strobus 'Blue Shag'	5 Gal.	4' hgt. x 6' wide
	Blue Shag Eastern White Pine		
	Physocarpus opulifolius 'Soleil'	2 Gal.	4' hgt. x 4' wide
	Summer Wine Ninebark		
	Potentilla fruticosa 'Gold Star'	2 Gal.	3' hgt. x 3' wide
	Gold Star Potentilla		
	Prunella x. 'Nippard'	5 Gal.	10' hgt. x 6' wide
	Dwarf Red Leaf Sand Cherry		
	Rosa x. 'Nippard'	2 Gal.	2' hgt. x 4' wide
	Pink Splash Groundcover Rose		
	Spiraea japonica 'Goldmound'	2 Gal.	2' hgt. x 3' wide
	Goldmound Spirea		

CALLOUT LEGEND

	40' VISION TRIANGLE		1" SEMI-PRIVACY VINYL FENCE
	PICKLEBALL COURTS		3'-4" BERM WITH 3:1 MAX SLOPE
	FITNESS STATIONS SEE DETAILS, SHEET L2.1		DOG PARK
	YOUTH SOCCER FIELDS JURISDICTION SPACE INDICATED		CITY LIFT STATION
	PLAYGROUND STRUCTURE BY OWNER		START FENCE LINE AT 20' BUILDING SETBACK
	1" SOLID VINYL FENCE		

RESIDENTIAL STREET TREES

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
	Acer platanoides 'Fairview'			
	Fairview Maple			
	Fraxinus pennsylvanica 'Urbanite'			
	Urbanite Green Ash			
	Pyrus calleryana 'Nimbus'			
	Bristled Flowering Pear			
	Quercus robur			
	Red Oak			

1. HUBBARD RD. - 48' LINEAR FEET
 2. TREES REQ'D, 8 TREES PROPOSED
 3. CONIFERS REQ'D, 13 CONIFERS PROPOSED
 4. SHRUBS REQ'D, 51 SHRUBS PROPOSED

1. HUBBARD RD. - 80' LINEAR FEET
 2. TREES REQ'D, 10 TREES PROPOSED
 3. CONIFERS REQ'D, 18 CONIFERS PROPOSED
 4. SHRUBS REQ'D, 61 SHRUBS PROPOSED

LANDSCAPE PLAN - AREA TWELVE

SCALE: 1" = 30'-0"

STAMP
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF IDAHO
 No. 1000
 3/28/2022
 DATE: 3/28/2022

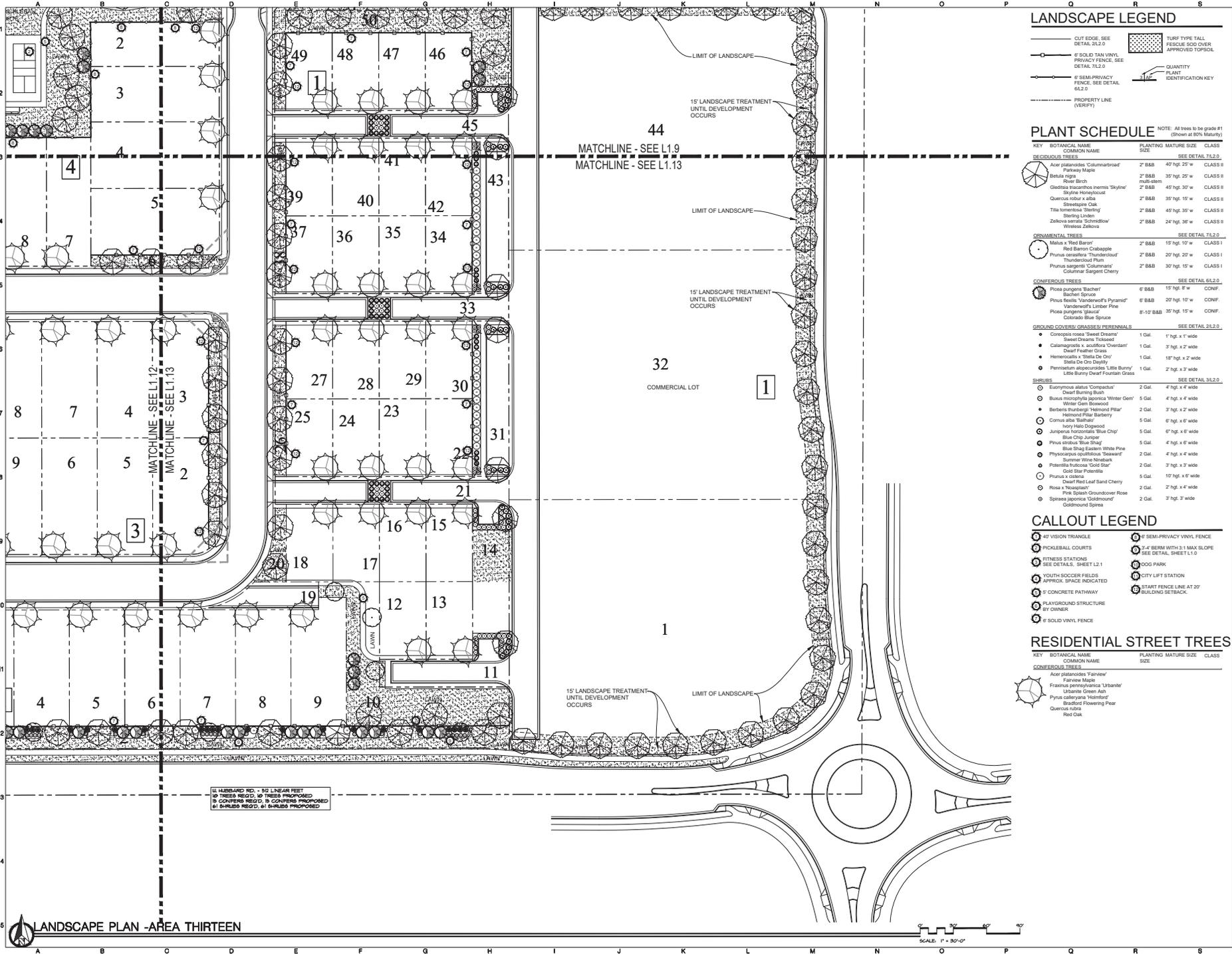
SOUTH BECK & BAIRD
 LANDSCAPE ARCHITECTS P.C.
 2025 S. VILLAGE
 SUITE 100
 20812 2590 RD.
 BOYD, IDAHO 83422
 (208) 325-1111
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 IDAHO BOARD OF LANDSCAPE ARCHITECTURE P.C.
 1000 WEST 10TH AVENUE, SUITE 100, BOYD, IDAHO 83422

REVISIONS

NO.	DESCRIPTION

DETAILED LANDSCAPE PLAN
 Sabino's Rocky Ridge Subdivision
 Kuna, Idaho 83634
 W Hubbard Rd.

DRAWN BY: JAC
CHECKED BY: JCR
PROJECT NUMBER: 21-015
SHEET: L1.12
 PRELIMINARY PLAN



LANDSCAPE LEGEND

	CUT EDGE, SEE DETAIL 2L.2.0		TURF TYPE TALL FESCUE SOLO OVER APPROVED TOPSOIL
	2" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7L.2.0		QUANTITY IDENTIFICATION KEY
	6" SEMI-PRIVACY FENCE, SEE DETAIL 6L.2.0		PLANT
	PROPERTY LINE (VERIFY)		

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	COMMON NAME	PLANTING MATURE SIZE	CLASS
DECIDUOUS TREES				
	<i>Acer platanoides</i>	Columnar/road	2" B&B 40' hgt. 20" w	CLASS II
	<i>Fatsia</i>	Male	2" B&B 35' hgt. 30" w	CLASS II
	<i>Betula nigra</i>	Bach	2" B&B 45' hgt. 30" w	CLASS II
	<i>Gleditsia inacanthos inermis</i>	"Skyline"	2" B&B 35' hgt. 15" w	CLASS II
	<i>Quercus robur x alba</i>	Shreeport Oak	2" B&B 45' hgt. 30" w	CLASS II
	<i>Tilia tomentosa</i>	Shreeport	2" B&B 24' hgt. 30" w	CLASS II
	<i>Shorea chinensis</i>	Schreeport	2" B&B 24' hgt. 30" w	CLASS II
	<i>Wisteria</i>	Zelkova		
CONIFEROUS TREES				
	<i>Pinus strobus</i>	"Bach"	6" B&B 15' hgt. 8" w	CONF.
	<i>Pinus resinosa</i>	"Vanderwolf's Pyramid"	6" B&B 20' hgt. 10" w	CONF.
	<i>Pinus strobus</i>	"Vanderwolf's Limb Pine"	8-10" B&B 35' hgt. 10" w	CONF.
	<i>Pinus strobus</i>	"Vanderwolf's Limb Pine"	8-10" B&B 35' hgt. 10" w	CONF.
	<i>Pinus strobus</i>	"Vanderwolf's Limb Pine"	8-10" B&B 35' hgt. 10" w	CONF.
GROUND COVERS / GRASSES / PERENNIALS				
	<i>Coronopsis rosea</i>	"Sweet Dreams"	1 Gal. 1' hgt. x 1' wide	
	<i>Saxifraga</i>	"Sweet Dreams"	1 Gal. 3' hgt. x 2' wide	
	<i>Calliopsis</i>	<i>x. acutiflora</i> "Overdam"	1 Gal. 18" hgt. x 2' wide	
	<i>Stellaria</i>	<i>x. "Stella De Oro"</i>	1 Gal. 2' hgt. x 3' wide	
	<i>Pennisetum</i>	<i>axillare</i> "Little Bunny"	1 Gal. 2' hgt. x 3' wide	
	<i>Stellaria</i>	<i>"Bunny Dwarf"</i>	1 Gal. 2' hgt. x 3' wide	
SHRUBS				
	<i>Eucalyptus</i>	<i>nitens</i> "Compact"	2 Gal. 4' hgt. x 4' wide	
	<i>Buxus</i>	<i>microphylla</i> "Winter Gem"	5 Gal. 4' hgt. x 4' wide	
	<i>Berberis</i>	<i>thunbergii</i> "Hemmond Pear"	2 Gal. 3' hgt. x 2' wide	
	<i>Cornus</i>	<i>alba</i> "Bathurst"	5 Gal. 6' hgt. x 6' wide	
	<i>Ilex</i>	<i>maxima</i> "Dogwood"	5 Gal. 6' hgt. x 6' wide	
	<i>Pinus</i>	<i>strobus</i> "Blue Chip"	5 Gal. 4' hgt. x 4' wide	
	<i>Physocarpus</i>	<i>opulifolius</i> "Seaward"	2 Gal. 4' hgt. x 4' wide	
	<i>Potentilla</i>	<i>fruticosa</i> "Gold Star"	2 Gal. 3' hgt. x 3' wide	
	<i>Prunella</i>	<i>x. "Nipponica"</i>	5 Gal. 10' hgt. x 6' wide	
	<i>Prunella</i>	<i>x. "Nipponica"</i>	2 Gal. 2' hgt. x 4' wide	
	<i>Spirea</i>	<i>japonica</i> "Goldmound"	2 Gal. 2' hgt. x 3' wide	
	<i>Spirea</i>	<i>japonica</i> "Goldmound"	2 Gal. 2' hgt. x 3' wide	

CALLOUT LEGEND

	40° VISION TRIANGLE		6" SEMI-PRIVACY VINYL FENCE
	PICKLEBALL COURTS		2'-4" BERM WITH 3:1 MAX SLOPE
	FITNESS STATIONS		SEE DETAIL SHEET L1.0
	SEE DETAILS, SHEET L2.1		DOG PARK
	YOUTH SOCCER FIELDS		CITY LIGHT STATION
	PERIODIC SPACE INDICATED		START FENCE LINE AT 20' BUILDING SETBACK
	3" CONCRETE PATHWAY		
	PLAYGROUND STRUCTURE BY OWNER		
	2" SOLID VINYL FENCE		

RESIDENTIAL STREET TREES

	<i>Acer platanoides</i>	"Fairview"	
	<i>Fraxinus pennsylvanica</i>	"Urbanite"	
	<i>Pinus strobus</i>	"Green Ash"	
	<i>Prunella</i>	<i>sp.</i>	
	<i>Quercus</i>	<i>sp.</i>	
	<i>Red Oak</i>		

ALL HUBBARD RD. - 50' LINEAR FEET TO THESE REG'D. IF TREES PROPOSED IN CONTERS REG'D. IN CONTERS PROPOSED @ 6" B&B REG'D. @ 6" B&B PROPOSED

LANDSCAPE PLAN - AREA THIRTEEN



STAMP
REGISTERED PROFESSIONAL ARCHITECT
STATE OF IDAHO
NO. 1000
3/28/2022

DATE: 3/28/2022

PROJECT: 2022-1318-PA
 2022-1318-PA
 2022-1318-PA
 2022-1318-PA

DESIGNER: SOUTH BECK & BAIRD
 1000 W. HUBBARD RD., SUITE 100
 KUNA, IDAHO 83634
 (208) 833-1111
 www.southbeckandbaird.com

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REVISIONS:

NO.	DESCRIPTION

DETAILED LANDSCAPE PLAN
Sabino's Rocky Ridge Subdivision
Kuna, Idaho 83634
W Hubbard Rd.

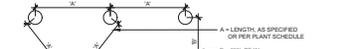
DRAWN BY: JAC
CHECKED BY: JCR
PROJECT NUMBER: 21-013
SHEET: L1.13

PRELIMINARY PLAN

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3" IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BLACK AND TAN RICE MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SOODED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE PARTS TOPSOIL AND 1/2 PART COMPOST WITH STRAW; STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 1/4" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE FRAMBLE, SANDY LOAM CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 6.5 TO 7.0 TOP SOIL FROM SITE SHALL BE USED. IF MEETING THESE STANDARDS, PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SOODED AND 1/2" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM[®] PLANTING TABLETS, 2 1/2 GRAIN PER MANUFACTURER'S RECOMMENDATION.
8. PLANTING MATERIAL SHALL BE SUBMITTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED FOR EACH SPECIES AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SOODED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOP SOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. LANDSCAPED AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH PROVIDES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR DROUGHT FREEZES. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND LOCATIONS WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 6' FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 7' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)



- NOTES:**
1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH PROVIDES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISE HEIGHT OF 4" INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITY FOR EXTREMES IN PRESCRIPTION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
 - f. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
 - g. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERRUN ONTO UNDESIRABLE TRIANGULAR SPACING, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS.
 - h. PROVIDE MINIMUM 1/2" CHECK VALVE PER EACH (S) AUTOMATIC VALVE ZONES. APPROVE O.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
 - i. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

2 PERENNIAL & GROUND COVER PLANTING



- NOTE:**
1. WATER SHRUBS TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

3 SHRUB PLANTING



- NOTE:**
1. REFER TO LAYOUT PLAN FOR MOISTURE LOCATOR.
 2. SCORE JOINTS @ 10' O.C. OR AT EACH POST INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 VINYL FENCE PANEL



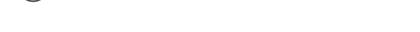
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5 VINYL FENCE PANEL

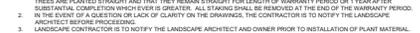


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6 CONIFEROUS TREE PLANTING



- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR ONE YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 2. ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WRAP RUBBER GCHTS ARE AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYPING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPING.
 5. WATER TREES TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HAZARDOUS SOLIDS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

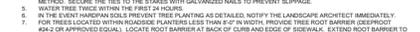


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 5. WATER TREES TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HAZARDOUS SOLIDS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

7 DECIDUOUS TREE PLANTING



- NOTES:**
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 5. WATER TREES TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HAZARDOUS SOLIDS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 7. FOR TREES LOCATED WITHIN HAZARDOUS PLANTING ZONES (E.G. 8' IN WIDTH), PROVIDE TREE TRUNK BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTENDING TREE BARRIER TO TOP OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.



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DISCLAIMER

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY OWNER. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK & BAIRD, P.C. CANNOT ASSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. SOUTH BECK & BAIRD, P.C. ASSUMES NO LIABILITY FOR ANY MISFORMATION.

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SOUTH BECK & BAIRD
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SITE FURNISHING NOTES

1. ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A MAGLIN ML81200 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT "EVERGREEN" COLOR. SLATS TO BE RECYCLED PLASTIC COLOR - CEDAR. CONTACT MAGLIN 1-800-716-5556 X 251 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 12 WEEKS TO INSURE DELIVERY.
2. THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.
3. THE LANDSCAPE PLANS ARE FOR LANDSCAPE CONSTRUCTION PURPOSES ONLY, NO GRADING OR DRAINAGE, CONCRETE WALKS OR PEDESTRIAN RAMPS, SITE UTILITIES, AND/OR STRUCTURES SHALL BE DESIGNED OR BUILT FROM THE LANDSCAPE DRAWINGS.



1 WORKOUT STATION #1 NOT TO SCALE



2 WORKOUT STATION #2 NOT TO SCALE

NOTE:

1. COORDINATE INSTALLATION OF THE WORKOUT STATIONS WITH OWNER & EQUIPMENT MANUFACTURER.
2. COORDINATE INSTALLATION OF FALL PROTECTION SURFACING ON WORKOUT STATION PADS WITH OWNER AND EQUIPMENT MANUFACTURER TO INSURE ALL SAFETY STANDARDS ARE MET.



3 WORKOUT STATION #3 NOT TO SCALE



NOTE: #M 81200 SERIES BACKED BENCH, POWDER COAT - EVERGREEN-FINETEK, RECYCLED PLASTIC SLATS COLOR CEDAR, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. BENCH BY MAGLIN SITE FURNITURE. CONTACT: BENNY FANCY 1-800-716-5556 EXT. 251 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

4 TYPICAL BENCH NOT TO SCALE



DATE: 3/28/2022

2022 SOUTH BECK & BAIRD ARCHITECTURE P.C.
 100 W. MAIN ST. SUITE 200
 BOZEMAN, MONTANA 59717
 (406) 552-1111
 www.southbeckandbaird.com

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REVISIONS

NO.	DESCRIPTION	DATE

Kuna, Idaho 83634

AMENITIES DETAILS
 Sabino's Rocky Ridge Subdivision

W Hubbard Rd.

DRAWN BY: JAC

CHECKED BY: JCR

PROJECT NUMBER: 21-013

SHEET:

L2.1

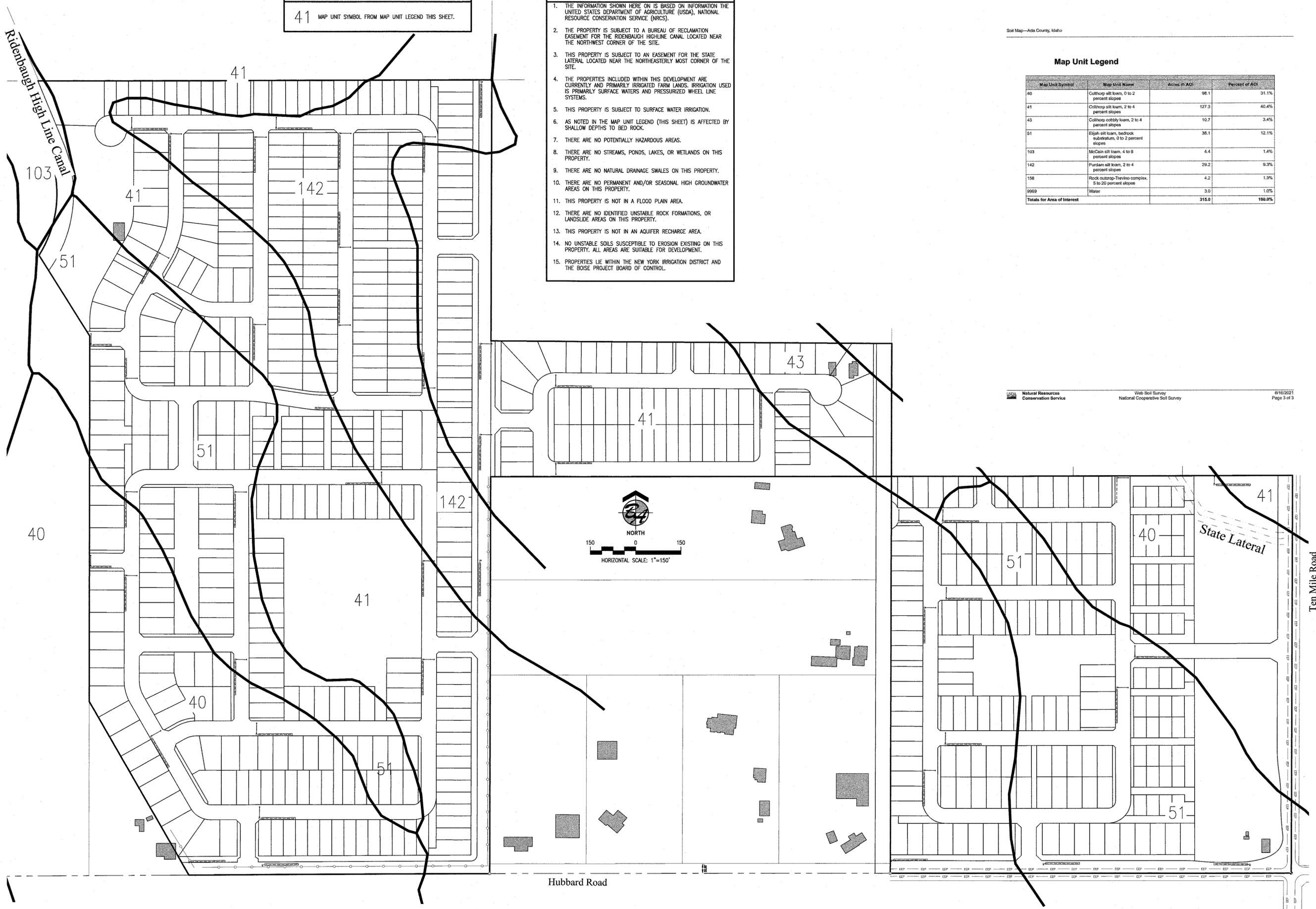
Map Symbol
41 MAP UNIT SYMBOL FROM MAP UNIT LEGEND THIS SHEET.

- Notes**
1. THE INFORMATION SHOWN HERE ON IS BASED ON INFORMATION THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATIONAL RESOURCE CONSERVATION SERVICE (NRCS).
 2. THE PROPERTY IS SUBJECT TO A BUREAU OF RECLAMATION EASEMENT FOR THE RIDENBAUGH HIGHLINE CANAL LOCATED NEAR THE NORTHWEST CORNER OF THE SITE.
 3. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE STATE LATERAL LOCATED NEAR THE NORTHEASTERLY MOST CORNER OF THE SITE.
 4. THE PROPERTIES INCLUDED WITHIN THIS DEVELOPMENT ARE CURRENTLY AND PRIMARILY IRRIGATED FARM LANDS. IRRIGATION USED IS PRIMARILY SURFACE WATERS AND PRESSURIZED WHEEL LINE SYSTEMS.
 5. THIS PROPERTY IS SUBJECT TO SURFACE WATER IRRIGATION.
 6. AS NOTED IN THE MAP UNIT LEGEND (THIS SHEET) IS AFFECTED BY SHALLOW DEPTHS TO BED ROCK.
 7. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 8. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 9. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 10. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
 11. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 12. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 13. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 14. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
 15. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.

Soil Map—Ada County, Idaho

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres (±) AOI	Percent of AOI
40	Cothrop silt loam, 0 to 2 percent slopes	98.1	31.1%
41	Cothrop silt loam, 2 to 4 percent slopes	127.3	40.4%
43	Cothrop cobby loam, 2 to 4 percent slopes	10.7	3.4%
51	Elgin silt loam, bedrock substratum, 0 to 2 percent slopes	38.1	12.1%
103	McCain silt loam, 4 to 8 percent slopes	4.4	1.4%
142	Punshan silt loam, 2 to 4 percent slopes	29.2	9.3%
158	Rock outcrop-Triolino complex, 5 to 20 percent slopes	4.2	1.3%
9999	Water	3.0	1.0%
Totals for Area of Interest		315.0	100.0%



Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey 6/16/2021 Page 3 of 3



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

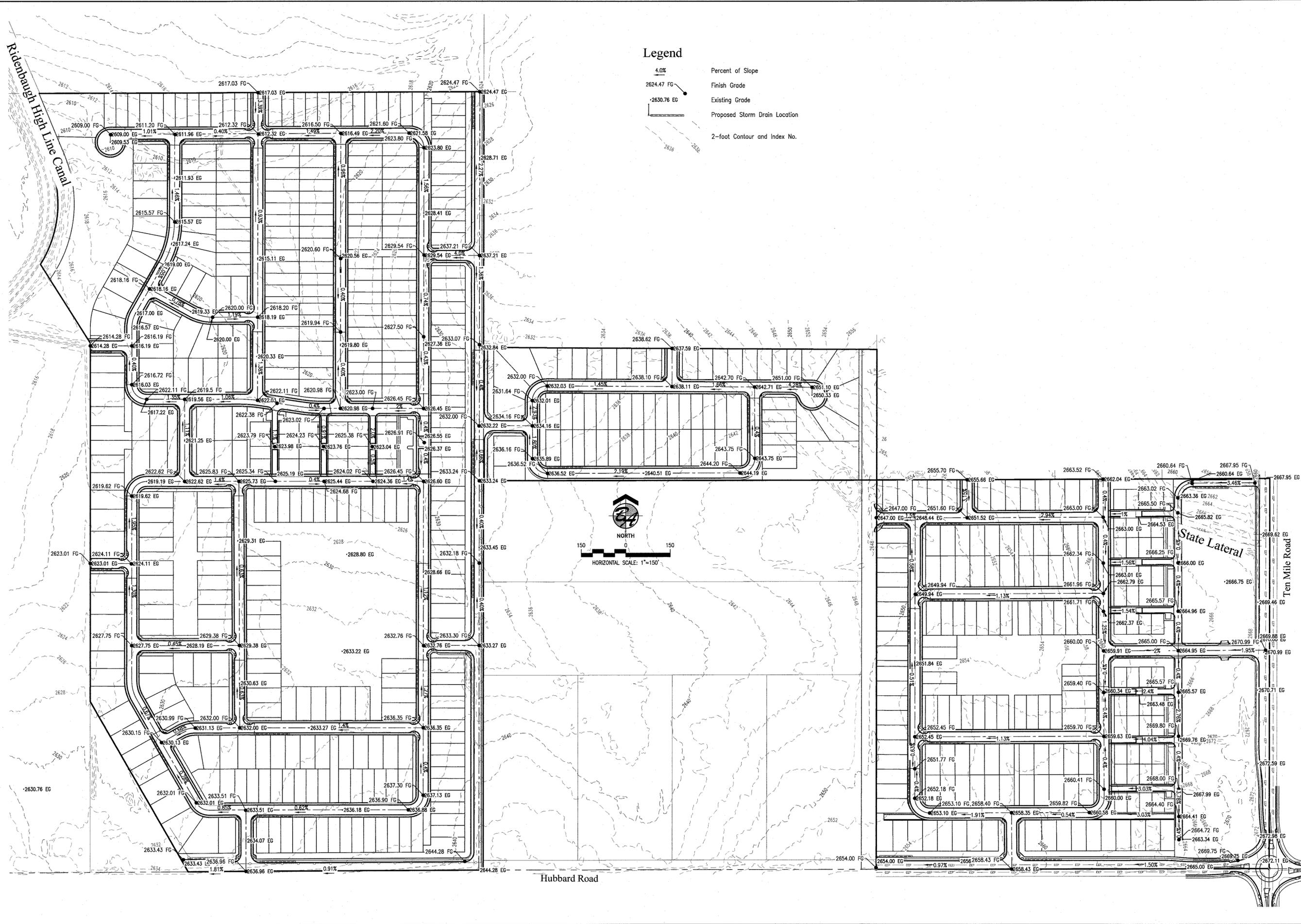


Sabino's Rocky Ridge Subdivision
 Located in the southwest quarter of Section 10, Township 2 North,
 Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Natural Features Map Sketch

SCALE: 1" = 150'
 DATE: June 16, 2021
 DRAWN BY: DACROWFORD
 CHECKED BY: J.D. CANNING
 PROJECT NO.:
 DRAWING FILE NAME: Sabino's Sub_PropPlan.dwg

SHEET NO.: **1**



Legend

- 4.0% Percent of Slope
- 2624.47 FG Finish Grade
- 2630.76 EG Existing Grade
- Proposed Storm Drain Location
- 2-foot Contour and Index No.


 NORTH
 150 0 150
 HORIZONTAL SCALE: 1"=150'

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



Sabino's Rocky Ridge Subdivision
 Located in the southwest quarter of Section 10, Township 2 North,
 Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Preliminary Grading Plan Sketch

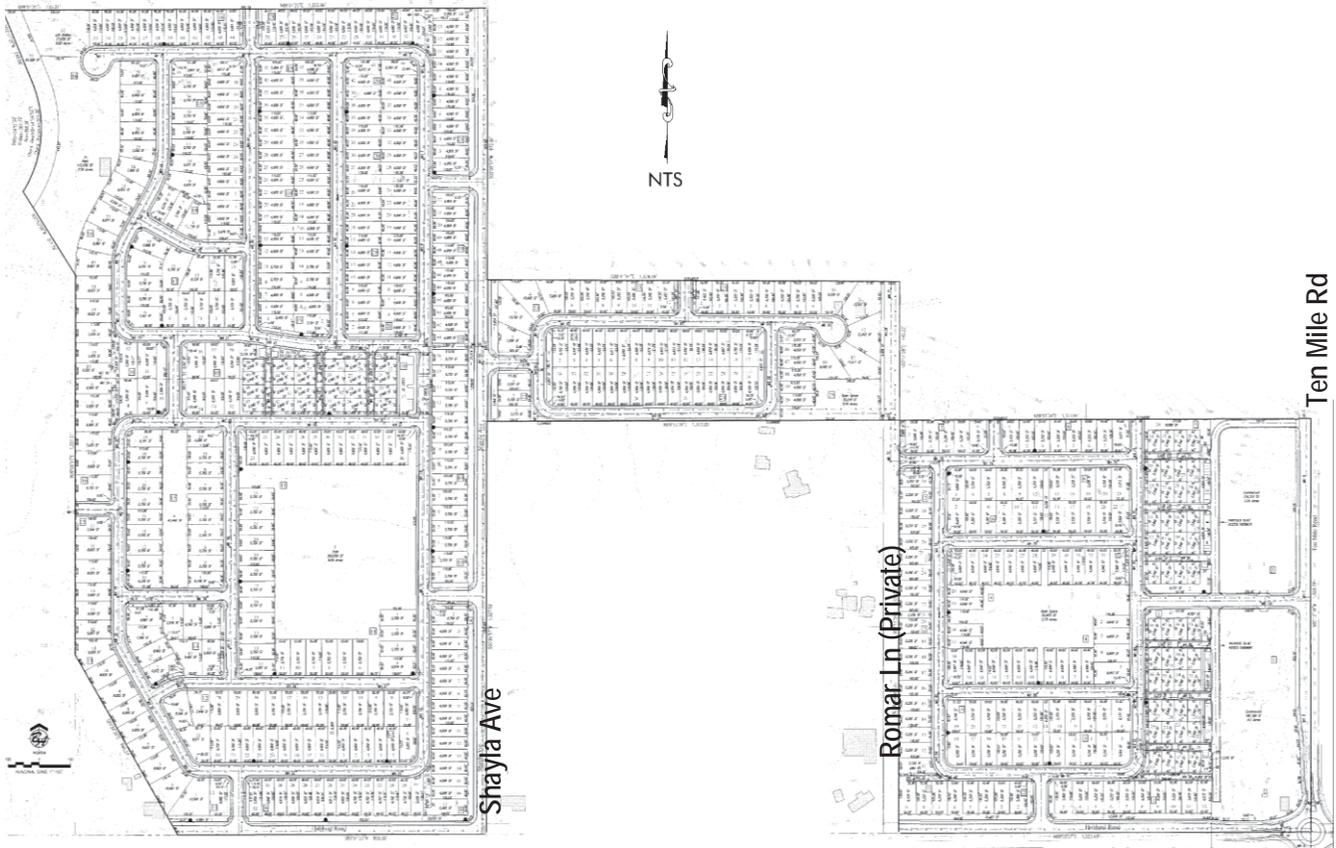
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 DATE: June 16, 2021
 DRAWN BY: D. CROMFORD
 CHECKED BY: J. HARRIS
 PROJECT NO.: H105
 DRAWING FILE NAME: Sabino's Sub PrePlan.dwg

SHEET NO.: 1

TRAFFIC IMPACT STUDY

ALOHA SUBDIVISION

Kuna, Idaho
February 22, 2021
Revised May 19, 2021



Prepared For:

Hubble Homes

Prepared By:



181 East 50th Street
Garden City, ID 83714
(208) 841-4996

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EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Aloha Subdivision located north of Hubbard Road between Black Cat Road and Ten Mile Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments in the study area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and accesses as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the intersection and roadway segment improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2030 Build-out year background traffic
- 2030 Build-out year total traffic

1.0 Proposed Development

- 1.1 Aloha Subdivision is a proposed mixed-use development estimated to contain 619 single-family dwelling units and 80,000 square feet of neighborhood commercial space. The anticipated build-out year for the proposed development is 2030 but may change depending on the market conditions.
- 1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition*, both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 10,729 trips per weekday with 636 trips during the AM peak hour and 1,046 trips during the PM peak hour.
 - Based on the proposed land uses, the development is expected to retrain 4 internal trips within the site during the AM peak hour and 144 internal trips during the PM peak hour
 - Based on the proposed land uses, the development is expected to attract 132 pass-by trips during the PM peak hour. No weekday daily or AM peak hour pass-by rates were available for the proposed land uses
 - All trips generated by the development were assumed to be made by personal or commercial vehicles
- 1.3 The estimated site traffic distribution patterns are:
 - 40% traveling on Ten Mile Road north of the site
 - 10% traveling on Ten Mile Road south of the site
 - 50% traveling on Hubbard Road east of the site

Table 1 – Proposed Improvements Summary

Intersection or Roadway Segment		2021 Existing	2030 Build-Out Year	
			Background	Total
①	Amity Rd and Ten Mile Rd	None	Multilane roundabout or signal with left-turn lanes	Multilane roundabout or signal with left-turn lanes and SB right-turn lane
②	Lake Hazel Rd and Ten Mile Rd	None	None	Single-lane roundabout or signal with left-turn lanes
③	Columbia Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout or signal with left-turn lanes
④	Hubbard Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes
⑤	Linder Rd and Hubbard Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with SB right-turn lane or signal with left-turn lanes
⑥	Meridian Rd and Hubbard Rd	Signal timing adjustments	Dual EB left-turn lanes and SB right-turn lane	Dual EB left-turn lanes and SB right-turn lane
Ten Mile Rd, Amity Rd to Lake Hazel Rd		None	None	None
Ten Mile Rd, Lake Hazel Rd to Columbia Rd		None	None	Widen to three lanes or alternative mitigation measures
Ten Mile Rd, Columbia Rd to Hubbard Rd		None	None	Widen to three lanes or alternative mitigation measures
Hubbard Rd, West of Ten Mile Rd		None	None	None
Hubbard Rd, Ten Mile Rd to Linder Rd		None	None	None
Hubbard Rd, Linder Rd to Meridian Rd		None	Widen to three lanes or alternative mitigation measures	Widen to three lanes or alternative mitigation measures

2.0 Site Access

2.1 The development is proposing to construct Shayla Avenue as a mid-mile collector street along the site frontage connecting to Hubbard Road. In addition, two site accesses are proposed on Ten Mile Road, two site accesses are proposed on Hubbard Road, and three site accesses are proposed on Shayla Avenue:

■ Commercial Access A on Ten Mile Road

- Proposed as a full-movement access located approximately 580 feet north of Commercial Access B and 1,320 feet north of Hubbard Road
 - Meets minimum 425-foot driveway spacing on Ten Mile Road, a minor arterial roadway
- Warrants the following turn lane based on ACHD turn lane guidelines:
 - Northbound left-turn lane
 - Warranted by 2030 with full build-out of Aloha Subdivision
 - Southbound right-turn lane
 - Warranted by 2030 with full build-out of Aloha Subdivision
- Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
 - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Ten Mile Road
- Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
- Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes at full build-out

■ Commercial Access B on Ten Mile Road

- Proposed as a full-movement access located approximately 580 feet south of Commercial Access A and 740 feet north of Hubbard Road
 - Meets minimum 660-foot driveway and local spacing on Ten Mile Road from a signalized intersection
 - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
- Warrants the following turn lanes based on ACHD turn lane guidelines:
 - Northbound left-turn lane
 - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
 - Southbound right-turn lane
 - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
 - Two eastbound lanes, one left-turn lane and one right-turn lane, based on NCHRP Report 457
 - Warranted by 2030 with full built-out of Aloha Subdivision
- Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
 - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Ten Mile Road

- Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
- Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes
 - Exceeds minimum operational thresholds by 2030 when the development generates 643 PM peak hour trips, equivalent to full build-out of the residential portion of the development plus approximately 10,000 square feet of commercial space

- Access A on Hubbard Road
 - Proposed as a full-movement access located approximately 800 feet west of Shayla Avenue
 - Meets minimum 660-foot local road spacing on Hubbard Road, a minor arterial roadway
 - Meets minimum 660-foot spacing near a future signal at the Shayla Avenue and Hubbard Road intersection

 - Expected to have adequate intersection sight distance exceeding 390 feet minimum visibility for a 35-mph posted speed limit on Hubbard Road
 - Hubbard Road segment adjacent to the site is relatively flat and straight
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Hubbard Road

 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 build-out total traffic conditions

- Access B on Hubbard Road
 - Proposed as a full-movement access located approximately 860 feet west of Ten Mile Road
 - Meets minimum 660-foot driveway and local road spacing on Hubbard Road from a signalized intersection
 - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection

 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions

- Shayla Avenue should be designed and constructed to ACHD requirements for a collector street
 - The maximum projected 2030 total directional peak hour volume on Shayla Avenue is 205 vehicles per hour (vph) during the AM peak hour and 203 vph during the PM peak hour, which is below ACHD planning threshold of 475 vph for a 2-lane collector street

 - The proposed site access intersections on Shayla Avenue should have a minimum intersection sight distance of 390 feet for a 35-mph posted speed limit
 - Building setback and landscape design should not obstruct intersection sight distance and should be verified during construction

- Access C on Shayla Avenue
 - Proposed as a full-movement access located approximately 580 feet north of Access D
 - Meets minimum 330-foot local road spacing on Shayla Avenue, a collector street

 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions

- Access D on Shayla Avenue
 - Proposed as a full-movement access located approximately 580 feet south of Access C and 750 feet north of Access E
 - Meets minimum 330-foot local road spacing on Shayla Avenue
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions
- Access E on Shayla Avenue
 - Proposed as a full-movement access located approximately 750 feet south of Access D and 760 feet north of Hubbard Road
 - Meets minimum 330-foot local road spacing on Shayla Avenue
 - Meets minimum 440-foot spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 build-out total traffic conditions

2.2 Aloha Subdivision consists of three non-contiguous parcels. As a result, multiple access points are needed to adequately serve the site. Additionally, multiple access points are needed to accommodate the projected traffic volume generated by the proposed mixed land uses. The following discussed site access considerations and requirements per ACHD Policy:

■ **7205.3.2 – Maximum Traffic on One Access (Arterial)**

- Aloha Subdivision has site frontages on Hubbard Road and Ten Mile, which are classified as minor arterials. Hubbard Road currently ends west of the site. The proposed Shayla Avenue is not expected to connect to Columbia Road until parcels north of the site are developed. Therefore, the development will only have one arterial access to the public street system without the proposed site access points on Ten Mile Road. The projected 2030 total average daily traffic (ADT) on Hubbard Road west of Ten Mile would be over 10,400 vehicles per day (vpd) without the proposed site access on Ten Mile Road. Therefore, the proposed commercial accesses on Ten Mile Road are warranted to serve the development.
- With the proposed commercial accesses on Ten Mile Road, the projected 2030 total ADT on Hubbard Road west of Ten Mile Road is 5,056 vpd
 - The 5,056 ADT included 457 vpd off-site traffic from parcels to the north using Shayla Avenue
 - Without off-site traffic, the 2030 total ADT on Hubbard Road is approximately 4,599 vpd
 - Hubbard Road is only expected to exceed 5,000 ADT between Access B and Ten Mile Road

■ **7205.4.4 – Number of Driveways on Arterials**

- In addition to Shayla Avenue, two access points are proposed on Hubbard Road to serve the residential developments, which are located in separate parcels. Therefore, separate access points are needed to serve these residential developments
 - Without Access A on Hubbard Road, the 2030 total ADT on Shayla Avenue exceeds 4,500 vpd
- Two access points are proposed on Ten Mile Road to serve the commercial land use, which is estimated to generate approximately 5,166 trips per day. Additionally, some traffic generated by the adjacent residential development will use these driveways. The projected ADT using one driveway on Ten Mile Road would exceed 5,000 vpd, meeting the condition for additional driveways on Ten Mile Road

■ 7206.3.3 – Maximum Traffic on One Access (Collector Street)

- Aloha Subdivision is planning to construct Shayla Avenue connecting to Hubbard Road to serve the two western residential parcels. Until Shayla Avenue is connected to Columbia Road, these residential parcels will only have one access to the public street system. The two residential parcels contain a total of 445 single-family lots generating approximately 4,100 trips per day. Therefore, the projected ADT on Shayla Avenue is anticipated to exceed 3,000 vpd. Additional access points on Hubbard Road are needed to serve the residential development west of Shayla Avenue.

3.0 2021 Existing Traffic Conditions

3.1 With 2021 existing traffic, one study area intersection exceeds minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations. The intersection, operational deficiencies, and minimum mitigation improvement are:

■ Meridian Road and Hubbard Road intersection

- The overall intersection and all lane groups are anticipated to meet minimum operational thresholds with the exception of one lane group:
 - The eastbound left-turn lane group is operating at Level of Service (LOS) F with a volume to capacity ratio (v/c) of 1.37 during the PM peak hour, which exceeds ACHD 1.00 v/c ratio threshold
 - It should be noted that the existing storage length for the eastbound left-turn lane is approximately 50 feet long, which is not sufficient to accommodate the existing eastbound left-turn volumes of 273 vehicles in the AM peak hour and 124 vehicles in the PM peak hour
- Adjust signal timing is recommended as an interim mitigation improvement
 - Adjusting the signal timing to allot more green time (approximately 7 seconds) for the eastbound left-turn movement reduces the v/c ratio to 0.90, while the intersection and all other lane groups continue to meet minimum operational thresholds
- ITD is currently working with ACHD and other agencies on a long-range corridor plan for Meridian Road. At the time of this TIS, a final version of the corridor study was not available.
 - Preliminary July 2020 findings show a ThrU-turn (signalized median U-turn) in the long term with no additional through lanes at the Hubbard Road and Meridian Road intersection

3.2 With 2021 existing traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

■ Amity Road and Ten Mile Road intersection

- Meets MUTCD signal Warrant 1 and Warrant 2 with 2021 existing traffic
- The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal or roundabout is not recommended to mitigate 2021 traffic operations.

3.3 With 2021 existing traffic, all study area roadway segments meet ACHD level of service planning thresholds with the existing lane configuration. As a result, no roadway capacity improvements are needed to mitigate 2021 existing traffic operations.

4.0 2030 Build-Out Year Background Traffic Conditions (No Site Traffic)

4.1 With 2030 background traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations (no-build). The intersections, operational deficiencies, and proposed mitigation improvements are:

■ Amity Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
 - The intersection is programmed in the ACHD *FY2021-2025 Intergrated Five-Year Work Plan* (IFYWP) to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 *Capital Improvements Plan* (CIP)
 - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.75 during the AM peak hour
 - Option 2 – Install traffic signal and construct left-turn lanes on all approaches (3x3 signal)
 - As under existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS E or better with a v/c ratio of 0.85 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.98 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with an additional background traffic increase of approximately 60 vehicles per hour (vph) during the PM peak hour beyond 2021 existing traffic volume.

■ Columbia Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS B or better with v/c ratios of 0.61 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout

- With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.62 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 310 vph during the PM peak hour beyond 2021 existing traffic volume

■ Hubbard Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.58 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.54 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.91 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with an additional background traffic increase of approximately 380 vph during the PM peak hour beyond 2021 existing traffic volume

■ Linder Road and Hubbard Road intersection

- The intersection is anticipated to operate at LOS F with the westbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions

- With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.65 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.87 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic volume.

■ Meridian Road and Hubbard Road intersection

- The intersection is anticipated to operate at LOS F with the eastbound left-turn and southbound through/right-turn lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.
- The following improvements are proposed to mitigate 2030 background traffic operations:
 - Construct one additional eastbound left-turn lane
 - Construct a right-turn lane on the southbound approach
 - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.74 or less during the peak hours. The eastbound left-turn lane is anticipated to operate with a v/c ratio of 0.92 during the AM peak hour. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours
- The intersection fails under existing traffic conditions and will continue to fail with additional background traffic growth

4.2 With 2030 background traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

■ Lake Hazel Road and Ten Mile Road intersection

- The intersection is programmed in the ACHD IFYWP to be widened/reconstructed and signalized in the future
- Meets MUTCD signal Warrant 1 and Warrant 2 with 2030 background traffic
- The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal is not recommended to mitigate 2030 background traffic operations.

4.3 With 2030 background traffic, one study area roadway segment is anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segment, capacity deficiencies, and proposed mitigation improvements are:

■ Hubbard Road segment between Linder Road and Meridian Road

- The anticipated maximum peak hour directional volume on this roadway segment is 728 vph in the PM peak hour, exceeding ACHD 720 vph planning threshold for a 3-lane minor arterial. The PM shoulder hours volumes are below the 720 vph planning threshold.
- There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the ACHD Master Street Map (MSM) to be preserved for a three-lane residential/transitional/commercial arterial.
- Two mitigation options are proposed to mitigate 2030 background traffic impacts:
 - Option 1 – Widen to three lanes as identified in the MSM

- Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct missing sidewalks on this Hubbard Road segment
 - Construct bicycle facilities on this Hubbard Road segment
 - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
 - Construct missing sidewalk on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2030 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

5.0 2030 Build-Out Year Total Traffic Conditions (Background Plus Site Traffic)

5.1 With 2030 total traffic, all six study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and proposed mitigation improvements are:

■ Amity Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 CIP
 - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.78 during the AM peak hour
 - Option 2 – Install traffic signal and construct left-turn lanes on all approaches with an additional southbound right-turn lane
 - As with existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.76 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.96 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with a traffic increase of approximately 80 vph during the PM peak hour beyond 2021 existing volumes. By 2022, Aloha Subdivision is estimated to have constructed 115 dwelling units and contribute 21 PM peak hour trips to the intersection.

■ Lake Hazel Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with the northbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.66 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - The intersection is programmed in the ACHD IFYWP to be widened and signalized in the future with left-turn lanes on all approaches per the 2020 CIP. The ACHD IFYWP also includes right-turn lanes on the southbound and westbound approaches. However, these right-turn lanes are not needed for the intersection to meet minimum operational thresholds under 2030 total traffic conditions
 - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.56 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.89 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with a traffic increase of approximately 370 vph in the AM peak hour and 450 vph during the PM peak hour beyond 2021 existing volumes. By 2028, Aloha Subdivision is estimated to have constructed 550 dwelling units and contribute 106 AM peak hour trips and 142 PM peak hour trips to the intersection.

■ Columbia Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS C or better with v/c ratios of 0.78 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.72 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.93 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 290 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units, contributing 98 PM peak hour trips to the intersection.

■ Hubbard Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a modified single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better. All lane group v/c ratios are 0.85 or less during the peak hours, with the exception of the westbound approach in the PM peak hour having a v/c ratio of 0.87.
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.95 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of 400 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 243 PM peak hour trips to the intersection.

■ Linder Road and Hubbard Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D or better with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 330 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 121 PM peak hour trips to the intersection.

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SABINOS ROCKY RIDGE SUBDIVISION**

5.6.2.7 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.6.2.8 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or the Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

5.6.2.9 Private Streets, Signs, and Lights. Maintain, repair, or replace private streets (as noted on the Plat and including any cul-de-sac easements), street signs, and private street lights located on the Property. This duty shall run with the land and cannot be waived by the Association unless the City of Kuna consents to such waiver.

5.7 Personal Liability. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss, or prejudice suffered or claimed on the account of any act, omission, error, or negligence of the Association, the Board, the manager, if any, or any other representative or employee of the Association, the Grantor, or the Architectural Committee, or any other committee, or any owner of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.8 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

5.8.1 A pro forma operating statement or budget, for each fiscal year may be requested in writing not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable.

5.8.2 Within ninety (90) days after the close of each fiscal year, the Association shall cause to be prepared and available for delivery upon written request to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for the last fiscal year.

5.9 Meetings of Association. Each year the Association shall hold at least one (1) meeting of the Members, according to the schedule for such meetings established by the Bylaws.

ARTICLE 6 - RIGHTS TO COMMON AREAS

6.1 Use of Common Area. Every Owner shall have a right to use each parcel of the Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

6.1.1 The right of the Association holding or controlling such Common Area to levy and increase Assessments for the maintenance, repair, management and operation of improvements on the Common Area;

6.1.2 The right of the Association to suspend the voting rights and rights to use of, or interest in, the Common Area recreational facilities (but not including access to private streets, cul-de-sacs and walkways of the Property) by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid and,

6.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be permitted by the Articles and the Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

6.1.4 The right of the Association to prohibit the construction of structures or Improvements on all Common Areas which interfere with the intended use of such areas as private street, cul-de-sacs and walkways.

6.1.5 The right of the Association to protect wildlife habitat.

6.2 Designation of Common Area. Grantor shall designate and reserve the Common Area in the Declaration, Supplemental Declarations, and/or recorded Plats, deeds, or other instruments, and/or as otherwise provided herein.

6.2.1 Lot 21 Block 11, Lot 10 Block 12 and Lot 1 Block 14 are Common Area lots and have all right and uses outlined in Article 6 of this document.

6.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

6.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

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

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



Applicant/agent signature

3/31/2021

Date



City of Kuna
Planning & Zoning Department

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

Agency Transmittal

July 27, 2021

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

FILE NUMBER:	21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-03-S (Preliminary Plat) & 21-04-SUP (Special Use Permit)
PROJECT DESCRIPTION	Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).
SITE LOCATION	3250 W Hubbard Road, Kuna, Idaho 83634.
REPRESENTATIVE	Providence Properties LLC – Patrick Connor 701 S Allen Street #104 Meridian, ID 83642 214.564.2812 pconnor@hubblehomes.com
SCHEDULED HEARING DATE	Tuesday, October 12, 2021 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

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

RECEIVED

JUL 30 2021

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 CITY OF KUNA

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

28 July 2021

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

RE: Providence Properties LLC **21-01-PUD, 21-04-AN, 21-03-ZC, 21-04-SUP**
3250 W Hubbard Rd.
Kuna, Id 83634
Boise-Kuna Irrigation District BK-263, 262 B, 260
New York Irrigation District NY-080-001-00
State Lateral 70+01, 85+10, Teed Lateral 260+76
Sec. 10, T2N, R1W, BM.

Doug Hanson, Senior Planner:

The United States' State Lateral lies within the boundary of **Parcel #1310449300** in 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 this federal easement 35 feet north and 25 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Any fencing/pathways, as may be required, must be constructed off of any Boise Project Easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

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.

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

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

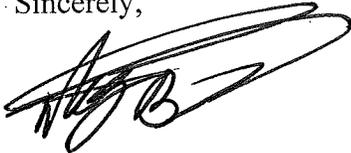
The proposed irrigation system for this development must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

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
Alicia Flavel Secretary – Treasurer, BKID
Terri Hasson Secretary – Treasurer, NYID
File



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

August 2, 2021

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-04-AN, 21-01-PUD, 21-02-S / 3250, 3606, and 4400 W Hubbard Road /
Sabino's Rocky Ridge Subdivision

Doug,

The City of Kuna has requested feedback regarding the proposed annexation, planned unit development, and preliminary plat for the Sabino's Rocky Ridge Subdivision, which will consist of 619 detached single-family lots and two commercial lots on 136 acres located at 3250, 3606, and 4400 W Hubbard Road.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision complies with many of the goals of the Ada County Comprehensive Plan. The proposal of four community parks with pedestrian pathways is compatible with *Goal 1.3*: which call for the development of recreational areas and programs for the use and enjoyment of residents of all ages and abilities. The four community parks are proposed to include a tot lot, fitness stations, a pickleball/sport court, and a dog park along with pedestrian pathways throughout the development to provide connectivity to the proposed parks.

The proposed access points to both Hubbard Road and Ten Mile Road and the stub streets proposed to the north, west, and south are supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system, and *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible. The proposed north/south collector street is supported by *Goal 4.3a*: which promotes the design of continuous collector streets that discourages cut-through traffic on local streets.

Regarding the land use, the proposal is for a variety of detached single family lots with a proposed zoning of R-6 and R-8, which allows for 6 units per acre and 8 units per acre respectively; and two commercial lots to be zoned C-1 to allow for neighborhood commercial uses to support propped development in the area. The site is contiguous to City of Kuna limits. Therefore, the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



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 21-03-S

Sabino's Rocky Ridge

- 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:

[Signature]

Date: 8/5/2021



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

August 13, 2021

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Providence Properties, LLC Planned Unit Development, 21-01-PUD/21-04-AN/21-03-ZC/21-03-S/21-04-SUP

Dear Mr. Hanson:

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: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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: <https://www.deq.idaho.gov/water-quality/drinking-water/>). 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 an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ 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.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **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 <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> 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.

Response to Request for Comment

August 13, 2021

Page 5

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK155

RECEIVED

AUG 19 2021

CITY OF KUNA

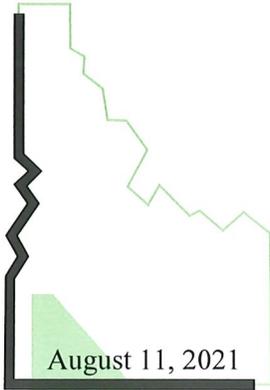
ORGANIZED 1904

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



Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-01PUD, 21-04-AN, 21-03ZC, 21-03-S & 21-04-SUP/ 3250 W. Hubbard Road

Dear Doug:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting. Please contact Elke Adams (208) 466-7861, at 1503 First Street S. Nampa, ID, for further information.

All private laterals and waste ways must be protected. The Districts Burke Canal borders a portion of the development and must be protected. The districts easement for the Burke Canal at this location is a minimum of seventy-five feet (75') total, thirty-five feet (35') left and forty feet (40') left from centerline; facing downstream.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the NMID must review drainage plans. Developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC /gnf

Cc:

Office/ file



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



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

16 August 2021

Patrick Connor
Providence Properties, LLC
701 S Allen St. #104
Meridian, ID 83642

RE: Land Use Change Application – **Sabino's Rocky Ridge**
Please note the District requires three (3) sets of plans

Dear Mr. Connor:

To obtain Nampa & Meridian Irrigation District approval for your project, Sabino's Rocky Ridge, our review process requires a completed Land Use Change Application (enclosed).

If this development includes a pressurized urban irrigation system (PUIS), please also fill out the enclosed PUIS questionnaire. I encourage you to coordinate with the District's Water Superintendent, Greg Curtis, on specifications for and installation of the pressure system.

If time is of the essence, I recommend paying by **cashier's check, money order or cash**. If you submit a company or personal check, the application will not be processed until the check has cleared.

If you have any questions, please feel free to call Greg Curtis at the District's shop, 208-466-0663.

Sincerely,

Lacey Sharpe, Administrative Assistant
NAMPA & MERIDIAN IRRIGATION DISTRICT

LS

cc: File
Water Superintendent
Doug Hanson, City of Kuna Planning & Zoning, PO Box 13, Kuna, ID 83634
David Crawford, B & A Engineers, INC., 5505 Franklin RD., Boise, ID 83705

enc.



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: 8/26/2021
From: Kuna Rural Fire District

Regarding: Preliminary Comments
Sambinos Rocky Ridge Subdivision
3250 W Hubbard Road, Kuna, ID 83634

Agency Comments:

Currently, the overall plan on sheet L1.0 does not indicate compliance with Idaho Fire Code section D107.1,2 for secondary fire and emergency service access.

1. Please provide a development phasing plan which demonstrates at least 2 approved means of emergency service access as this development progresses to more than 30 single family dwellings.

Upon submittal and approval of a phasing plan with acceptable emergency service access, the Fire District can support the proposed 136-acre subdivision with 697 proposed residential dwellings and 2 commercial lots.

- **Fire Service and Emergency Service Access:**

Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

*Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

*The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a straight line between accesses. (Idaho Fire Code appendix D107.2)

- **Fire Fighting Water Supply:**

New fire hydrants shall be placed in service prior to the storage or framing of combustible construction materials. Maintenance and installation of fire hydrants shall require prior approval of the water purveyor. The largest diameter outlet, commonly referred to as the steamer connection, shall face the street as opposed to facing driveways. A 3' clear space shall



KUNA RURAL FIRE DISTRICT

EST. 1951

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

be maintained around the circumference of fire hydrants. The center of a hose outlet shall be not less than 18 in. above final grade. (IFC 508).

- **Premises Identification:**

Residential road signs, private lane signs and any NO PARKING FIRE LANE signs shall comply with ACHD standards and the Idaho Fire Code. Residential address numbers shall be plainly visible from the named street with a minimum of four 4-inch-high numbers installed against contrasting background. (IFC 505.1,2 IFC appendix D103.6)

Final approval will be subject to the secondary emergency services access phasing plan, approval of proposed fire hydrant locations, and a final plat review by all responsible review agencies under the final plat review process. Approved construction plans will include a stamp from the Kuna Rural Fire District.

Regards,

Kuna Rural Fire District
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

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: Sabino's Rocky Ridge

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 619

New jobs: ±100

Exceeds CIM forecast: No

	<p>CIM Corridor: Hubbard Road Pedestrian level of stress: R Bicycle level of stress: R</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 1,410 Jobs within 1 mile: 200 Jobs/Housing Ratio: 0.1</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 1.7 miles Nearest fire station: 2.6 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 707 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 0.8 miles Nearest public park: 0.7 miles Nearest grocery store: 3.1 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal is 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 four miles away. ValleyConnect 2.0 proposes bus service from Kuna to Meridian via Meridian Road, approximately two miles from this development. Finally, there are proposed pathways and a mix of uses which may encourage non-motorized travel and a mix of housing stock which may enable many types of households to live in the neighborhood.

Consider reconfiguring the internal street networks to encourage a safe pedestrian environment. Several roads are lengthy and may encourage automobile speeding within the neighborhood. Also consider adding bulbouts, speed bumps, or other traffic calming measures to discourage speeding and improving safety for all modes.

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>





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

Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 30 August 2021
RE: Public Works Comments
Sabino's Rocky Ridge – 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation),
21-03-S (Preliminary Plat), 21-03-ZC (Rezone), 21-04-SUP (Special Use Permit)

Sabino's Rocky Ridge and associated commercial, northwest of S Ten Mile Rd and W Hubbard Rd, dated 27 July 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6, R-8, and C-1" zones. This application encompasses 135.09 acres. This application contains a total of 619 single-family residential lots, 76 common lots, and 2 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Public Works staff cannot provide positive support for this development until a larger lift station and an irrigation pump and pond is shown in the preliminary plat. This development is dependent on the functionality of the new 18-in. Danskin force main. Once the new force main is functional, connecting to the 12-in. force main will be a viable option. Public Works staff currently cannot support the development because the applicant proposes connecting to the abandoned 12-in. which is not yet viable. An irrigation pump and pond is required for this development, but is not currently shown in the plan set.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities 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 pressure irrigation pipe. *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) Sabino's Rocky Ridge currently encompasses 135.09 acres with City of Kuna R-4 and county zoning designation.
- b) Sabino's Rocky Ridge requests the development site be rezoned from R-4 and county to R-6, R-8, and C-1.
- c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1,969. This makes the realized density approximately 15 people per acre.
- d) The preliminary plat shows seven (7) total accesses to the subdivision, one (1) off of S Ten Mile Rd, two (2) off of W Hubbard Rd, one (1) off of Mason Creek St, and three (3) off of Shayla Ave.
- e) The preliminary plat shows five (5) stub streets for future connectivity. There are two (2) stubs to the west, and three (3) stubs to the north.
- f) There is one (1) access off of the private road Romar Ln.
- g) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy.
- h) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- 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 entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
- n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

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 or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or its representative, must approve fire access to the subdivision and any traffic calming measures.

- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- 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 Planned Unit Developments (PUD) and master planned communities to have a master utility plan that addresses sanitary sewer issues. 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 developer needs to design and construct a regional lift station in the northwest corner of the property and is in communication with public works. The lift station designed is inadequate for a regional lift station. The lift station size shall be verified to provide adequate capacity in accordance with land use map, sewer master plan, and sewer flow models.
- c) Sewer pipe within the subdivision shall be upsized to provide adequate flow for surrounding developments.
- d) Sewer must provide connectivity for surrounding developments. There are currently no stub outs for surrounding developments.
- e) No cleanouts are permitted per 6-4-2-B.14.
- f) All sewer infrastructure must meet or exceed City of Kuna requirements.
- g) Sewer flow models will be required to verify and accommodate pipe sizes.
- h) Sewer connection fees apply to each lot containing a home or other facility.
- i) 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.
- j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

- 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 PUDs and master planned communities to have a master utility plan that addresses potable water issues. 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) There is 12-in water pipe on the east side of the site on S Ten Mile Rd.
- c) In addition to the applicant's proposed improvements, the applicant shall extend water pipe on Mason Creek St and connect water pipe on Hubbard Rd from Shayla Ave to Romar Ln in accordance with the water master plan as applicable.
- d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures.
- e) All water infrastructure must meet or exceed City of Kuna requirements.
- f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) 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.

- i) 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. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-1.
- b) This development will require a pump and pond that will connect to Kuna Municipal Irrigation System. A pump and pond is currently not included in the plan set. The pump and pond is eligible for reimbursement.
- c) There is PI mainline southeast of the site, on the corner of S Ten Mile Rd and W Hubbard Rd.
- d) The developer will need to extend pipe on Hubbard, Shayla, and Mason Creek in accordance with the pressure irrigation master plan where applicable.
- e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- f) This project requires connection to the City's Pressurized Irrigation system.
- g) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
- h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
- j) 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.

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) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.
- d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- e) 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.
- f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

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.
- b) *As-built drawings will be required before occupancy or final plat approval is granted.*



Kuna-Melba News Classifieds

KUNA WELDING JOHN STEAR ESTATE AUCTION

THIS WILL BE AN ONLINE AUCTION

Download the Baker Auction App, or Visit: bakerauction.com for full sale list and online bidding

Auction Soft Close: April 28th @ 2:00pm

Auction Preview: April 26th-27th

Auction Location: 333 W Shortline St. Kuna, ID 83634

2018 Ram 3500 heavy duty 4x4, 6.4L Hemi v8 engine, 6spd auto trans, crew cab 6' bed, w/ running boards, backup camera, 5,029mi, 2018 Ram 2500, heavy duty 4x4, 6.7 Cummins diesel engine, 6spd auto trans, crew cab, 6' bed, running boards, 26K miles, 1936 Ford Tudor touring, w/ small block Chevrolet V8 engine, auto trans, coil over front independent suspension and spring rear suspension, AC, power steering, pump, shop built 18'X102" tandem axle flatbed trailer, 2004 Haulmark 24' enclosed trailer, Shop built single axle, welding trailer, Hyster 80 Fortis turbo diesel forklift, power shift 2-speed trans. 4-cylinder Kubota engine. 2-stage mast. 8K capacity. 244hrs, Hyster 60 forklift, Baker-York TM-80 forklift, 2019 Polaris RZR, Utility 45' semi dry van trailer, Fruehauf 27' single axle semi van trailer, shop built 8'x4' single axle utility trailer, shop built 16' tandem axle pup trailer frame, B&B Systems 5'6"x12' cutting table, w/ Hypertherm powermax 105 plasma unit and oxy-acetylene hookups, water bath, HP computer, and oxt acet head, Logic Tracer 44"x60" 5mil Digitizer .005 digitizer accuracy upgrade, logic Trace CNC DXF software. model: DB6 4460. ser#: DB61821445856 w/ HP laptop and hp 24" monitor.

Also selling several Miller, Hobart, and Hypertherm welders, Milling Machines, Shop Tools and Equipment.

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AGRICULTURE & AUCTIONS

Auctions



United States General Services Administration Fleet Vehicle Sales Public Proxy Bid Auction Bid as soon as the vehicles are unveiled

Friday, April 15th at 12:00 PM Noon Mountain Time. Bidding ends Wednesday, April 20th at 12:00 PM Noon Mountain Time

5 minute soft close rule applies. Vehicles receiving a bid in the last 5 minutes of Bidding will extend the bidding on that item by 5 minutes.

Make sure to refresh your browser or use your F5 keyboard short cut to see the most current bid.

For more information, register and bid online at: <http://daaid.autoremarketers.com>

Preview: Monday, April 18th from 10am to 4pm Check for other auctions at: <https://autoauctions.gsa.gov>

Information Subject to Change

Brought to you by: Dealers Auto Auction of Idaho 3323 Port St. Nampa, ID 83687 208-463-8250 www.daaofidaho.com

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1900 BELLEEK PITCHER, porcelain, from Ireland, \$40. 620-266-6764

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Clean stove-length board ends \$60/load Can deliver. (208)861-6463

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WANTED: I buy large Black Walnut, Maple, Sycamore, Elm and other hardwood trees. We can remove them. Call Anthony Hess at **River Valley Woodworks (208)559-1651**

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Buying old and scrap farm equipment, cars, buses, trucks, combines, balers, free scrap cleanup. Will pay for good scrap. (208)870-1260

ANTIQUÉ BOTTLES WANTED

Collector paying up to \$5,000 each for old embossed bottles. Call Q @ 425-210-3755

NOTICES, CHILD CARE

Business Opportunities

RETIRED HANDYMAN Looking for small to medium jobs, Licenced & Insured Ask for Jim (208)571-1089

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LOST Missing Golden Orange 2 yr old cat, has a chip Lost near Main St. and Checola (near Idaho Pizza) **REWARD** Please Call: 208-761-2392

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LIVESTOCK GUARDING DOGS



Maremmas are considered the best guard dog for keeping predators away from your livestock. They are very loyal and do not wander off like other livestock guarding breeds do, they remain on the job and are a joy to be around. They are eight weeks old and have had their shots.

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Motorhome or travel trailer and truck. Will consider any type or size. **CASH BUYER** Call: 360-471-2272

LEGALS

Government

LEGAL NOTICE

Case Nos. 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-ZC (Rezoning), 21-03-S (Preliminary Plat), & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision

Government

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, May 10, 2022, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Sabino's Rocky Ridge. Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (619 single family, 109 common, and 6 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

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 of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department
 April 20, 2022 226297

LEGAL NOTICE

Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, May 10, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for an In-Home daycare located at 2997 N New Morning Avenue. Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM.

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

April 20, 2022 225968

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.

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 (please inform staff). 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  **NEOPOST** FIRST-CLASS MAIL
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PO BOX 13 **US POSTAGE \$000.00⁰⁰**
Kuna, ID 83634  ZIP 83634
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City Copy.

*P# 2 for
5.24.22*

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Be Informed...

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MCMULLEN DAVID
MCMULLEN DEBBIE
3800 W HUBBARD RD
KUNA, ID 83634-1270

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, May 24, 2022 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:

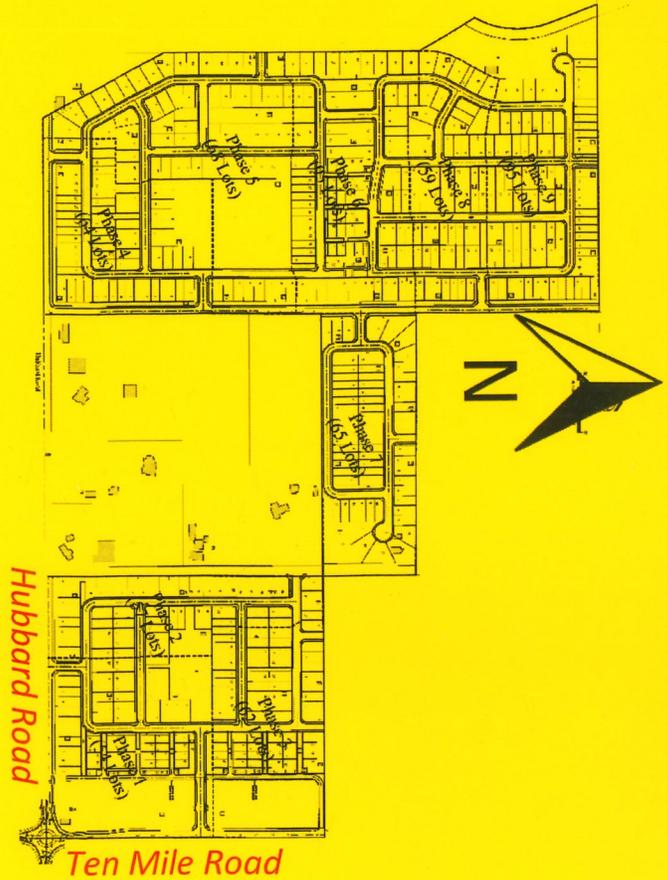
Case Nos. 21-04-AN (Annexation), & 21-03-ZC (Rezone), & 21-01-PUD (Planned Unit Development), & 21-03-S (Preliminary Plat) & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision

Providence Properties LLC requests approval for Annexation of Approx. 55 acres into City limits, a Planned Unit Development approximately 136.17 acres, using the C-1 (Neighborhood Commercial), R-6 (Med. Den. Res.) and R-8 (High Den. Res.) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 718 total lots (604 single family, 114 common/private drives, & 6 commercial). The subject site is located near 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **May 19, 2022** 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 5.11.2022



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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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 (please inform staff). The Developer/Representative is given additional time for rebuttal.

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KUNA

Planning & Zoning

PO BOX 13

Kuna, ID 83634

ZIP 83634
041M11460992

MCMULLEN DAVID
MCMULLEN DEBBIE
3800 W HUBBARD RD
KUNA, ID 83634-1270

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on May 10, 2022 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: Annexation (21-04-AN), Zoning (21-03-ZC), Preliminary Plat (21-03-S) and Planned Unit Development (21-01-PUD) for Sabino's Rocky Ridge Subdivision. Proposed zoning R-6, R-8, C-1. Project size is 135.09 acres with 604 single family lots, 7.84 acres of commercial, & 14.34 acres of qualified open space.

LOCATION: NW corner of Ten Mile Rd and Hubbard Rd.

APPLICATION BY: Providence Properties, LLC

CONTACT: Troy Behunin TBEHUNIN@KUNAID.GOV, 208-922-5274

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on May 10, 2022
at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: Annexation (21-04-AN), Zoning (21-03-ZC), Preliminary
Plat (21-03-S) and Planned Unit Development (21-01-PUD) for
Sabino's Rocky Ridge Subdivision. Proposed zoning R-6, R-8, C-1.
Project size is 185.09 acres with 604 single family lots, 7.84 acres
of commercial, & 14.34 acres of qualified open space.

LOCATION: NW corner of Ten Mile Rd and Hubbard Rd.

APPLICATION BY: Providence Properties, LLC

CONTACT: Troy Behunin TBEHUNIN@KUNAID.GOV, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on May 10, 2022
at 6:00pm the Kuna City Hall - 751 W. 4th St, Kuna, ID 83654

PURPOSE: Annexation (21-04-AN), Zoning (21-03-ZC), Preliminary
Plan (21-03-S) and Planned Unit Development (21-01-PUD) for
Sabino's Rocky Ridge Subdivision. Proposed zoning R-6, R-S, C-1.
Project size is 135.09 acres with 604 single family lots, 7.84 acres
of commercial, & 14.34 acres of qualified open space.

LOCATION: NW corner of Ten Mile Rd and Hubbard Rd.

APPLICATION BY: Providence Properties, LLC

CONTACT: Troy Behunin TBEHUNIN@KUNAI.D.GOV, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on May 10, 2022 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: Annexation (21-04-AN), Zoning (21-03-2C), Preliminary Plat (21-03-5) and Planned Unit Development (21-01-PUD) for Sabino's Rocky Ridge Subdivision. Proposed zoning R-6, R-8, C-1. Project size is 135.09 acres with 404 single family lots, 7.84 acres of commercial, & 14.34 acres of qualified open space.

LOCATION: NW corner of Ten Mile Rd and Hubbard Rd

APPLICATION BY: Providence Properties, LLC

CONTACT: Troy Behunin 1EEHUNIN@KUNAI.D.GOV, 208-922-5274



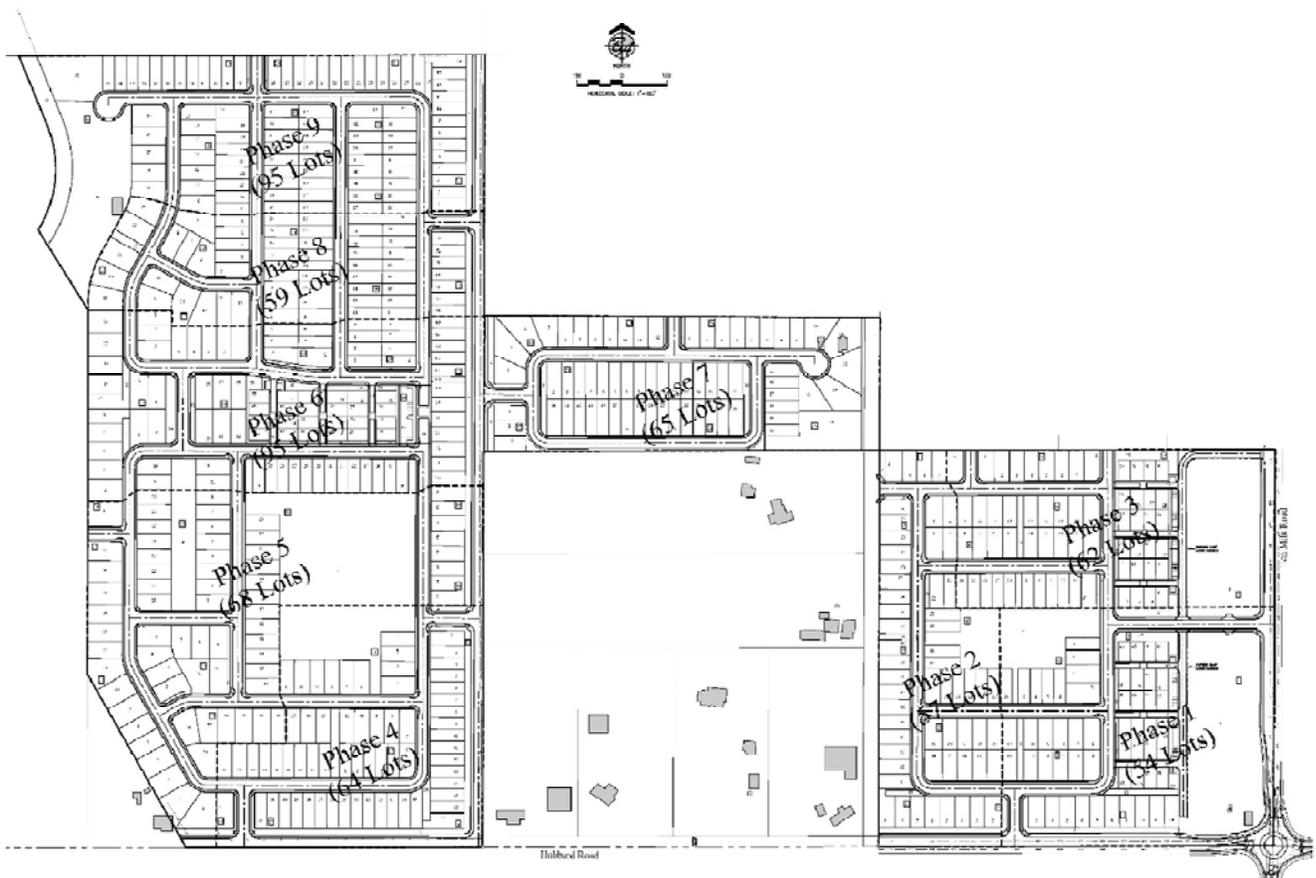
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, May 10, 2022, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with *Sabino's Rocky Ridge*. Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common, and 6 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

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

October 25, 2021

To (Email): Jace Hellman
Director of Planning and Zoning
City of Kuna

Patrick Connor
Direct of Planning and Design
Hubble Homes

From: Paige Bankhead, E.I.
Assistant Traffic Engineer
Ada County Highway District

Subject: KPP21-0001/ 21-01-PUD/ 21-04-AN/ 21-03-ZC/ 21-03-S
Sabino's Rocky Ridge Subdivision

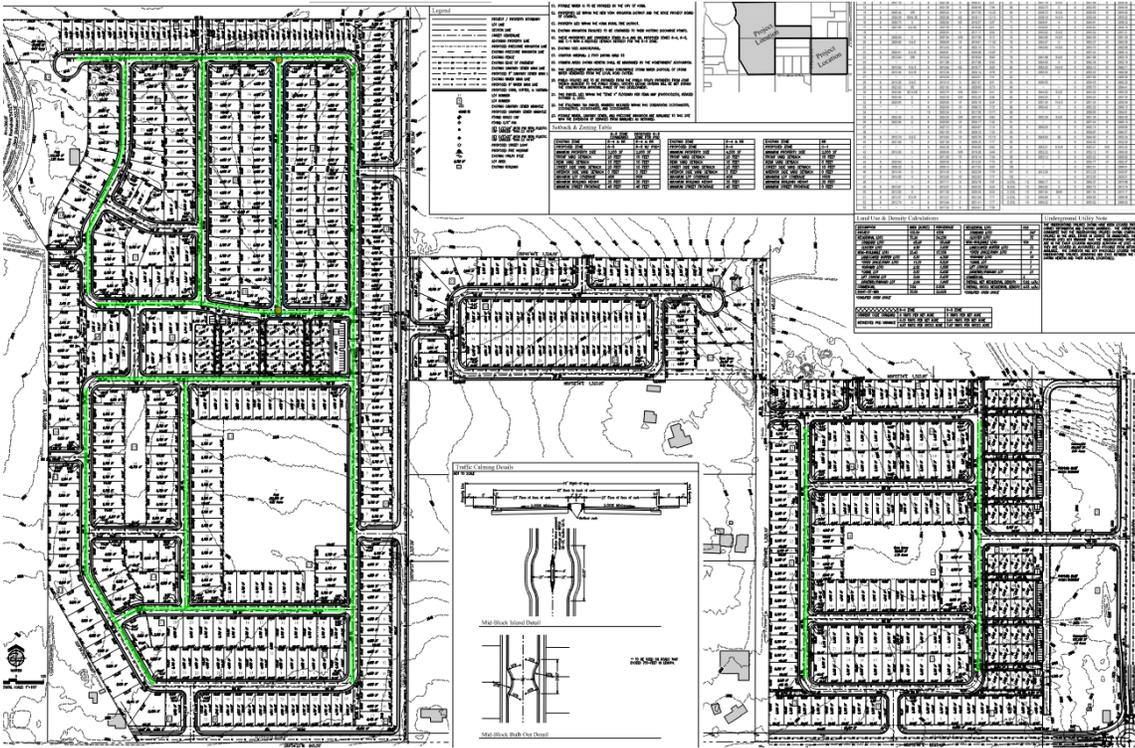
This memo provides a brief summary of ACHD's concerns, as well as a brief review of the traffic impact study and potential requirements for mitigation based on the study's findings and recommendations, and District Policy.

ACHD requests that a revised site plan in accordance with the following to address concerns with traffic calming, Wing Over Way and Shayla Avenue and be submitted to ACHD for review. ACHD will not act on this subdivision and provide a staff report until a revised site plan is received that addresses the following.

1. Traffic Calming

The applicant has proposed several streets with straight segments longer than 750-feet, shown in green below. District Policy requires that straight streets longer than 750-feet be reduced in length or install passive design measures to reduce excessive speeds. During the pre-application and traffic impact study review, ACHD requested that the applicant revise the site layout to reduce the street lengths to less than 750-feet and provide acceptable traffic calming measures. The applicant proposed to construct several bulb-outs and partial bulb-outs to address traffic calming with the same layout as before. However, adding several bulb-outs on all streets with straight segments longer than 750-feet as the only traffic calming method in a large development such as this is not acceptable. Bulb-outs may be used as traffic calming, however, they should not be the only traffic calming measure at the frequency proposed in such a large development. Numerous bulb-outs can create maintenance and drainage issues, and can create potential conflicts with driveways and ADA requirements at T-intersections. In addition, the Kuna Fire Department has historically not been supportive of these types of traffic calming measures. Staff has concerns that the numerous of bulb-outs proposed will create maintenance and emergency access issues.

Please revise the plat to include streets with straight segments less than 750-feet long and submit a revised plat to ACHD for review. A minimum of 75% of the streets within the site should be less than 750-feet long.

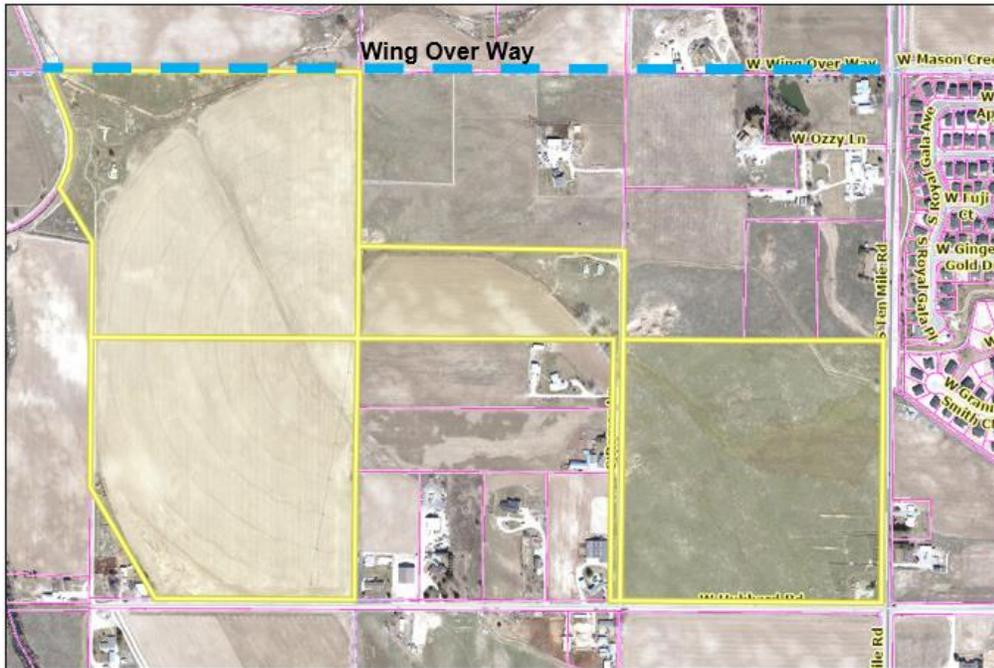


2. Wing Over Way

A new collector roadway was identified on the Master Street Map with the street typology of Residential Collector at the site's north property line, shown below. The new collector roadway should align with Mason Creek Street on the east side of Ten Mile Road to the east of the site and continue along the site's north property line stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way. This collector road is not shown on the applicant's site plan.

Typically, the applicant would be required to construct Wing Over Way at the site's north property line at a minimum as $\frac{1}{2}$ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the south side of the road and 12-feet of pavement with a gravel shoulder on and borrow ditch on the north side of the road consistent with the MSM and dedicate right-of-way. However, Wing Over Road has not yet been constructed to the east of the site to provide connectivity to Ten Mile Road as shown on the MSM. Therefore, the applicant should be required to dedicate a minimum of 25-feet of right-of-way that extends from the site's east to west property line and touches the site's north property line. Please submit a revised site plan to ACHD for review showing the right-of-way for Wing Over Way at the site's north property line.

ACHD will require a road trust deposit in the amount for the construction of the road in the with the future development of the abutting parcels as a Site Specific Condition of Approval in the future staff report.

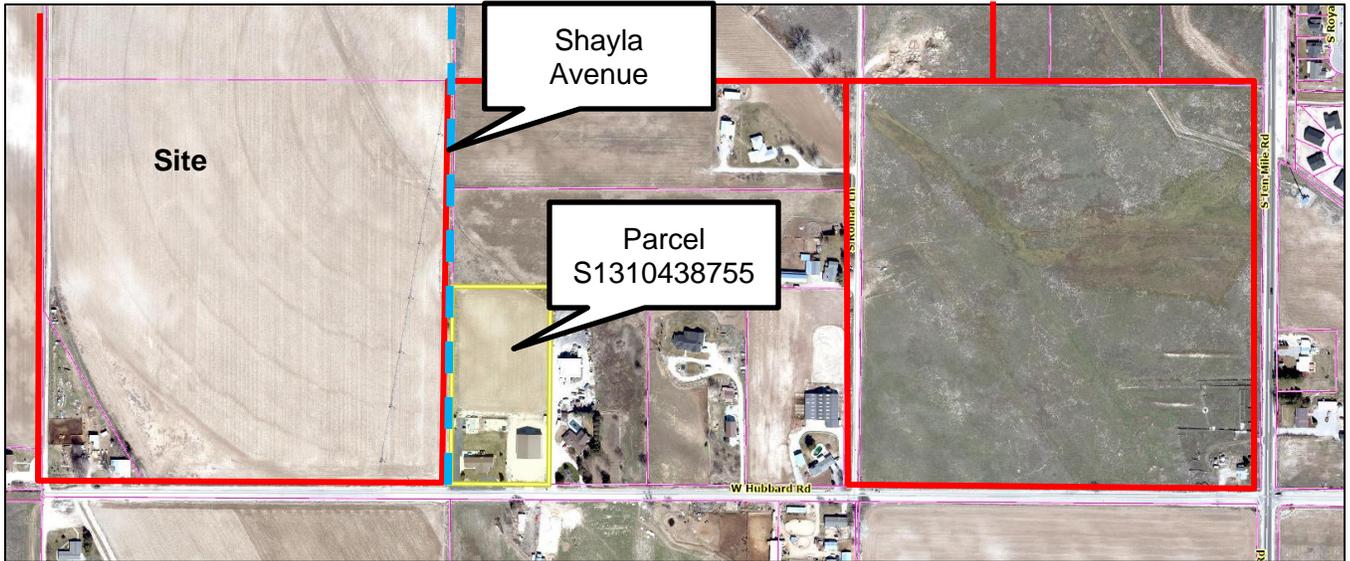


3. Shayla Avenue

A new collector roadway was identified on the Master Street Map with the street typology of Residential Collector at the site's east property line, shown below. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way. The applicant has proposed to construct Shayla Avenue abutting the site as $\frac{1}{2}$ of a 36-foot wide street section with 12-feet of additional pavement widening with an 8-foot wide concrete sidewalk.

The property owner directly east of the site of Parcel S1310438755, shown below, has concerns about the proximity of Shayla Avenue to their property and the impact of widening Shayla Avenue in the future. Widening Shayla Avenue with the future development of his parcel will encroach onto the property and potentially the home and other structures. Therefore, staff recommends that the applicant adjust the alignment of Shayla Avenue further west within their site so that Shayla Avenue is constructed within the site at a minimum as a 36-foot wide collector street section with sidewalk, curb, gutter on the west side of the road, 16-feet of pavement and a 3-foot wide gravel shoulder and borrow ditch on the east side of the road abutting the parcel highlighted below, Parcel Number S1310438755. This will place the centerline of Shayla Avenue a minimum of 22-feet west of the site's east property line. This accounts for the eastern half of the road with 16-feet of pavement, and a 3-foot wide gravel shoulder with an additional 3-feet beyond the shoulder for the borrow ditch on the east side of the road. Right-of-way dedication is required from the site's east property line to 2-feet behind the back of sidewalk. When Parcel S1310438755 abutting the site develops in the future, that applicant will be required to complete the construction of Shayla Avenue with curb, gutter and sidewalk on the east side of the road and dedicate additional right-of-way to accommodate the improvements. The applicant may also choose to fully construct Shayla Avenue within their site with curb, gutter and sidewalk on the east side of the road.

Please submit a revised site plan to ACHD for review that shows the revised alignment of Shayla Avenue in accordance with the above.

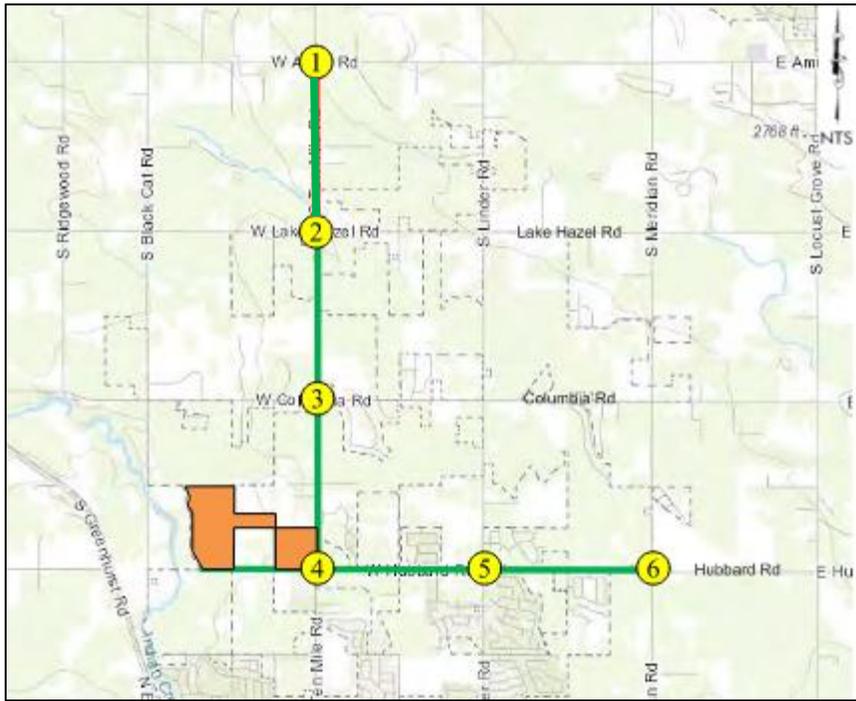


4. Number of Trips on a Single Access – Hubbard Road

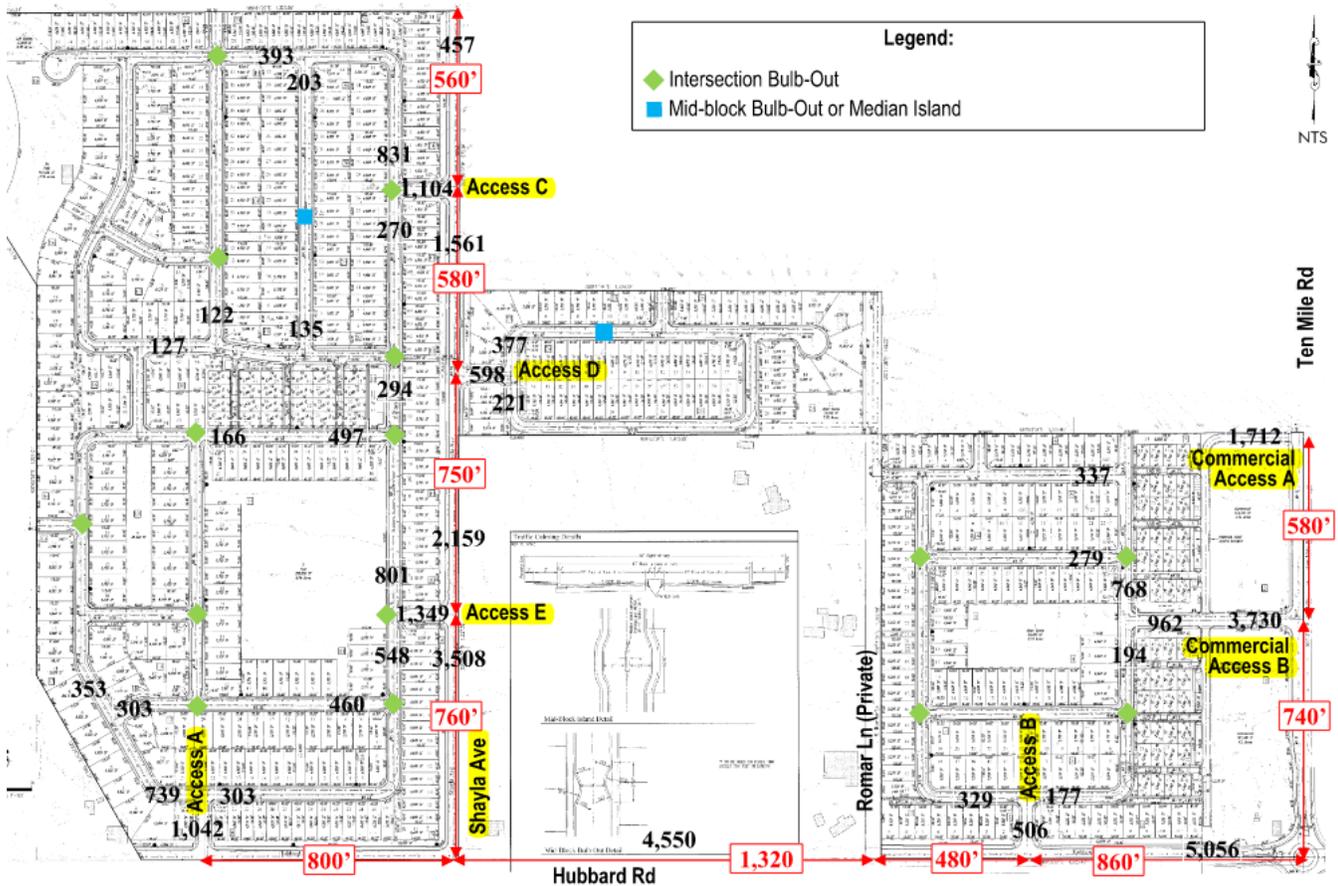
The traffic impact study shows that the projected Average Daily Traffic (ADT) on Hubbard Road west of Ten Mile Road will be 5,056 trips. District Policy restricts the ADT on arterial roads that are the sole access to a development to 5,000 trips. Although the projected ADT is close to the threshold, a significant portion of this site will only have access to Hubbard Road and staff has concerns about the increased traffic on Hubbard Road with the future developments in the area. The Kuna Fire Department has indicated that the development does not comply with the Idaho Fire Code and has requested that a development phasing plan be submitted that demonstrates at least 2 approved emergency service accesses as the development progresses to more than 30 single family units. Therefore, the applicant should be required to provide proof of approval from the Fire Department before platting the 31st lot for the western portion of the site. This will be a Site Specific Condition of Approval in the ACHD staff report.

5. Traffic Impact Study

CR Engineering, Inc. prepared a traffic impact study for the proposed Sabino's Rocky Ridge Subdivision (formerly known as Aloha Subdivision). Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following is a brief summary of ACHD's review of the traffic impact study and improvements that will potentially be required as Site Specific Conditions of Approval in the staff report for the development. Further details and explanation will be provided in the future staff report.



Access



Site Access Points Highlighted in Yellow

Staff supports the additional public road access points on Hubbard Road due to the limited interconnectivity for the site. Staff also supports the 2 access points proposed onto Ten Mile Road, Commercial Accesses A and B, for the eastern portion of the site to help separate the commercial and residential traffic and provide another access point to Ten Mile Road given the high volume of traffic that is projected on Hubbard Road in the future. The study recommends that a northbound left-turn lane and southbound right-turn lane be constructed on Ten Mile Road at Commercial Accesses A and B for both scenarios. The applicant should be required to construct the turn lanes consistent with the study recommendations.

Intersections

The following intersections will be required to be improved by trip/lot threshold listed, if they are not already improved per ACHD's Integrated Five Year Work Plan (IFYWP). Mitigation was recommended for other intersections included in the study, however, these intersections have already been improved by other developments or are under the jurisdiction of the Idaho Transportation Department (ITD).

Summary of tentative intersection improvements that may be required by ACHD

Intersection	Improvement	Threshold
Lake Hazel Road/Ten Mile Road (off-site)	3 X 3 Interim Signal if not already improved per the IFYWP	250 single family lots/PM peak hour trips
Hubbard Road/Ten Mile Road (on-site)	3 X 3 Interim signal if not already improved per the IFYWP	250 single family lots/PM peak hour trips

Linder Road/Hubbard Road (off-site)	3 X 3 Interim signal	331 single family lots/PM peak hour trips
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Integrated Five Year Work Plan Projects:

- Lake Hazel Road/Ten Mile Road is listed in the IFYWP to be to be improved as a 3X 3 signalized intersection, but the construction year has not yet been scheduled.
- Hubbard Road/Ten Mile Road intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled.

Roadway Segments

The study recommends widening the following minor arterial road segments to 3-lane or 5-lanes prior to reaching the peak hour trips threshold listed. All segments meet ACHD LOS thresholds in the shoulder hours, except for Ten Mile Road from Columbia Road to Hubbard Road, and the study recommended alternative mitigation for those segments consistent with District Policy. Alternative mitigation included pedestrian improvements, such as filling sidewalk gaps and/or constructing pathways along the road segments.

However, ACHD does not recommend that the off-site segments be widened or that alternative mitigation measures be constructed due to the fact that there is not enough existing right-of-way to widen those segments. The applicant will be required to widen the segment of Ten Mile Road abutting the site north of Hubbard Road to 3-lanes when improving the intersection of Hubbard Road/Ten Mile Road as a 3 X 3 signalized intersection, and the intersection of Ten Mile Road/Columbia Road is currently 3 X 3 signalized intersection, which will help control the flow of traffic on this segment.

Segment	Mitigation	Threshold (Peak hour trips)	Percentage of peak hour Site Traffic of the 2030 Total Traffic	Listed in CIP or IFYWP?
Ten Mile Road – from Lake Hazel Road to Columbia Road (off-site)	3-lanes	219 (PM)	19%	Yes – 3 lanes 2035-2040
Ten Mile Road – from Columbia Road to Hubbard Road (partially on-site)	5-lanes	263 (AM)	20.4%	Yes – 3 lanes 2031-2035
Hubbard Road – from Linder Road to Meridian Road (off-site)	3-lanes	273 (PM)	14.5%	No

Conclusion

In summary, please provide a revised site plan that includes following listed below. ACHD will not act on the application until a revised site plan is received.

1. Streets with straight segments less than 750-feet long. A minimum of 75% of the streets within the site should be less than 750-feet long.
2. A minimum of 25-feet of right-of-way dedication at the site’s north property line on the western portion of the site for the construction of Wing Over Way in the future.

3. The revised alignment for Shayla Avenue so that at a minimum Shayla Avenue is constructed within the site as a 36-foot wide collector street section with sidewalk, curb, gutter on the west side of the road, 16-feet of pavement and a 3-foot wide gravel shoulder and borrow ditch on the east side of the road so that the centerline is located at a minimum of 22-feet from the site's west property line abutting Parcel S131048755. The applicant may also choose to fully construct Shayla Avenue within the site as 36-foot wide collector street section with curb, gutter and sidewalk on both sides of the road. Right-of-way shall be dedicated from the site's east property line to 2-feet behind the back of sidewalk. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of curb and a permanent right-of-way easement provided that extends from the right-of-way line to 2-feet behind the back of sidewalk.



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

Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 26 October 2021
RE: Public Works Comments
Sabino's Rocky Ridge – 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation),
21-03-S (Preliminary Plat), 21-03-ZC (Rezone), 21-04-SUP (Special Use Permit)

Sabino's Rocky Ridge and associated commercial, northwest of S Ten Mile Rd and W Hubbard Rd, dated 27 July 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6, R-8, and C-1" zones. This application encompasses 135.09 acres. This application contains a total of 619 single-family residential lots, 76 common lots, and 2 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support this application. This project is dependent on the functionality of the new 18-in. Danskin force main. There are two options for providing sewer for this development. The preferred option for this development is to connect to the existing 12-in. force main once the new 18-in. force main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The developer offers a creative temporary sewer solution and conditions of Public Works support are described in Paragraph 4.C – Sanitary Sewer Connection. Public Works recommends a Development Agreement between the developer and the City to document parties' responsibilities for the creative temporary sewer solution. An irrigation pump and pond is required for this development and is currently shown on the preliminary plat.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities 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 pressure irrigation pipe. *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) Sabino's Rocky Ridge currently encompasses 135.09 acres with City of Kuna R-4 and county zoning designation.
- b) Sabino's Rocky Ridge requests the development site be rezoned from R-4 and county to R-6, R-8, and C-1.
- c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1,969. This makes the realized density approximately 15 people per acre.
- d) The preliminary plat shows seven (7) total accesses to the subdivision, one (1) off of S Ten Mile Rd, two (2) off of W Hubbard Rd, one (1) off of Mason Creek St, and three (3) off of Shayla Ave.
- e) The preliminary plat shows five (5) stub streets for future connectivity. There are two (2) stubs to the west, and three (3) stubs to the north.
- f) There is one (1) access off of the private road Romar Ln.
- g) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- h) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- 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 entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
- n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

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 or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

- e) The KRFD Deputy Fire Marshal , or its representative, must approve fire access to the subdivision and any traffic calming measures.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- 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-B.14 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 developer plans to help design and construct a common temporary lift station with Sabino’s Rocky Ridge developers to the north and is in communication with Public Works. The common temporary lift station will be located within Sabino’s Rocky Ridge development to the north. The developer shall provide clarity as to what phase the lift station will be designed and constructed. It is our understanding that Sabino’s will be leading the design of the common temporary lift station, but the Ewing Meadows development will be required to participate. A portion of the recommended conditions are outlined in Paragraph 4.C.
- c) If the new 18-in. Danskin force main upgrade is not operational within the common temporary lift station time constraints, the developer may discharge to the force main currently used by Crimson Point Lift Station. Public Works recommends a Development Agreement between the City and the leading developer to document each parties’ obligations for the creative temporary sewer alternative. To avoid pumping conflicts, the developer may design telemetry to work with the Crimson Point Lift Station and force main. The developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point force main and connect to the old 12-in. force main Danskin when it is available. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, CDH, and ACHD for construction and decommissioning throughout the project.
- d) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- e) All sewer infrastructure must meet or exceed City of Kuna requirements.
- f) Sewer flow models will be required to verify pipe sizes.
- g) Sewer connection fees apply to each lot containing a home or other facility.
- h) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

5) Potable Water Connection

- 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 PUDs and master planned

communities to have a master utility plan that addresses potable water issues. 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 closest possible connection point is a 12-in water pipe on the east side of the site on S Ten Mile Rd.
- c) In addition to the applicant's proposed improvements, the applicant shall extend water pipe on Mason Creek St and connect water pipe on Hubbard Rd from Shayla Ave to Romar Ln in accordance with the water master plan as applicable.
- d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures.
- e) All water infrastructure must meet or exceed City of Kuna requirements.
- f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) 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.
- i) 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. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-1.
- b) This development will require a pump and pond that will connect to Kuna Municipal Irrigation System. A pump and pond is currently included in the plan set. The pump and pond is eligible for reimbursement.
- c) The closest possible connection point is a PI mainline southeast of the site, on the corner of S Ten Mile Rd and W Hubbard Rd.
- d) The developer will need to extend pipe on Hubbard, Shayla, and Mason Creek in accordance with the pressure irrigation master plan where applicable.
- e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- f) This project requires connection to the City's Pressurized Irrigation system.
- g) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
- h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
- j) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

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) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

- c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.
- d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- e) 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.
- f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

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.
- b) *As-built drawings will be required before occupancy or final plat approval is granted.*



Project/File: Sabino's Rocky Ridge Subdivision/ KPP21-0001/ 21-01-PUD/ 21-04-AN/ 21-03-ZC/ 21-03-S

This is an annexation and rezone application to annex 55.7 acres into the City of Kuna with C-1, R-6 and R-8 zoning, and a preliminary plat, planned unit development and special use permit to develop 619 single family lots, 76 common lots and 2 commercial lots on a total of 136.17 acres.

Lead Agency: City of Kuna

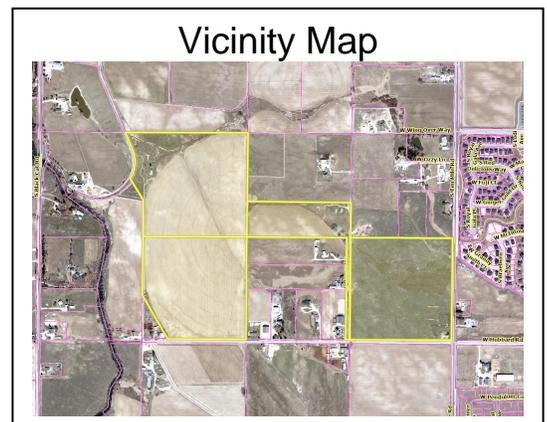
Site address: Northwest of Hubbard Road/Ten Mile Road

Staff Approval: March 16, 2022

Applicant: Patrick Connor
Providence Properties, LLC
701 S. Allen Street, #104
Meridian, ID 83642

Representative: David Crawford
B+A Engineers, Inc.
5505 Franklin Road
Boise, ID 83705

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and rezone application to annex 55.7 acres into the City of Kuna with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 zoning (High Density Residential), and a preliminary plat, planned unit development and special use permit to develop 619 single family lots, 76 common lots and 2 commercial lots on a total of 136.17 acres.

The City of Kuna's Future Land Use Map designates this area as Medium Density Residential and Mixed-Use.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Agricultural/Rural Residential (Ada County)	A/RR
South	Agricultural, Commercial, Medium Density Residential	A/C-1/R-6
East	Medium Density Residential/Rural Residential (Ada County)	R-6/RR
West	Rural Residential (Ada County)	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:
 - Ewing Meadows Subdivision, 298 single family lots and 21 common lots on 80.75 acres located directly south of the site and is currently under review.
 - Gallica Heights Subdivision, 450 single family detached homes, 194 townhomes and 55,900 square foot shopping center located directly north of the western portion of the site.
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 4.83 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):**
 - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be constructed as a single lane roundabout with the design scheduled in 2024-2025 and the right-of-way acquisition scheduled in 2026. The construction year has not yet been scheduled.
 - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single lane expandable roundabout. The design year is scheduled for 2025 and, right-of-way acquisition in 2026. The construction year has not yet been scheduled.
 - The intersection of Ten Mile Road and Lake Hazel Road is scheduled in the IFYWP to be widened to 3-lanes on the south and west legs and 4-lanes on the north and east legs and signalized with the design year scheduled in 2022 and the right-of-way acquisition scheduled in 2023-2024. The construction year has not yet been scheduled.
 - Ten Mile Road is listed in the IFYWP to be widened to 5-lanes from Hubbard Road to Columbia Road with the design year scheduled in 2026. The right-of-way acquisition and construction years have not yet been scheduled.
 - Ten Mile Road is listed in the IFYWP to be widened to 5-lanes from Columbia Road to Lake Hazel Road. The design, right-of-way and construction years have not yet been scheduled.

- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Lake Hazel Road to Amity Road between 2035 and 2040.

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.

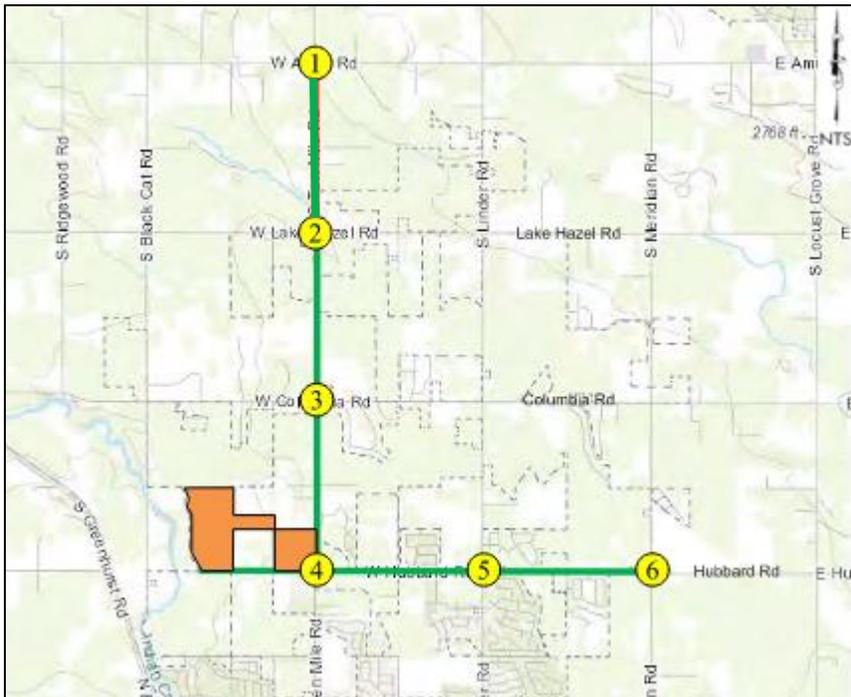
- The BMP identifies Hubbard Road as a Level 2 facility that will be constructed as part of a future ACHD project.
- The BMP also identifies level 1 facilities on the new collector roadway within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. Trip Generation: This development is estimated to generate 10,729 additional vehicle trips per day; 1,046 additional vehicle trips per hour in the PM peak hour based on the traffic impact study.

2. Traffic Impact Study

CR Engineering, Inc. prepared a traffic impact study for the proposed Sabino’s Rocky Ridge Subdivision (formerly known as Aloha Subdivision). An executive summary of the findings **as presented by CR Engineering, 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 study

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 table below list the recommended improvements for the roadway segments and intersections from the traffic impact study for the existing, 2030 background and 2030 total traffic conditions. The following tables list the improvements required by ACHD with this development based on the study and District Policy.

Intersection or Roadway Segment		2021 Existing	2030 Build-Out Year	
			Background	Total
①	Amity Rd and Ten Mile Rd	None	Multilane roundabout or signal with left-turn lanes	Multilane roundabout or signal with left-turn lanes and SB right-turn lane
②	Lake Hazel Rd and Ten Mile Rd	None	None	Single-lane roundabout or signal with left-turn lanes
③	Columbia Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout or signal with left-turn lanes
④	Hubbard Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes
⑤	Linder Rd and Hubbard Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with SB right-turn lane or signal with left-turn lanes
⑥	Meridian Rd and Hubbard Rd	Signal timing adjustments	Dual EB left-turn lanes and SB right-turn lane	Dual EB left-turn lanes and SB right-turn lane
Ten Mile Rd, Amity Rd to Lake Hazel Rd		None	None	None
Ten Mile Rd, Lake Hazel Rd to Columbia Rd		None	None	Widen to Five lanes or alternative mitigation measures
Ten Mile Rd, Columbia Rd to Hubbard Rd		None	None	Widen to three lanes or alternative mitigation measures
Hubbard Rd, West of Ten Mile Rd		None	None	None
Hubbard Rd, Ten Mile Rd to Linder Rd		None	None	None
Hubbard Rd, Linder Rd to Meridian Rd		None	Widen to three lanes or alternative mitigation measures	Widen to three lanes or alternative mitigation measures

Summary of Intersection Improvements Required by ACHD

Intersection	Improvement	Threshold
Hubbard Road/Ten Mile Road (on-site)	3 X 3 Interim signal if not already improved per the IFYWP	250 single family lots/PM peak hour trips
Lake Hazel Road/Ten Mile Road (off-site)	3 X 3 Interim Signal if not already improved per the IFYWP	250 single family lots/PM peak hour trips
Linder Road/Hubbard Road (off-site)	3 X 3 Interim signal	250 single family lots/PM peak hour trips

Integrated Five Year Work Plan Projects:

- Lake Hazel Road/Ten Mile Road is listed in the IFYWP to be to be improved as a signalized intersection with 3-lanes on the south and west legs and 4-lanes on the north and east legs, but the construction year has not yet been scheduled.

Intersections

Ten Mile Road/Hubbard Road Intersection (On-Site)

The study recommends improving the intersection of Hubbard Road and Ten Mile Road as a single-lane roundabout with a southbound right-turn lane and a northbound right-turn lane or improve the intersection as a 3 X 3 signalized intersection when the development generates 275 PM peak hour trips, or final plats 275 single family lots. This intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled. The site traffic at this intersection in the PM peak hour is 30.1% of the 2030 total traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that additional improvements be required with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Due to the uncertainty of the timing of the intersection improvements and rapid development in this area, staff recommends that the applicant be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips if the intersection has not already been improved as a single lane roundabout or signalized by ACHD per the IFYWP. This is consistent with the threshold for the improvements at the intersection of Lake Hazel Road/Ten Mile Road, see below.

Ten Mile Road/Lake Hazel Road Intersection (Off-Site)

The study recommends improving the intersection of Lake Hazel Road and Ten Mile Road as a single-lane roundabout or installing a 3 X 3 interim signal when the development generates 450 PM peak hour trips, or when 450 single family lots are platted. Staff believes that the improvements will be necessary prior to threshold of 450 PM peak hour trips provided in the study given the rapid development occurring in this area, and recommends that 250 PM peak hour trips be used as the threshold for mitigation.

This intersection is also listed in the IFYWP to be improved as a 3 X 4 signalized intersection, but the construction year has not yet been scheduled. The site traffic at this intersection in the PM peak hour is 14.4% of the total 2030 PM peak hour traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that the intersection be improved with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, due to the uncertainty of timing of improvements and rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips, if the intersection hasn't already been improved by ACHD consistent with the IFYWP.

Linder Road/Hubbard Road (off-site)

The study recommends improving the intersection of Linder Road and Hubbard Road as a single-lane roundabout with a southbound right-turn lane or a 3 X 3 signalized intersection when the development generates 330 PM peak hour trips, or final plats 330 single family lots. Staff believes that the improvements will be necessary prior to threshold of 330 PM peak hour trips provided in the study given the rapid development occurring in this area. Therefore, staff recommends that a mitigation threshold of 250 PM peak hour trips be used. The site traffic at this intersection is 19.6% of the 2030 total traffic in the PM peak hour and is not listed in the IFYWP or CIP. Due to the rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior ACHD's approval of the final plat that contains the 250th building lot, or generates 250 PM peak hour trips.

Intersections that are not required to be improved by ACHD with this development application:

Meridian Road/Hubbard Road Intersection (Off-Site)

The study recommends modifying the signal timing at this intersection for the existing conditions, and constructing dual eastbound left-turn lanes and a southbound right-turn lane to mitigate the future 2030 traffic conditions. The site traffic at this intersection in the PM peak hour is 6.1% of the 2030 total traffic. Therefore, staff does not recommend additional improvements for Hubbard Road at this intersection with this development consistent with the District’s Level of Service Planning Thresholds Policy, a development with site traffic less than 10% of the downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that exceeds the minimum acceptable level of service planning threshold or V/C ratio. This intersection is part of ITD’s SH-69 Corridor Study which identifies this intersection to be improved as a median u-turn (MUT). ITD has requested that the applicant submit their proportionate share for the future improvements at this intersection.

Amity Road/Ten Mile Road Intersection (Off-Site)

The study recommends improving the intersection of Amity Road and Ten Mile Road with a multi-lane roundabout or a 3 X 3 interim signal starting with the 2030 background conditions, and adding a southbound right-turn lane for the 2030 total traffic conditions. ACHD recently constructed this intersection as a multi-lane roundabout this year, and the study shows that the intersection operates acceptably in the future 2030 conditions as a multi-lane roundabout. Therefore, staff recommends no additional improvements be required at this intersection with this development application.

Columbia Road/Ten Mile Road Intersection (Off-Site)

The study recommends improving the intersection of Columbia Road and Ten Mile Road as a single-lane roundabout or improve the intersection as a 3 X 3 signalized intersection starting when the development generates 290 PM peak hour trips, or final plats 290 single family lots. The intersection was recently improved as a 3 X 3 signalized intersection with the Silver Trail development. The study shows that the intersection operates acceptably as a 3 X 3 signalized intersection under the 2030 total traffic conditions. Therefore, staff recommends that no additional improvements be required at this intersection with this development application.

Summary Roadway Segments Improvements

Segment	Mitigation	Threshold (Peak hour trips)	Percentage of peak hour Site Traffic of the 2030 Total Traffic	Listed in CIP or IFYWP?
Ten Mile Road – from Columbia Road to Hubbard Road (partially on-site)	5-lanes	263 (AM)	20.4%	Yes – 5 lanes IFYWP Future
Ten Mile Road – from Lake Hazel Road to Columbia Road (off-site)	3-lanes	219 (PM)	19%	Yes – 5 lanes IFYWP Future
Hubbard Road – from Linder Road to Meridian Road (off-site)	3-lanes	273 (PM)	14.5%	No

Ten Mile Road – Columbia Road to Hubbard Road (partially on-site)

The study shows that this segment of Ten Mile Road will be required to be widened from 2 to 5-lanes under the 2030 total traffic conditions when the site generates approximately 263 PM peak hour trips. This segment of Ten Mile Road is scheduled in the IFYWP to be widened to 5-lanes with a design year of 2026, however, a right-of-way acquisition and construction year have not yet been scheduled. Consistent with District Policy, the applicant provided a shoulder hour analysis and indicated that the segment meets acceptable LOS thresholds for a 3-lane minor arterial road, but not a 2-lane minor arterial road in the PM peak hour under the 2030 total conditions, and also

recommended alternative mitigation measures that included pedestrian improvements and filling in gaps in improvements. The applicant is required to widen Ten Mile Road abutting the site to 3-lanes to provide a center turn lane for the site accesses, as discussed above. However, staff does not recommend that the applicant be required to widen Ten Mile Road off-site to 3-lanes due to the fact:

- There is an existing southbound left-turn lane at the only local road intersection on the segment, Mason Creek Street.
- The intersections at the north and south ends of the segment are or will be improved as 3 X 3 signalized intersections. Columbia Road/Ten Mile Road was recently improved as a 3 X 3 signalized intersection and the applicant is required to improve the intersection of Ten Mile Road/Hubbard Road as an interim 3 X 3 signalized intersection prior to platting the 250th single family lot for the development. The study shows that the Columbia Road/Ten Mile Road intersection operates acceptably as a 3 X 3 signalized intersection under the 2030 total traffic conditions.

This allows this segment of Ten Mile Road to function acceptably as a 3-lane minor arterial road and therefore, staff does not recommend that the off-site segment of Ten Mile Road be widened to 3-lanes with this development application as an interim improvement until the segment is widened to 5-lanes.

In addition, staff does not recommend that the applicant be required construct alternative mitigation or widen this segment of Ten Mile Road to 5-lanes due to the fact that:

- This segment is listed in the ACHD's IFYWP to be widened to 5-lanes,
- There is not enough existing right-of-way off-site to widen the road off-site to 5-lanes or construct alternative mitigation,
- The 5-lane section would not be consistent with the interim 3 X 3 signal that is required to be installed by the applicant at Hubbard Road/Ten Mile Road and the existing 3 X 3 signal at Columbia Road/Ten Mile Road at the south and north ends of the segment, and
- The applicant is required to construct dedicated southbound right-turn lanes on Ten Mile Road at the site access points which will allow for smoother traffic flow.

Ten Mile Road - Lake Hazel Road to Columbia Road, and Hubbard Road – Linder Road to Meridian Road (Off-Site)

The study recommends widening Ten Mile Road from Columbia Road to Lake Hazel Road and Hubbard Road from Linder Road to Meridian Road to 3-lanes under the 2030 total traffic conditions. The segment Ten Mile Road from Lake Hazel Road to Columbia Road is listed in the CIP to be widened to 3-lanes after the final buildout year of the development, and the segment of Hubbard Road is not listed in the CIP. The peak hour site traffic on all segments is greater than 10%. Typically, the applicant would be required to widen or construct alternative mitigation for these road segments since they are contributing more than 10% of the traffic for those segments and the Ten Mile Road segment will not be improved by ACHD before the final buildout year for the development. However, Ten Mile Road from Lake Hazel Road to Columbia Road and the segment of Hubbard Road are located off-site and there is not enough existing right-of-way to widen these road segments or construct alternative mitigation. In addition, there are currently no major developments taking access on the segment of Ten Mile Road from Lake Hazel Road to Columbia Road and large developments that may require access on this segment of Ten Mile Road in the future will be required to evaluate the need for turn lanes at the site accesses on Ten

Mile Road. Also, the intersection of Linder Road/Hubbard Road will also be signalized as an interim 3 X 3 intersection with this development and large developments that will require access on Hubbard Road in the future will also be required to evaluate if a left-turn lane is warranted for that access point. Therefore, staff does not recommend additional widening on Ten Mile Road from Lake Hazel Road to Columbia Road and on Hubbard Road from Linder Road to Meridian Road with this development application.

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 Amity Rd – Lake Hazel Rd	0-feet	Principal Arterial	338	Better than “D”	Better than “D”
Ten Mile Road Lake Hazel Rd – Columbia Rd	0-feet	Minor Arterial	356	Better than “D”	“F”
Ten Mile Road Columbia Rd – Hubbard Rd	1,300-feet	Minor Arterial	407	Better than “D”	“F”
Hubbard Road West of Ten Mile Rd	2,620-feet	Minor Arterial	7	Better than “D”	Better than “D”
Hubbard Road Ten Mile Rd - Linder Rd	0-feet	Minor Arterial	180	Better than “D”	Better than “E”
Hubbard Road Linder Rd - Meridian Rd	0-feet	Minor Arterial	447	Better than “D”	“F”

- * Acceptable level of service for a two-lane principal arterial is “E” (690 VPH).
- * Acceptable level of service for a three-lane principal arterial is “E” (880 VPH).
- * Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
- * Acceptable level of service for a three-lane minor arterial is “E” (720 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ten Mile Road between Amity Road and Lake Hazel Road was 7,305 on 1/14/2021.
- The average daily traffic count for Ten Mile Road between Lake Hazel Road and Columbia Road was 7,022 on 1/7/2021.
- The average daily traffic count for Ten Mile Road between Columbia Road and Hubbard Road was 8,199 on 1/7/2021.
- The average daily traffic count for Hubbard Road west of Ten Mile Road was 99 on 1/7/2021.
- The average daily traffic count for Hubbard Road between Ten Mile Road and Linder Road was 3,212 on 1/7/2021.
- The average daily traffic count for Hubbard Road between Linder Road and Meridian Road was 6,058 on 1/7/2021.

C. Findings for Consideration

1. Ten Mile Road/Hubbard Road

The study recommends improving the intersection of Hubbard Road and Ten Mile Road as a single-lane roundabout with a southbound right-turn lane and a northbound right-turn lane or improve the intersection as a 3 X 3 signalized intersection when the development generates 275 PM peak hour trips, or final plats 275 single family lots. This intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled. The site traffic at this intersection in the PM peak hour is 30.1% of the 2030 total traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that additional improvements be required with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, consistent with the District's Level of Service Planning Thresholds policy and Alternative Mitigation Policy, the applicant should be required to signalize the intersection as a 3 X 3 intersection prior to ACHD's approval of the final plat with the 250th single family lot if the intersection has not already been improved as a single lane roundabout or signalized per the IFYWP. The study recommends 275 PM peak hour trips or 275 single family lots, but requiring the improvements prior to the approval of the final plat with 250 single family lots is consistent with the improvements for the timing of the signalization of Lake Hazel Road/Ten Mile Road. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements as discussed above:

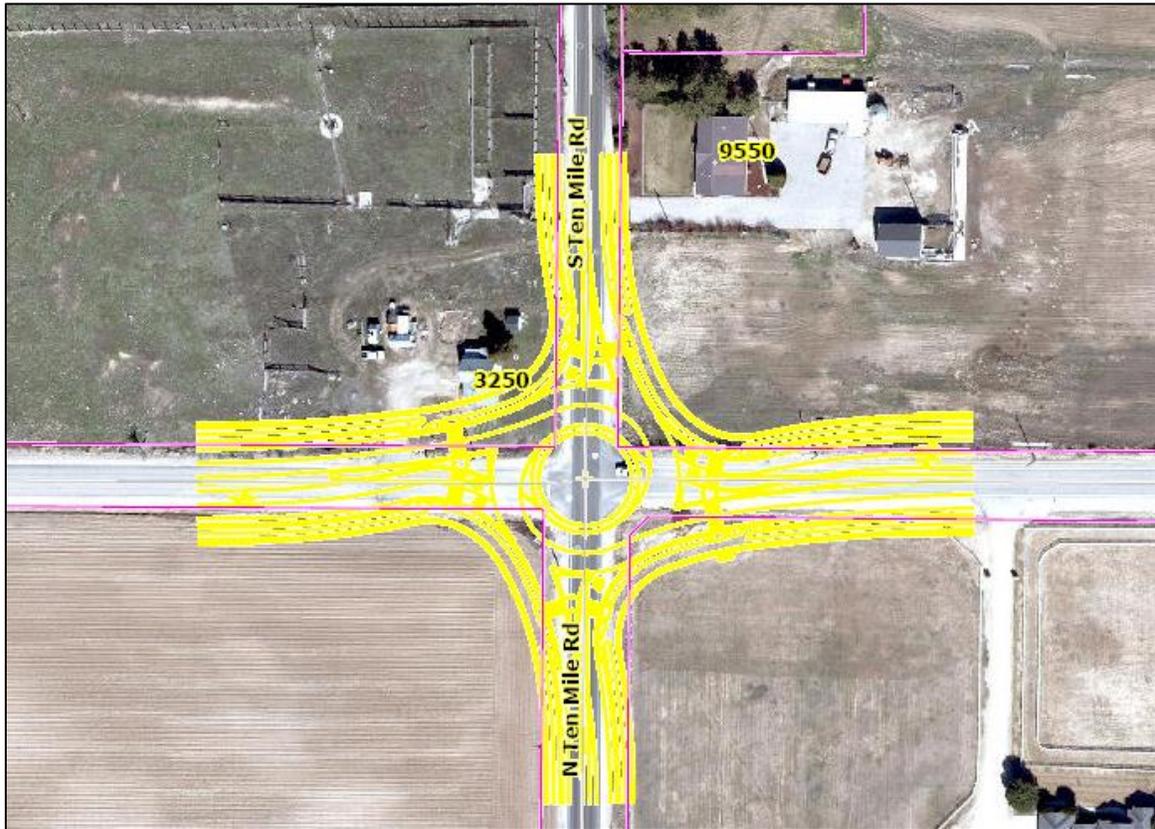
- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

2. MSM Roundabout – Ten Mile Road/Hubbard Road

- a. ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new multi-lane roundabout was identified on the MSM at the intersection of Ten Mile Road/Hubbard Road. A new single-lane roundabout is planned at the Ten Mile Road/Hubbard Road intersection with the IFYWP.
- b. Staff comments/Recommendation:** The Master Street Map shows a multi-lane roundabout at intersection of Ten Mile Road and Hubbard. Additional right-of-way should be dedicated to accommodate the future construction of the multi-lane roundabout as shown below. A template for the roundabout with the right-of-way dimensions can be found in Attachment 4.

Compensation will only be provided for the right-of-way dedication for a single-lane roundabout consistent with the improvements planned in the IFYWP for this intersection.



3. Lake Hazel Road/Ten Mile Road (off-site)

The study recommends improving the intersection of Lake Hazel Road and Ten Mile Road as a single-lane roundabout or installing a 3 X 3 interim signal when the development generates 450 PM peak hour trips, or when 450 single family lots are platted. Staff believes that the improvements will be necessary prior to threshold of 450 PM peak hour trips provided in the study given the rapid development occurring in this area, and recommends that 250 PM peak hour trips be used as the threshold for mitigation.

This intersection is also listed in the IFYWP to be improved as a 3 X 4 signalized intersection, but the construction year has not yet been scheduled. The site traffic at this intersection in the PM peak hour is 14.4% of the total 2030 PM peak hour traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that the intersection be improved with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, due to the uncertainty of timing of improvements and rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or the lots that generate 250 PM peak hour trips, if the intersection hasn't already been improved by ACHD consistent with the IFYWP. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs

associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Lake Hazel Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements as discussed above:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

4. Linder Road/Hubbard Road (off-site)

The study recommends improving the intersection of Linder Road and Hubbard Road as a single-lane roundabout with a southbound right-turn lane or a 3 X 3 signalized intersection when the development generates 330 PM peak hour trips, or final plats 330 single family lots. Staff believes that the improvements will be necessary prior to threshold of 330 PM peak hour trips provided in the study given the rapid development occurring in this area. Therefore, staff recommends that a mitigation threshold of 250 PM peak hour trips be used. The site traffic at this intersection is 19.6% of the 2030 total traffic in the PM peak hour and is not listed in the IFYWP or CIP. Due to the rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior ACHD's approval of the final plat that contains the 250th building lot, or generates 250 PM peak hour trips. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Linder Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements based on the discussion above:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

5. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (25-feet from centerline).

b. Policy:

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

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and bike facilities, a 72-foot street section within 100-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to widen Ten Mile Road to ½ of a 72-foot wide 5-lane minor arterial street section with curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalks.
- d. **Staff Comments/Recommendations:** The applicant's proposal to widen Ten Mile Road to ½ of a 72-foot wide minor arterial street section with vertical curb and gutter exceeds District Policy, which requires pavement widening, gravel shoulders and sidewalk on arterial roadways and is not approved, as proposed. ACHD will not accept the construction of additional pavement widening, curb and gutter at this time. The applicant should be required to widen Ten Mile Road abutting the site to a 3-lane minor arterial road when Commercial Accesses A and B are constructed onto Ten Mile Road in order to provide a northbound left-turn lane for the site access points, consistent with the traffic impact study recommendations,

and construct a 3-foot wide gravel shoulder. The applicant's proposal to construct the 5-foot wide detached concrete sidewalk meets District Policy and should be approved, as proposed. The sidewalk shall be located a minimum of 43-feet from the centerline of Ten Mile Road.

The applicant should be required to dedicate additional right-of-way to total 50-feet from the centerline of the road consistent with the MSM. This segment of Ten Mile Road is listed in the IFYWP to be widened to 5-lanes within 100-feet of right-of-way from Hubbard Road to Columbia Road, however, the construction date has not yet been set. Compensation will be provided for this right-of-way dedication.

The applicant should be required to construct dedicated southbound right-turn lanes on Ten Mile Road at Commercial Accesses A and B, consistent with the traffic impact study recommendations. Additional right-of-way dedication and pavement widening should be provided to accommodate the turn lanes. Compensation will not be provided for additional right-of-way dedication or pavement widening for the turn lanes.

This segment is scheduled in the IFYWP to be widened to 5-lanes, however, the construction year has not been set. The study shows that Ten Mile Road will be required to be widened to 5-lanes under the 2030 total traffic conditions when the site generates 263 additional PM peak hour trips. However, staff does not recommend that the applicant be required to widen Ten Mile Road to 5-lanes due to the fact that there is not enough existing right-of-way off-site to widen this segment to 5-lanes or construct alternative mitigation, and widening to 5-lanes would not be consistent with the interim 3 X 3 signals at north and south ends of this segment at Columbia Road and Hubbard Road, and the applicant is required to construct dedicated southbound right-turn lanes at the site access points on Ten Mile Road which will allow for smoother traffic flow.

6. Hubbard Road

a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (17-feet from centerline and 25-feet from section line).

b. **Policy:**

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

Off-Site Streets Policy: District Policy 7205.2.1 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile; OR shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile.

Alternatives to pavement widening including sidewalks and pathways, or other proposals may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); the posted speed limit; topography; accident history; potential need for bicycle and bus/traffic routes; number of pedestrians (existing and projected); location of pedestrian attractors and generators (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Narrower street widths may be considered if pedestrian or bike facilities exist or if the proposed development is for ten (10) residential lots or fewer or will generate less than 100 VTD.

The District will consider the phasing of off-site improvements to the arterial roadway on a case-by-case basis if a phasing plan is approved by the lead land use agency. The required improvements must be constructed prior to the signature on the final plat that included the 40th residential lot; or exceeds trip generation of 400 VTD.

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 Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to construct curb, gutter and 5-foot wide detached sidewalk on Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** Hubbard Road is not centered on the section line and the offset varies between 6 to 10-feet. Therefore, frontage improvements and right-of-way dedication along Hubbard Road should be measured from the section line.

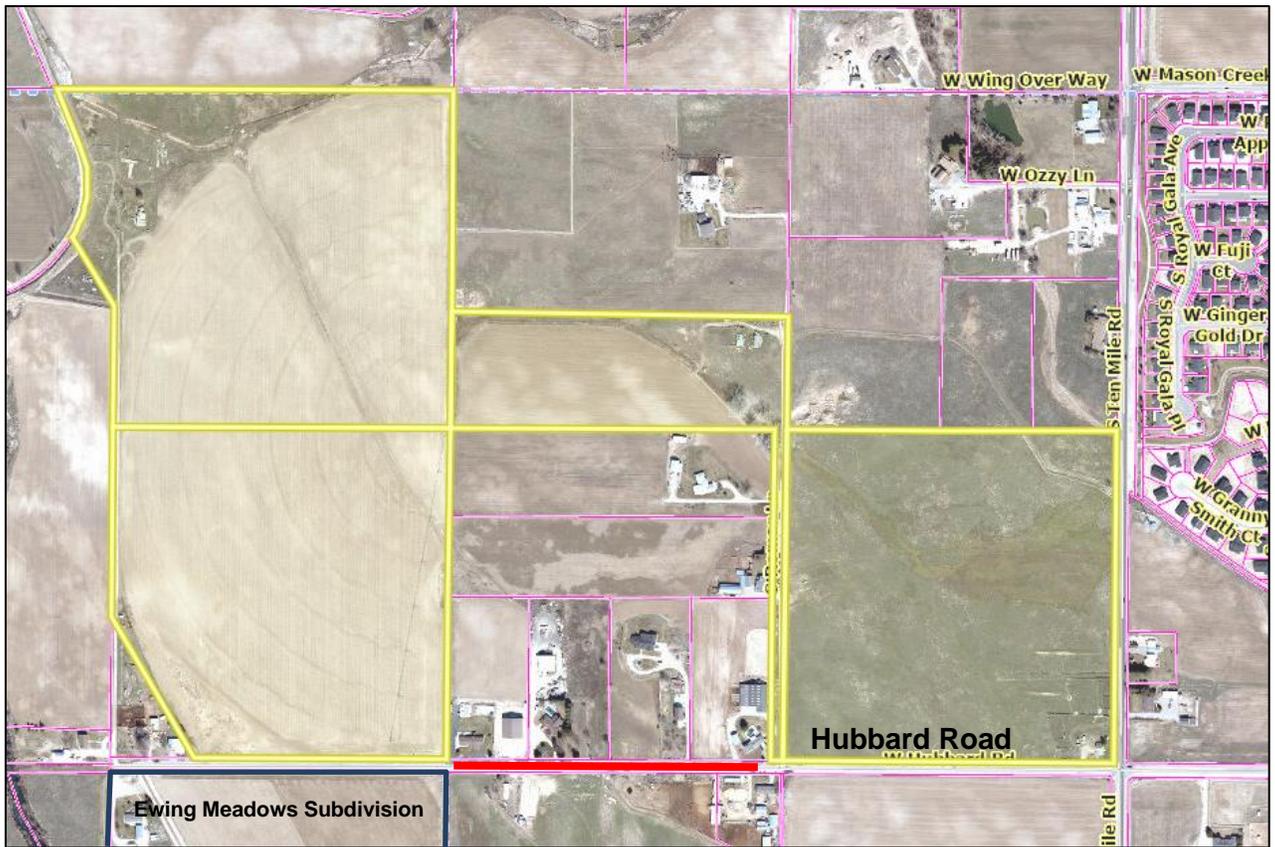
Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 39-feet from section line of Hubbard Road abutting the site. The applicant will not be compensated for any right-of-way dedication, as Hubbard Road is not listed in ACHD's IFYWP or CIP.

The applicant's proposal to construct Hubbard Road with vertical curb and gutter abutting the site exceeds ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways and should not be approved as proposed. ACHD will not accept the construction of additional pavement widening, curb and gutter at this time.

The applicant should be required to widen the pavement on Hubbard Road to total 17-feet from section line plus a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk located a minimum of 32-feet from the section line abutting the site.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

The site has a gap in frontage on Hubbard Road for the site, as shown below in red, that is improved with 24-26 feet of pavement plus 8 to 10-foot wide gravel shoulders. Thus, the western portion of this site will not be served by a public street that is fully improved to urban standards. District Policy requires that a site that is not served by a fully improved public street be improved with 30-feet of pavement plus 3-foot wide gravel shoulders, if they do not exist, or provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility. Therefore, the applicant should be required to improve the off-site segment of Hubbard Road with 30-feet of pavement with 3-foot wide gravel shoulders or 24-feet of pavement, 3-foot wide gravels shoulders and construct pedestrian facilities consistent with ACHD's Offsite Improvement Policy where there is a gap in frontage on Hubbard Road for the site. Staff recommends that the applicant coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development.

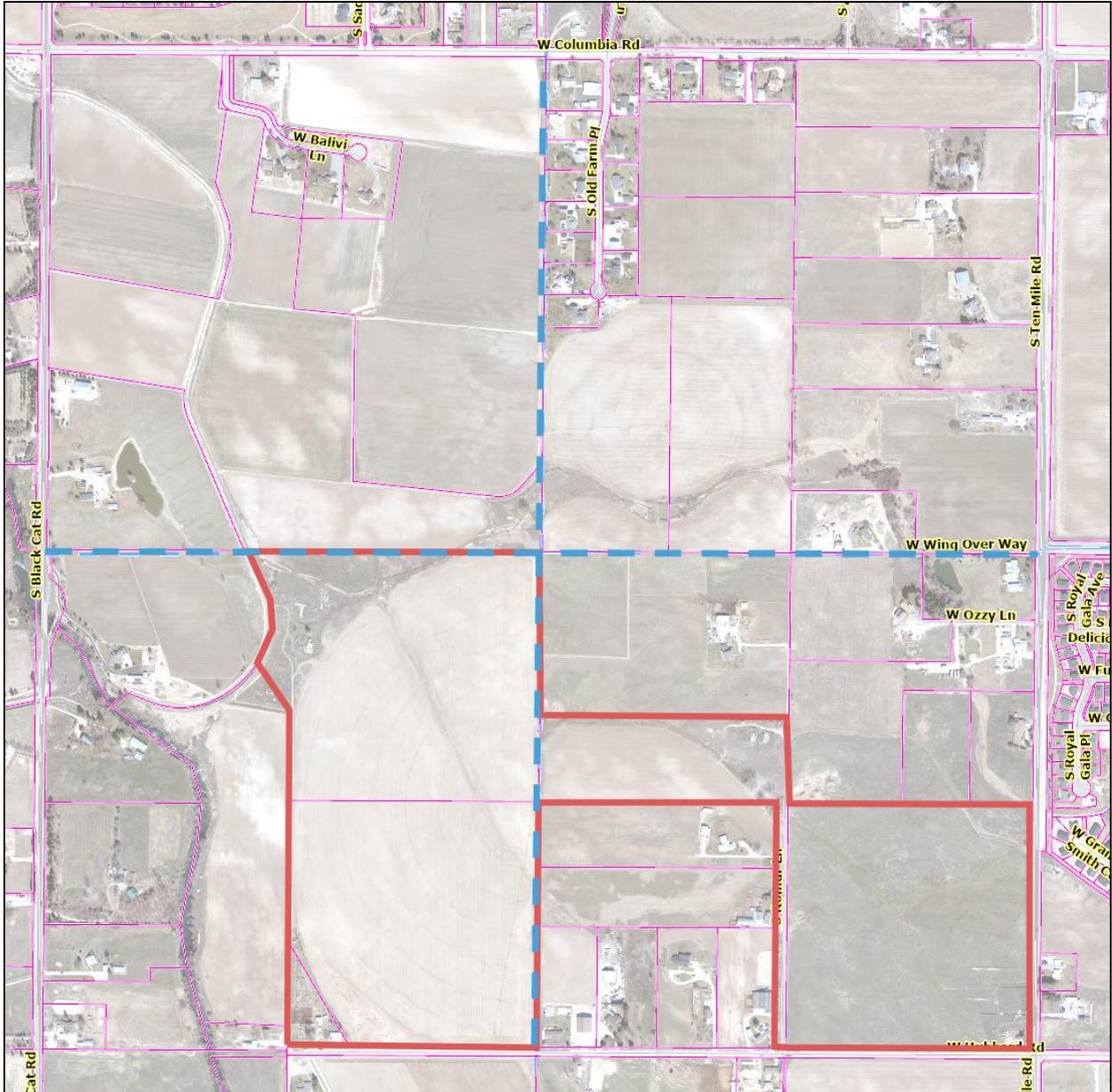
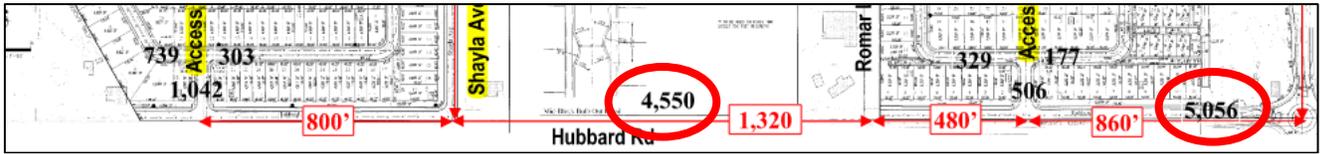


7. Phasing/Hubbard Road – Maximum Traffic on One Access

a. Policy:

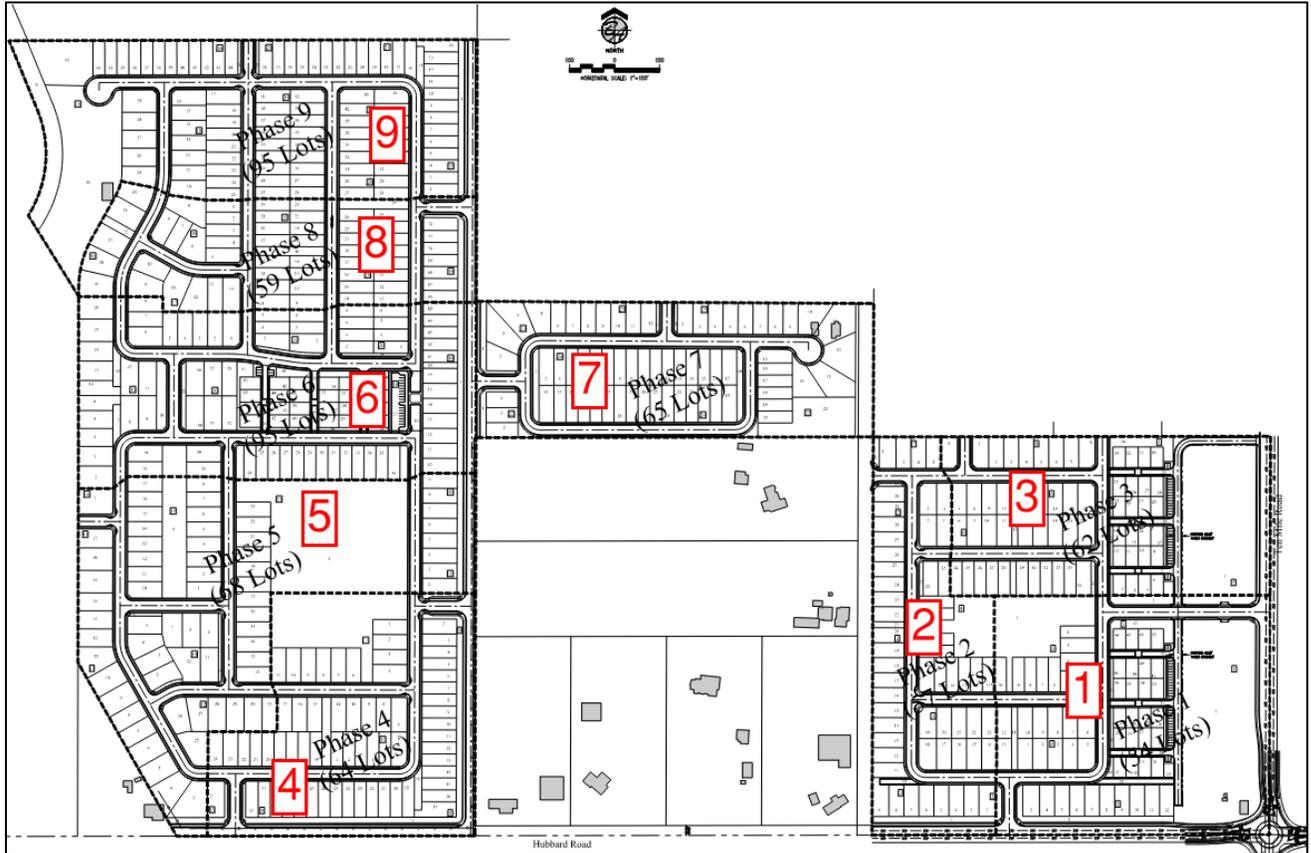
Maximum Traffic on One Access: District Policy 7205.3.2 states that if a proposed development only has one access to a public street that is an arterial street, or if it proposes to extend public streets from existing development with only industrial street access to the public street system, the maximum forecast ADT (Average Daily Trips) to be allowed at any point on the industrial street access is 5,000. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services. The District will also take into consideration the following items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, and topography.

b. Staff Comments/Recommendations: The traffic impact study shows that the projected daily trips on Hubbard will be a maximum of 5,056 trips just west of Ten Mile Road and 4,550 daily trips just west of Shayla Avenue at full build out, as shown below. District Policy restricts the daily trips on an arterial road that is the sole access to a site to 5,000 trips. The projected daily traffic is only 1% above the threshold, however, staff still has concerns about the large isolated western portion of the site only having access to Hubbard Road until Wing Over Way is constructed to the east from the site to connect to Ten Mile Road or west to Black Cat Road, or Shayla Avenue is extended to the north to connect to Columbia Road, as shown as the blue dashed lines below. There is a proposed development directly north of this site, Gallica Heights Subdivision, that is proposing to extend Shayla Avenue to the north to connect to Columbia Road. However, the timing of the construction of Shayla Avenue to intersect Columbia Road is not known at this time.



The Kuna Rural Fire District has indicated that the overall development phasing plan does not comply with Idaho Fire Code for secondary and emergency accesses and has required that the applicant provide a development phasing plan which demonstrates at least 2 approved means of emergency access for all portions of the site as this development progresses to more than 30 single family homes. Staff supports the Kuna Rural Fire District requirements and recommends that the applicant be required to comply with those requirements with this development application. Therefore, if secondary access to Columbia Road, Ten Mile Road or Black Cat Road has not been constructed for all portions of the site prior to the submittal of the construction plans and plat that include the 31st single family building lot, then the applicant should be required to submit to ACHD written approval from the Kuna Rural Fire District prior to

the submittal of the construction plans and final plat that contain the 31st single family building lot and submit a phasing plan that demonstrates at least 2 approved means of emergency service access for the development consistent with the Kuna Rural Fire District requirements.



Phasing Plan

8. Shayla Avenue – North/South Collector

a. **Existing Conditions:** There are no collector roads 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.

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 to the south of the site and continue along the site's east property line stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to construct Shayla Avenue at the site's east property line intersecting Hubbard Road and extending north to stub to the site's north property line. The applicant has proposed to construct the segment of Shayla Avenue that is fully within the site as a 36-foot wide collector street section with vertical curb, gutter, 8-foot wide concrete sidewalks within 56-feet of right-of-way.

Shayla Avenue abutting the site's east property line is proposed to be constructed as ½ of a 36-foot wide collector street section with vertical curb, gutter and 8-foot wide attached concrete sidewalk on the west side of the street and 16-feet of additional pavement beyond the centerline with a 6-foot wide borrow ditch on the east side of the road and dedicate 50-feet of right-of-way that touches the site's east property line. The applicant has proposed to construct Shayla Avenue so that the centerline of the road is at least 22-feet west of the site's east property line due to concerns about Shayla Avenue encroaching into the existing home on Parcel S1310438755 show below when that parcel is redeveloped in the future.



d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed. The applicant's proposal to construct Shayla Avenue at the site's east property line as $\frac{1}{2}$ of a 36-foot wide street section with 16-feet of additional pavement widening exceeds District Policy which requires only 12-feet of additional pavement widening for the construction of a collector road at a site's property line. However, the property owner directly east of the site at Parcel S1310438755 has concerns about the proximity of Shayla Avenue to their property and the impact of widening Shayla Avenue on their parcel in the future. The completion of the street section for Shayla Avenue on that parcel in the future would cause the street to potentially encroach into the buildings and home on the property if Shayla Avenue was constructed with this development as $\frac{1}{2}$ of a collector street section with only 12-feet of pavement widening beyond the centerline at the site's east property line. Therefore, the applicant has proposed to align Shayla Avenue so that the centerline is at least 22-feet from the site's east property line, versus 16-feet, so that when Parcel S1310438755 abutting the site develops in the future, the completion of Shayla Avenue will not conflict with the existing home and structures. The construction of curb, gutter and sidewalk on the east side of Shayla Avenue and additional right-of-way dedication to accommodate the improvements will be required when Parcel S1310438755 redevelops in the future. The applicant may also choose to adjust the alignment of Shayla Avenue so that the street section is located fully within their site and construct Shayla Avenue as a 36-foot wide collector street section with vertical curb, gutter and sidewalk on both sides of the road with right-of-way that touches the site's east property line.

Directly north of Parcel S1310438755, the applicant may construct Shayla Avenue where it is not fully located within the site as a minimum of $\frac{1}{2}$ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the west side and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the unimproved side and dedicate right-of-way the extends from the site's east property line to 2-feet behind the back of sidewalk.

The applicant's proposal to construct an 8-foot wide attached concrete sidewalk exceeds District Policy which requires a 7-foot wide attached concrete sidewalk or 5-foot wide detached concrete sidewalk. The City of Kuna may require that the applicant construct an 8-foot wide sidewalk. At a minimum, a 7-foot wide attached or 5-foot wide detached concrete sidewalk on Shayla Avenue is required.

For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. Wing Over Way

a. **Existing Conditions:** There are no collector roads 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.

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.

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

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 Mason Creek Street on the east side of Ten Mile Road to the east of the site and continue

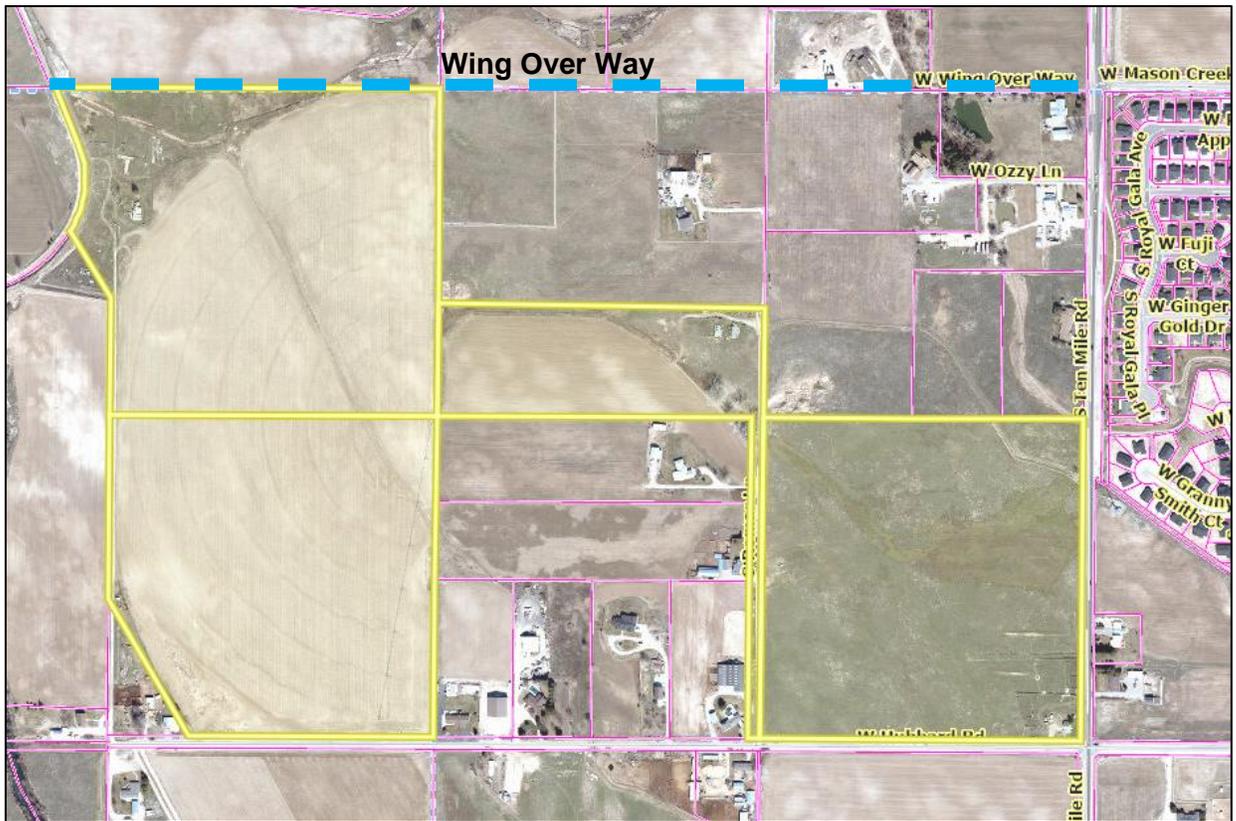
along the site's north property line stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to dedicate 25-feet of right-of-way at the site's north property line to construct Wing Over Way and has indicated that they are working with the development to the north, Gallica Heights Subdivision, to each construct ½ of Wing Over Way.
- d. **Staff Comments/Recommendations:** The applicant should be required to construct Wing Over Way at the site's north property line at a minimum as ½ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the south side of the road and 12-feet of pavement with a gravel shoulder on and borrow ditch on the north side of the road consistent with the MSM and dedicate right-of-way, if Gallica Heights Subdivision has not started the construction of Wing Over Way prior to the phase of this development that includes the alignment for Wing Over Way.

Gallica Heights Subdivision will be required to construct Wing Over Way at a minimum as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the north side of the street and 12-feet of additional pavement widening and a 3-foot wide gravel shoulder and borrow ditch on the south side of the street, as well. If Gallica Heights Subdivision has started constructing Wing Over Way prior to the submittal of the construction plans for the phase of this development that includes Wing Over Way, then the applicant should be required to construct their portion of Wing Over Way to complete the 36-foot wide collector street section with pavement widening, vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk abutting the site.

The applicant should work with Gallica Heights Subdivision to coordinate the construction of Wing Over Way if the two applicants would like to each share the construction costs. ACHD will not coordinate cost sharing.

The applicant should be required to submit a road trust deposit to ACHD in the amount of \$115,000 for the construction of their portion of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way is extended to the west in the future.



10. Internal Local Roads

a. **Existing Conditions:** There are no existing 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 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.

- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- c. **Applicant's Proposal:** The applicant has proposed to construct the internal local streets as 36-foot wide local streets with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

11. Commercial Road (Access) B

a. **Existing Conditions:** There are no existing commercial roads within the site.

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

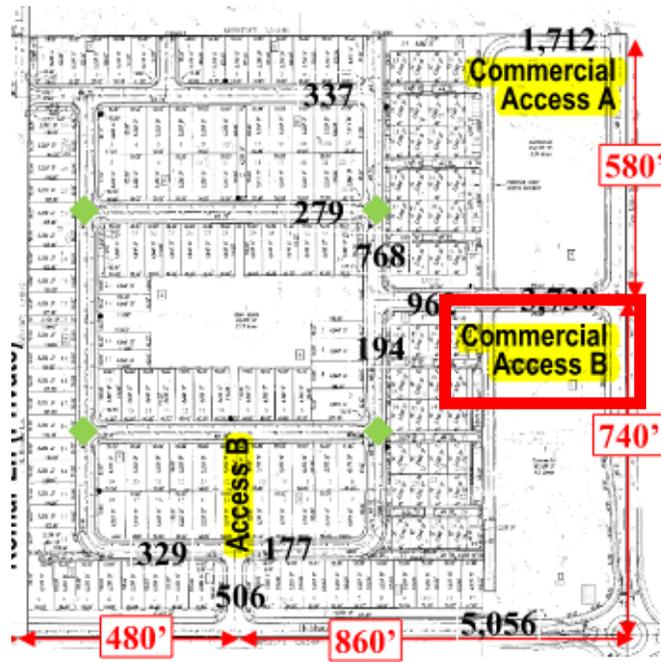
Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, 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.

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. **Applicant's Proposal:** The applicant has proposed to construct one public road, Commercial Road (Access) B, onto Ten Mile Road and construct it as a 36-foot wide street section with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.



- d. **Staff Comments/Recommendations:** Staff recommends that this road be constructed as a 46-foot wide commercial street section with 3-lanes consistent with the traffic impact study recommendations and due to the uses surrounding the road and the access points proposed near the intersection with Ten Mile Road. The applicant should be required to construct Commercial Road B as a 46-foot wide commercial street section with 3-lanes, 3-inches of pavement, vertical curb, gutter and 5-foot wide concrete sidewalks and dedicate right-of-way that extends to 2-feet behind the back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

12. 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 7206.4.2 states that the optimum spacing for unsignalized collectors intersecting minor arterial roadways is 1,320-feet.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

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. **Applicant's Proposal:** The applicant has proposed to construct Commercial Road B, a public commercial road, onto Ten Mile Road, a minor arterial road, located 740-feet north of Hubbard Road.

The applicant has proposed that Wing Over Way intersect Shayla Avenue at the site's north property line located 615-feet north of the closest local road.

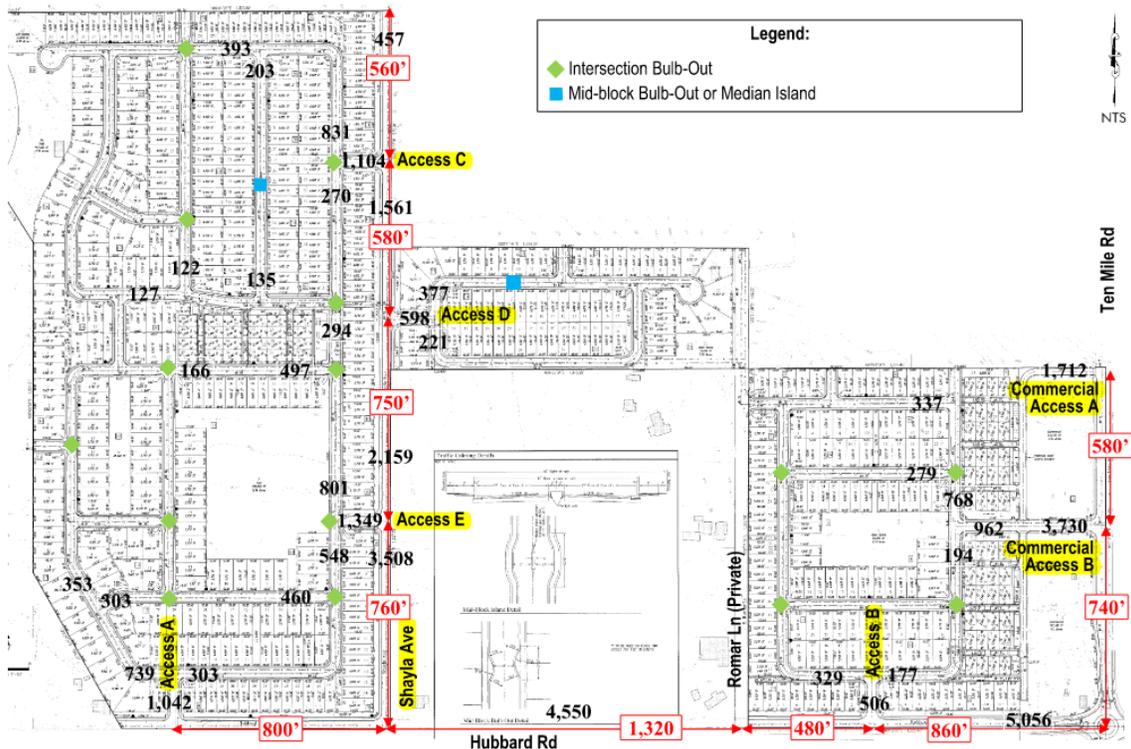
The applicant has proposed to construct one local road to intersect the future east/west collector road, Wing Over Way, located 740-feet west of Shayla Avenue.

The applicant has proposed to construct the following public roads onto Hubbard Road, a minor arterial road:

- Access B, a local road, located 850-feet west of Ten Mile Road.
- Shayla Avenue, a collector road, at the site's east property line approximately 1,800 west of the local road, Access B. See Finding 8.
- Access A, a local road, located 800-feet west of Shayla Avenue.

The applicant has proposed to construct the following local roads onto Shayla Avenue:

- Access E located 760-feet north of Hubbard Road.
- Access D located 750-feet north of Access E.
- Access C located 580-feet north of Access D.



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

13. Stub Streets

a. **Existing Conditions:** There are no stub streets to 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 AND WIDENED IN THE FUTURE."

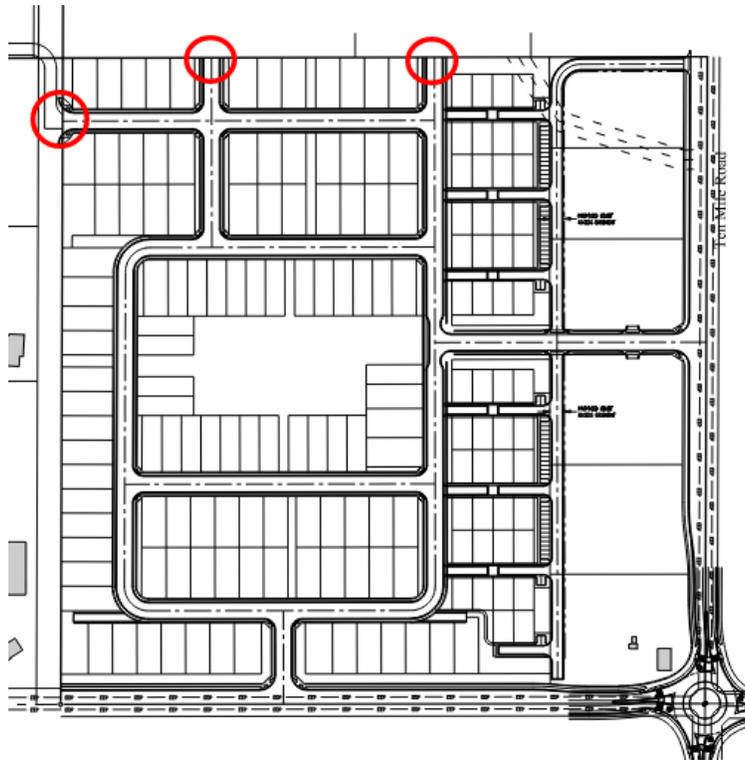
In addition, stub streets must meet the following conditions:

- 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.

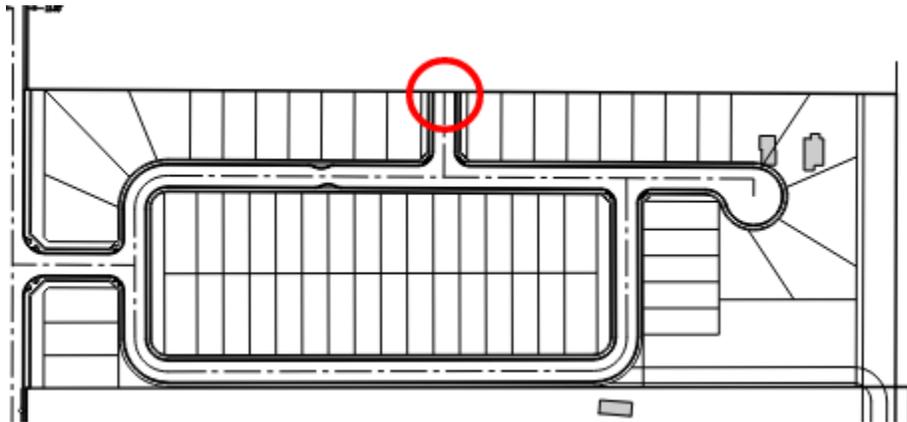
Temporary Dead End Streets Policy: 7206.2.4.4 (collector)/ 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer 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 has proposed to construct the following local roads to stub to the site's north and west property lines for the eastern portion of the site:

- 2 local roads to stub to the site's north property line located 305-feet east of the site's west property line and 561-feet west of the site's east property line.
- 1 local road to stub to the site's west property line located 130-feet south of the site's north property line. The applicant has proposed to construct the stub street as a curb return type approach, see below.

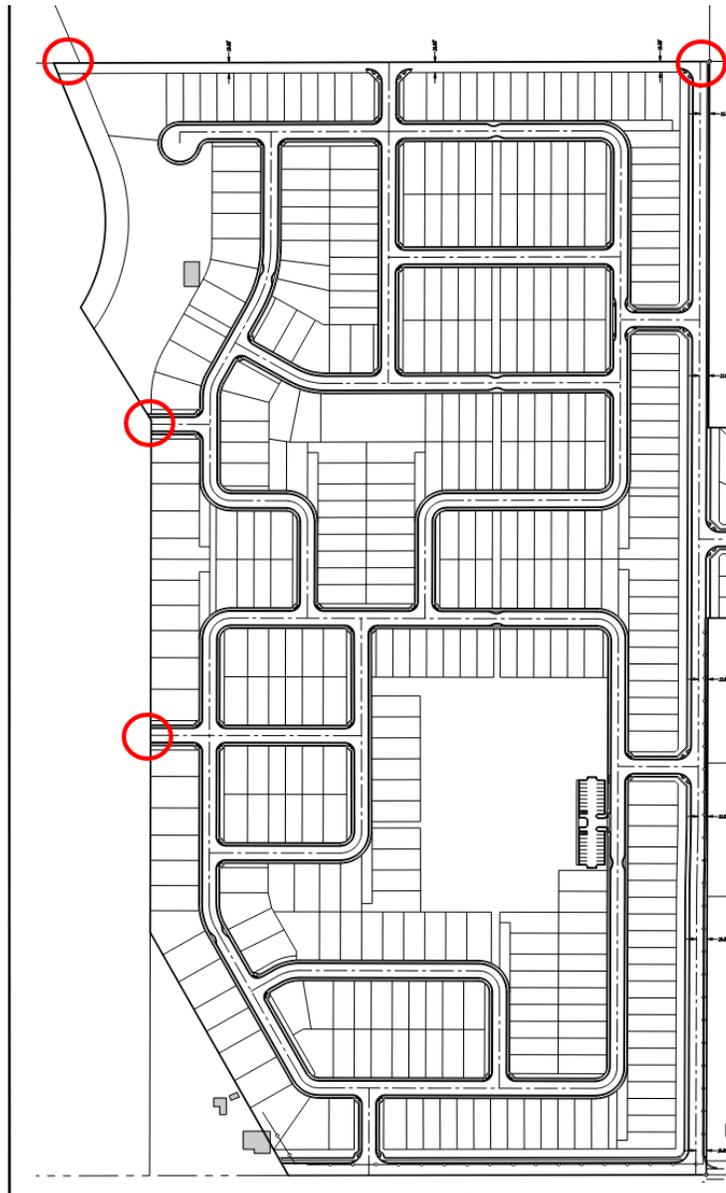


The applicant has proposed to construct one local road to stub to the site's north property line located 688-feet west of the site's east property line for the central portion of the site.

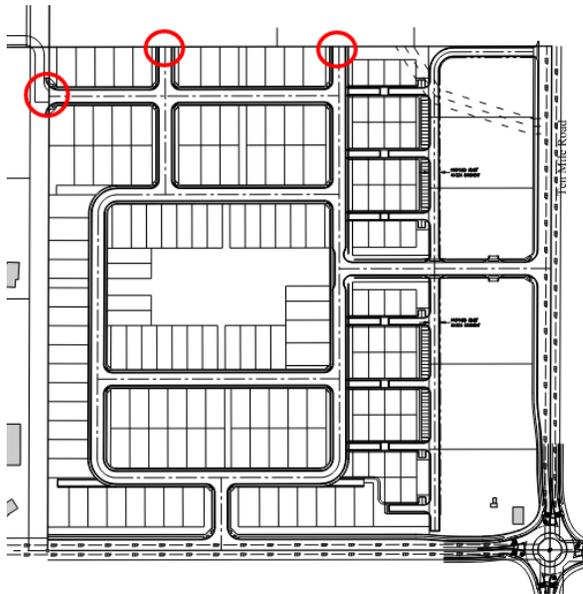


The applicant has proposed to construct the following stub streets for the western portion of the site:

- One collector road, Wing Over Way, to stub to the site's west property line at the site's northwest corner.
- One local road to stub to the site's west property line, located 860-feet south of the site's north property line.
- One local road to stub to the site's west property line, located 1,050-feet south of the site's north property line.
- One collector road, Shayla Avenue, to stub to the site's north property line at the northeast corner of the site.



d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. All stub streets are proposed to be less than 150-feet long, except Wing Over Way and the local road that is proposed to stub to the site's west property line in the eastern portion of the site. The applicant should be required to construct a temporary cul-de-sac with the dimensions of a standard cul-de-sac at the terminus of the aforementioned local road and Wing Over Way. 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 local stub streets that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The location of the sign at the terminus of the local road that is proposed to stub to the site's west property line shown above shall be located so that emergency services can access the emergency access that is proposed to extend from the cul-de-sac. See Finding 14.

The applicant should be required to install a sign at the terminus of Shayla Avenue and Wing Over Way that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE" if Shayla Avenue has not yet been constructed to stub to the site's north property line by Gallica Heights Subdivision.

14. Driveways

14.1 Ten Mile Road and Hubbard Road

- a. **Existing Conditions:** There is an existing 22-foot wide partially paved driveway on Hubbard Road located 150-feet west of Ten Mile Road.

There is an existing 17-foot wide unpaved private road, Romar Lane, on Hubbard Road located 1,440-feet west of Ten Mile Road that serves 3 existing residences that are located off-site.

There is an existing 20-foot wide paved approach on Ten Mile Road located 193-feet north of Hubbard Road.

- b. **Policy:**

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

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

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

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway, and 330-feet for a speed limit of 25 MPH.

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

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

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

- c. **Applicant's Proposal:** The applicant has proposed to close the existing driveways on Hubbard Road located 150-feet west of Ten Mile Road and on Ten Mile Road with sidewalk.

The applicant has proposed to construct one 24-foot wide curb return type driveway (Commercial Access A) onto Ten Mile Road located 580-feet north of Commercial Road B.

The applicant has proposed to not allow site access to Romar Lane with this development and has proposed to use Romar Lane as an emergency access only.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the applicant's proposal to locate Commercial Access A 580-feet north of an unsignalized public road intersection. However, staff recommends a modification of Policy to allow the applicant's proposal due to the fact that there is not enough site frontage to meet the required offset of 660-feet from Commercial Road B and the applicant has demonstrated that a second access, Commercial Access A, is necessary to serve the site based on the traffic impact study in order to help separate the commercial and residential uses and provide another access point to Ten Mile Road due to the high volume of traffic is projected on Hubbard Road in the future. Therefore, staff recommends approval of the applicant's proposal. This is a 12% modification of Policy and can be approved at the Development Services Manager level.

Staff supports Romar Lane as an emergency access only. Since Romar Lane is part of the site, the applicant should be required to pave Romar Lane its full width and a minimum 30-feet into the site beyond the edge of pavement of Hubbard Road.

14.2 Commercial Road B

- a. **Existing Conditions:** There are no commercial roads within the stie.

b. Policy:

Driveway Location Policy: District policy 7208.4.1 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/arterial or arterial street intersection.

Successive Driveways: District Policy 7208.4.1 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 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, 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.

Driveway Design Requirements: District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

c. Applicant's Proposal: The applicant has proposed to construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 150-feet west of Ten Mile Road, and two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 155-feet west of the eastern driveways.

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

14.3 Internal Local Roads

a. Existing Conditions: There are no existing local roads 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. This does not apply for driveways for single family homes.

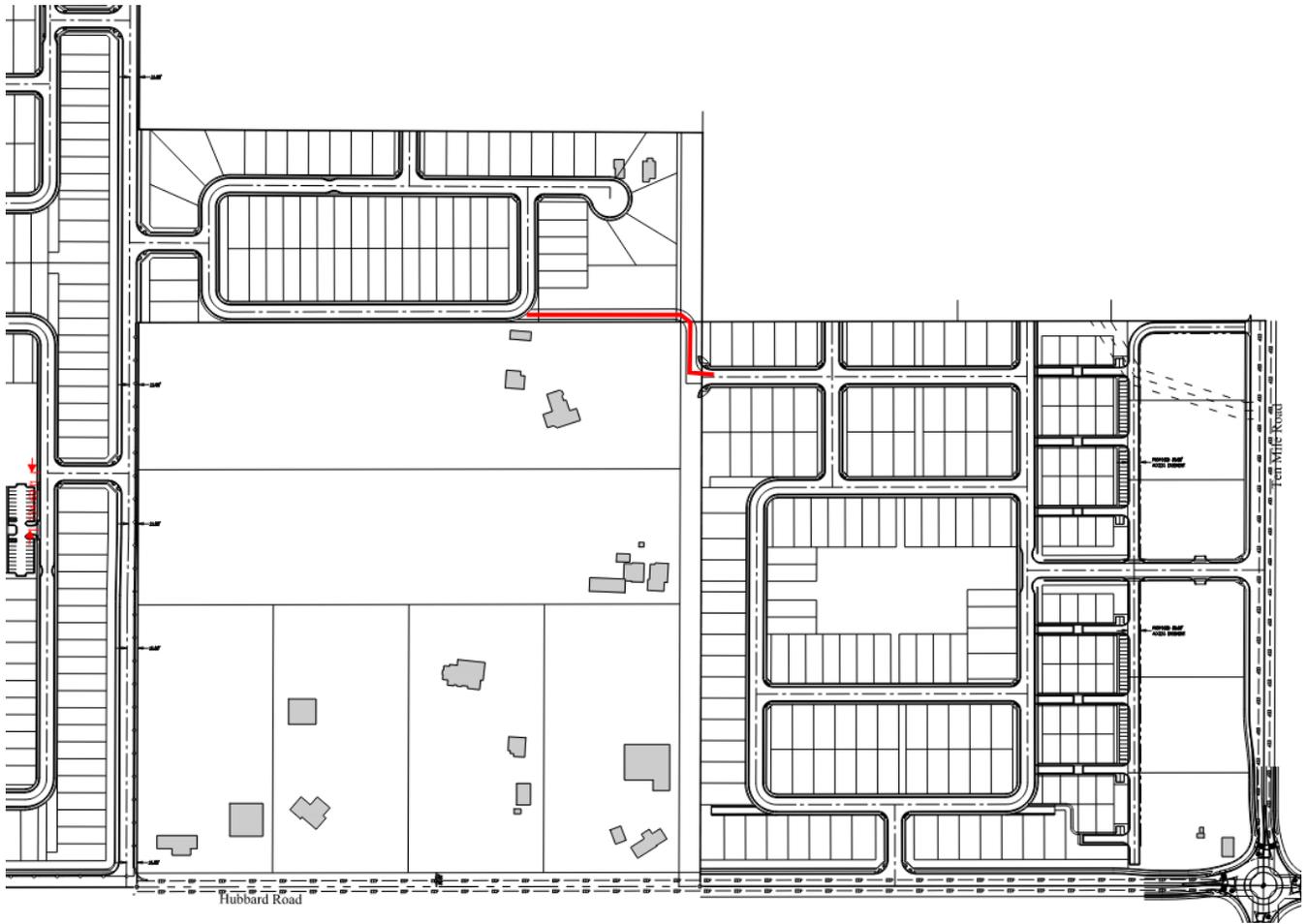
Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

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.

a. Applicant Proposal: The applicant has proposed to construct multiple 20-foot wide shared driveways for residences onto public local roads within the site.

The applicant has also proposed to construct a 24-foot wide emergency access that extends from a local stub street in the eastern portion of the site to the middle portion of the site, as shown below in red.



- b. Staff Comments/Recommendations:** Staff supports the applicant's proposal to construct the emergency access. The access shall be restricted with gates or bollards at access on the temporary cul-de-sac and the local road as approved by the Kuna Rural Fire District. There are a few shared driveways within the site's eastern portion that do not offset a local road by 75-feet as required by District Policy. The applicant should be required to construct these driveways to align with or be offset a minimum of 75-feet from a local road intersection consistent with District Policy. This does not apply for driveways for single family homes.

15. Traffic Calming

- a. Speed Control and Traffic Calming Policy (Collectors):** District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

Speed Control and Traffic Calming Policy (Local): 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 the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design

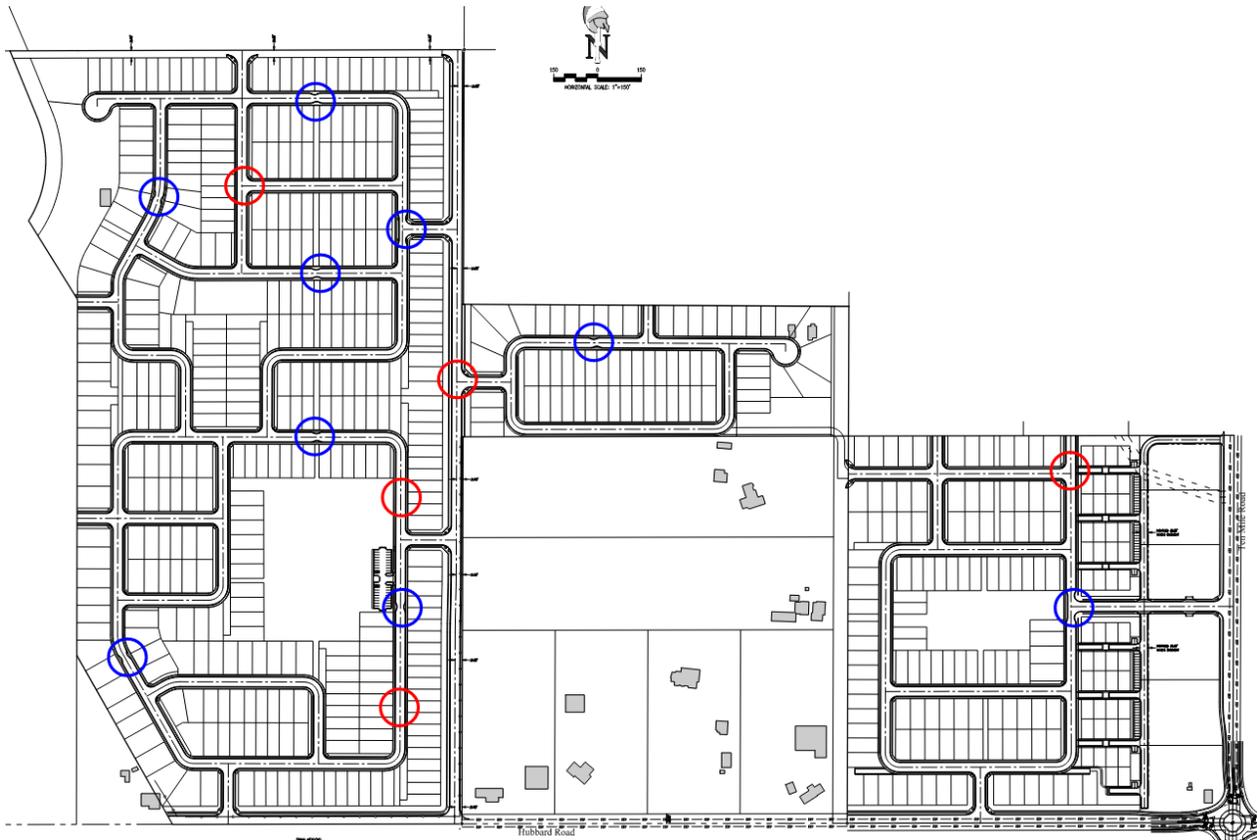
elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

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

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

- b. Staff Comments/Recommendations:** The applicant has proposed to construct Shayla Avenue and several local streets to have straight segments that are longer than 750-feet and has proposed to construct bulb-outs in the locations circled in blue below. The applicant should be required to install bulb-outs at the locations in the areas circled in red shown below, as discussed with the applicant, and provide a minimum of 24-feet of pavement as measured from the front of curb to front of curb of the bulb-outs.

Staff has concerns about the length of the straight alignment proposed for Shayla Avenue and excessive speeding. If there is sufficient space on Shayla Avenue, the applicant should be required to install landscaped islands. The applicant should submit an exhibit with the construction plans submittal to ACHD for Shalya Avenue showing if there is adequate lane widths and space to construct landscape islands as traffic calming measures. If there is adequate space, install landscaped islands as traffic calming measures and coordinate the location with Traffic Services. The landscape islands shall be platted as right-of-way owned by ACHD. The Homeowner's Association or developer shall enter into a license agreement for maintenance for any landscaping proposed within the islands. Vertical curbs are required around the perimeter of any raised median.



16. Irrigation Lateral Crossing

The District will require that the applicant submit the plans for the crossing of an irrigation lateral within the site's western portion for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

17. 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.

18. 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.

19. Other Access

Ten Mile Road and Hubbard Road are classified as minor arterials roadways, and Shayla Avenue is classified as collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. If secondary access to Columbia Road, Ten Mile Road or Black Cat Road has not been constructed for all portions of the site prior to the submittal of the construction plans and plat that include the 31st single family building lot, then the applicant should be required to submit to ACHD written approval from the Kuna Rural Fire District prior to the submittal of the construction plans and final plat that contain the 31st single family building lot and submit a phasing plan that demonstrates at least 2 approved means of emergency service access for all portions of the development consistent with the Kuna Rural Fire District requirements.
2. Improve the intersections of Ten Mile Road/Hubbard Road, Lake Hazel Road/Ten Mile Road, and Linder Road/Hubbard as an interim 3 X 3 signalized intersections prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips. The applicant is not required to improve the intersections of Ten Mile Road/Hubbard Road or Lake Hazel Road/Ten Mile Road if the intersections have already been improved as signalized intersections or roundabout per the IFYWP.

Enter into a signal agreement with ACHD to signalize these intersections. The signal agreement shall note that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the intersections will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements:

- Signal Agreement
 - Full design and approved plans for the intersection
 - Additional dedication of right-of-way for the intersection improvements
3. Install bulb-outs with a minimum of 24-feet of pavement as measured from the face of curb to face of curb at the locations circled in red in Finding 15.
 4. Install bulb-outs at the areas circled in blue in Finding 15, as proposed. There shall be a minimum of minimum of 24-feet of pavement as measured from the face of curb to face of curb between the bulb-outs.
 5. Submit an exhibit with the construction plans for Shayla Avenue showing if there is adequate lane width and space for landscape islands as traffic calming measures. If there is adequate space, coordinate the location of the landscape islands with Traffic Services. The landscape islands shall be platted as right-of-way owned by ACHD. The Homeowner's Association or developer shall enter into a license agreement for maintenance for any landscaping proposed within the islands.
 6. Dedicate additional right-of-way abutting the site's southeast corner at the intersection of Ten Mile Road and Hubbard Road for a multi-lane roundabout per the template in Attachment 4. Compensation will only be provided for the right-of-way dedication for a single-lane roundabout consistent with the improvements planned in the IFYWP for this intersection.
 7. Dedicate additional right-of-way to total 50-feet from the centerline of Ten Mile Road abutting the site. Compensation will be provided for this right-of-way dedication.
 8. Construct a minimum 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of the Ten Mile Road abutting the site.
 9. Widen Ten Mile Road abutting the site to 3-lanes with a 3-foot wide gravel shoulder when Commercial Access A and Commercial Road B are constructed onto Ten Mile Road.

10. Construct dedicated southbound right-turn lanes on Ten Mile Road at Commercial Access A and Commercial Road B when they are constructed to intersect Ten Mile Road. Additional right-of-way dedication and pavement widening shall be provided to accommodate the turn lanes. Compensation will not be provided for additional right-of-way dedication or pavement widening for the turn lanes.
11. Dedicate additional right-of-way way to total 39-feet on Hubbard Road abutting the site. Compensation will not be provided for this right-of-way dedication.
12. Widen the pavement on Hubbard Road to total 17-feet from the section line with a 3-foot wide gravel shoulder abutting the site.
13. Construct a minimum 5-foot wide detached concrete sidewalk on Hubbard Road abutting the site located a minimum of 32-feet from the section line.
14. Improve the off-site segment of Hubbard Road with 30-feet of pavement and 3-foot wide gravel shoulders, or 24-feet of pavement, 3-foot wide gravel shoulders and pedestrian facilities as approved by ACHD. coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development..
15. Construct Shayla Avenue to intersect Hubbard Road 1,800 feet west of the proposed local road, Access B, as proposed.
16. Construct the segment of Shayla Avenue that is fully within the site as a 36-foot wide collector street section with vertical curb, gutter and a minimum 5-foot wide attached or 7-foot wide detached concrete sidewalk located within 50-feet of right-of-way, as proposed.
17. Construct Shayla Avenue abutting Parcel S1310438755 as a minimum ½ of 36-foot wide collector street section with vertical curb, gutter and a minimum 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side of the road and 16-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the east side of the road within 50-feet of right-of-way that touches the site's east property line, as proposed.
18. Construct Shayla Avenue at the site's east property line for the segments of Shayla Avenue that are not located within the site or abutting Parcel S1310438755 as a minimum ½ of 36-foot wide collector street section with vertical curb, gutter and 5-foot wide attached or 7-foot wide detached concrete sidewalk and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the east side of the road. Dedicate right-of-way that extends from the site's east property line to 2-feet behind the back of sidewalk.
19. The applicant may choose to construct the entire street section of Shayla Avenue within the site as a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide attached or 7-foot wide detached concrete sidewalk within right-of-way that extends from the site's east property line to 2-feet behind the back of sidewalk.
20. Construct Wing Over Way to intersect Shayla Avenue at the site's north property located 615-feet north of the closest local road, as proposed.
21. If Gallica Heights Subdivision directly north of the site has not yet constructed or has approved construction plans for their half of Wing Over Way abutting this site's north property line prior to the submittal of construction plans for the phase of this development that includes Wing Over Way, then construct Wing Over Way as ½ of a 36-foot wide collector street section with vertical curb, gutter and a 5-foot wide detached or 7-foot wide attached concrete sidewalk and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the north side of the street. Dedicate right-of-way that extends from the site's north property line to 2-feet behind the back of sidewalk.

22. If Gallica Heights Subdivision has constructed their portion of Wing Over Way or has approved construction plans for Wing Over Way abutting the site's north property line prior to the submittal of construction plans for Wing Over Way for this development, then complete the construction of Wing Over Way as a 36-foot wide collector street section with pavement widening, vertical curb, gutter and 5-foot wide detached of 7-foot wide attached concrete sidewalk abutting the site and dedicate right-of-way that extends from the site's north property to 2-feet behind the back of sidewalk.
23. Submit a road trust deposit to ACHD in the amount of \$115,000 for the construction of proportionate share of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way is extended to the west in the future.
24. Construct Commerical Road (Access) B onto Ten Mile Road located 740-feet north of Hubbard Road, as proposed.
25. Construct Commercial Road (Access) B as a 46-foot wide commercial street section with 3-lanes, curb, gutter and 5-foot wide concrete sidewalks within 50-feet of right-of-way.
26. Construct all internal local roads as 36-foot wide local street sections with curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way, as proposed.
27. Construct one local road to intersect Wing Over Way 740-feet west of Shayla Avenue, as proposed.
28. Construct the construct the following public roads onto Hubbard Road, as proposed:
 - Access B, a local road, located 850-feet west of Ten Mile Road.
 - Access A, a local road, located 800-feet west of Shayla Avenue.
29. Construct the following local roads onto Shayla Avenue, as proposed:
 - Access E located 760-feet north of Hubbard Road.
 - Access D located 750-feet north of Access E.
 - Access C located 580-feet north of Access D.
30. Construct the following local roads to stub to the site's north and west property lines for the eastern portion of the site, as proposed:
 - 2 local roads to stub to the site's north property line located 305-feet east of the site's west property line and 561-feet west of the site's east property line.
 - 1 local road to stub to the site's west property line located 130-feet south of the site's north property line, do not construct the terminus of the street with a curb return type approach for a future road intersection. Construct a temporary cul-de-sac with a 50-foot radius at the terminus of this stub street. 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.
31. Construct one local road to stub to the site's north property line located 688-feet west of the site's east property line for the central portion of the site, as proposed.
32. Construct the following stub streets for the western portion of the site, as proposed:
 - One collector road, Wing Over Way, to stub to the site's northwest corner.

- One local road to stub to the site's west property line, located 860-feet south of the site's north property line.
 - One local road to stub to the site's west property line, located 1,050-feet south of the site's north property line.
 - One collector road, Shayla Avenue, to stub to the site's north property line at the northeast corner of the site.
33. Construct a temporary cul-de-sac with a 50-foot radius at the terminus of Wing Over Way. 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.
 34. Install a sign at the terminus of Wing Over Way and Shayla Avenue, if it hasn't been constructed to the north yet, that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE".
 35. Install a sign at the terminus of the local stub streets that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The location of the sign at the terminus of the local road that is proposed to stub to the site's west property line for the eastern portion of the site shall be located so that emergency services can access the emergency access that is proposed to extend from the cul-de-sac.
 36. Close the existing driveways on Hubbard Road located 150-feet west of Ten Mile Road with sidewalk, as proposed.
 37. Close the existing driveway on Ten Mile Road located 193-feet north of Hubbard Road with sidewalk, as proposed.
 38. Construct one 24-foot wide paved curb return type driveway (Commercial Access A) onto Ten Mile Road located 580-feet north of the Commercial Road B.
 39. Construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 150-feet west of Ten Mile Road, as proposed.
 40. Construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 155-feet west of the eastern driveways, as proposed.
 41. Pave the private road, Romar Lane, its full width and a minimum of 30-feet beyond the edge of pavement of Hubbard Road.
 42. Construct a 24-foot wide emergency access onto the public local road in the middle portion of the site to access the private road, Romar Lane, and connect to the cul-de-sac for the local street that is proposed to stub to the site's west property line within the eastern portion of the site, as proposed and as shown in Finding 14. Pave the emergency access its full width and a minimum of 30-feet beyond the edge of pavement of the public roads. Install gates or bollards at the emergency access on each approach onto the public roads as determined by the Kuna Rural Fire District.
 43. Pave all shared residential driveways proposed onto local roads their full width and a minimum of 30-feet beyond the edge of pavement for the road.
 44. All shared residential driveways shall align with or be located a minimum of 75-feet from a public street intersection.
 45. For detached sidewalk, a minimum 6-foot wide planter strip is required. If street trees are desired, an 8-foot wide planter strip is required.

46. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.
47. Other than the access specifically approved with this application, direct lot access is prohibited to Ten Mile Road, Hubbard Road and Shayla Avenue and should be noted on the final plat.
48. 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.
49. Payment of impact fees is due prior to issuance of a building permit.
50. 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.

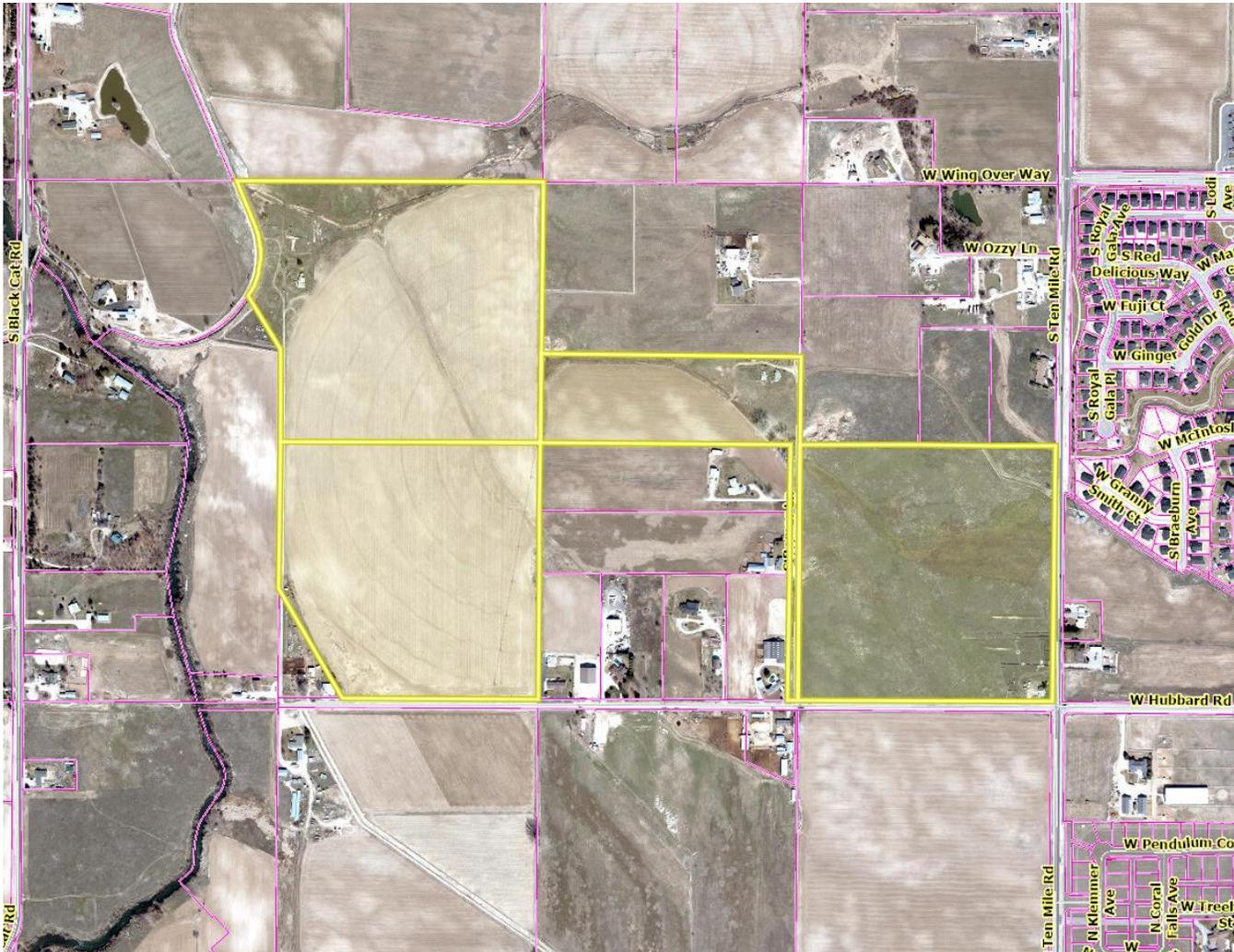
F. Conclusions of Law

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.

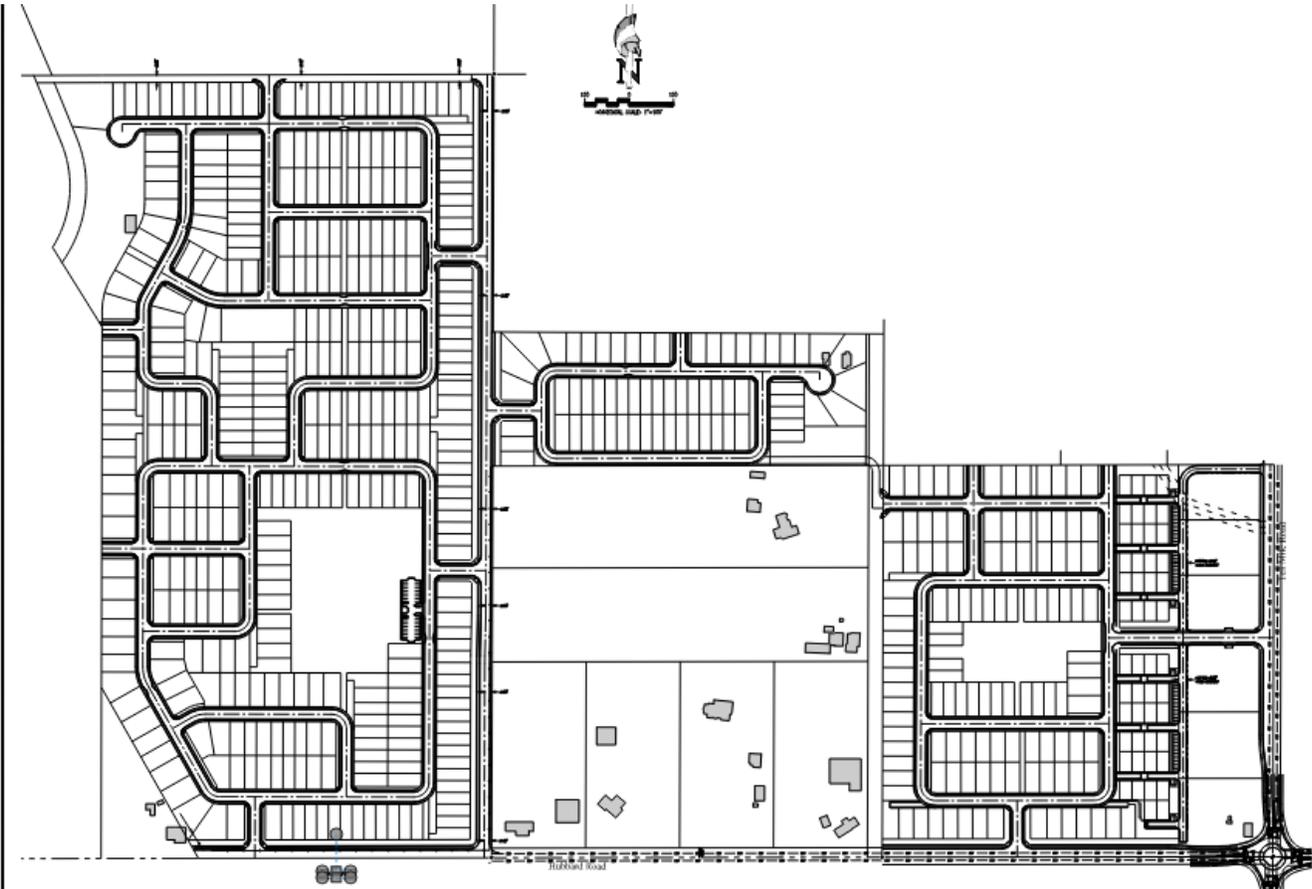
G. Attachments

1. Vicinity Map
2. Site Plan
3. Traffic Impact Study Executive Summary
4. Multi-Lane Roundabout Template
5. Utility Coordinating Council
6. Development Process Checklist
7. Request for Reconsideration Guidelines OR Appeal Guidelines

VICINITY MAP



SITE PLAN



EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Aloha Subdivision located north of Hubbard Road between Black Cat Road and Ten Mile Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments in the study area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and accesses as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the intersection and roadway segment improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2030 Build-out year background traffic
- 2030 Build-out year total traffic

1.0 Proposed Development

- 1.1 Aloha Subdivision is a proposed mixed-use development estimated to contain 619 single-family dwelling units and 80,000 square feet of neighborhood commercial space. The anticipated build-out year for the proposed development is 2030 but may change depending on the market conditions.
- 1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition*, both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 10,729 trips per weekday with 636 trips during the AM peak hour and 1,046 trips during the PM peak hour.
 - Based on the proposed land uses, the development is expected to retrain 4 internal trips within the site during the AM peak hour and 144 internal trips during the PM peak hour
 - Based on the proposed land uses, the development is expected to attract 132 pass-by trips during the PM peak hour. No weekday daily or AM peak hour pass-by rates were available for the proposed land uses
 - All trips generated by the development were assumed to be made by personal or commercial vehicles
- 1.3 The estimated site traffic distribution patterns are:
 - 40% traveling on Ten Mile Road north of the site
 - 10% traveling on Ten Mile Road south of the site
 - 50% traveling on Hubbard Road east of the site

Table 1 – Proposed Improvements Summary

Intersection or Roadway Segment		2021 Existing	2030 Build-Out Year	
			Background	Total
①	Amity Rd and Ten Mile Rd	None	Multilane roundabout or signal with left-turn lanes	Multilane roundabout or signal with left-turn lanes and SB right-turn lane
②	Lake Hazel Rd and Ten Mile Rd	None	None	Single-lane roundabout or signal with left-turn lanes
③	Columbia Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout or signal with left-turn lanes
④	Hubbard Rd and Ten Mile Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes
⑤	Linder Rd and Hubbard Rd	None	Single-lane roundabout or signal with left-turn lanes	Single-lane roundabout with SB right-turn lane or signal with left-turn lanes
⑥	Meridian Rd and Hubbard Rd	Signal timing adjustments	Dual EB left-turn lanes and SB right-turn lane	Dual EB left-turn lanes and SB right-turn lane
Ten Mile Rd, Amity Rd to Lake Hazel Rd		None	None	None
Ten Mile Rd, Lake Hazel Rd to Columbia Rd		None	None	Widen to three lanes or alternative mitigation measures
Ten Mile Rd, Columbia Rd to Hubbard Rd		None	None	Widen to three lanes or alternative mitigation measures
Hubbard Rd, West of Ten Mile Rd		None	None	None
Hubbard Rd, Ten Mile Rd to Linder Rd		None	None	None
Hubbard Rd, Linder Rd to Meridian Rd		None	Widen to three lanes or alternative mitigation measures	Widen to three lanes or alternative mitigation measures

2.0 Site Access

2.1 The development is proposing to construct Shayla Avenue as a mid-mile collector street along the site frontage connecting to Hubbard Road. In addition, two site accesses are proposed on Ten Mile Road, two site accesses are proposed on Hubbard Road, and three site accesses are proposed on Shayla Avenue:

- Commercial Access A on Ten Mile Road
 - Proposed as a full-movement access located approximately 580 feet north of Commercial Access B and 1,320 feet north of Hubbard Road
 - Meets minimum 425-foot driveway spacing on Ten Mile Road, a minor arterial roadway
 - Warrants the following turn lane based on ACHD turn lane guidelines:
 - Northbound left-turn lane
 - Warranted by 2030 with full build-out of Aloha Subdivision
 - Southbound right-turn lane
 - Warranted by 2030 with full build-out of Aloha Subdivision
 - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
 - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Ten Mile Road
 - Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
 - Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes at full build-out
- Commercial Access B on Ten Mile Road
 - Proposed as a full-movement access located approximately 580 feet south of Commercial Access A and 740 feet north of Hubbard Road
 - Meets minimum 660-foot driveway and local spacing on Ten Mile Road from a signalized intersection
 - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
 - Warrants the following turn lanes based on ACHD turn lane guidelines:
 - Northbound left-turn lane
 - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
 - Southbound right-turn lane
 - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
 - Two eastbound lanes, one left-turn lane and one right-turn lane, based on NCHRP Report 457
 - Warranted by 2030 with full built-out of Aloha Subdivision
 - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
 - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Ten Mile Road

- Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
- Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes
 - Exceeds minimum operational thresholds by 2030 when the development generates 643 PM peak hour trips, equivalent to full build-out of the residential portion of the development plus approximately 10,000 square feet of commercial space
- Access A on Hubbard Road
 - Proposed as a full-movement access located approximately 800 feet west of Shayla Avenue
 - Meets minimum 660-foot local road spacing on Hubbard Road, a minor arterial roadway
 - Meets minimum 660-foot spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
 - Expected to have adequate intersection sight distance exceeding 390 feet minimum visibility for a 35-mph posted speed limit on Hubbard Road
 - Hubbard Road segment adjacent to the site is relatively flat and straight
 - Building setback and landscape design should not obstruct intersection sight distance
 - Maintain existing and proposed landscape along Hubbard Road
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 build-out total traffic conditions
- Access B on Hubbard Road
 - Proposed as a full-movement access located approximately 860 feet west of Ten Mile Road
 - Meets minimum 660-foot driveway and local road spacing on Hubbard Road from a signalized intersection
 - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions
- Shayla Avenue should be designed and constructed to ACHD requirements for a collector street
 - The maximum projected 2030 total directional peak hour volume on Shayla Avenue is 205 vehicles per hour (vph) during the AM peak hour and 203 vph during the PM peak hour, which is below ACHD planning threshold of 475 vph for a 2-lane collector street
 - The proposed site access intersections on Shayla Avenue should have a minimum intersection sight distance of 390 feet for a 35-mph posted speed limit
 - Building setback and landscape design should not obstruct intersection sight distance and should be verified during construction
- Access C on Shayla Avenue
 - Proposed as a full-movement access located approximately 580 feet north of Access D
 - Meets minimum 330-foot local road spacing on Shayla Avenue, a collector street
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions

- Access D on Shayla Avenue
 - Proposed as a full-movement access located approximately 580 feet south of Access C and 750 feet north of Access E
 - Meets minimum 330-foot local road spacing on Shayla Avenue
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 total traffic conditions

 - Access E on Shayla Avenue
 - Proposed as a full-movement access located approximately 750 feet south of Access D and 760 feet north of Hubbard Road
 - Meets minimum 330-foot local road spacing on Shayla Avenue
 - Meets minimum 440-foot spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
 - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
 - Meets minimum operational thresholds under 2030 build-out total traffic conditions
- 2.2 Aloha Subdivision consists of three non-contiguous parcels. As a result, multiple access points are needed to adequately serve the site. Additionally, multiple access points are needed to accommodate the projected traffic volume generated by the proposed mixed land uses. The following discussed site access considerations and requirements per ACHD Policy:
- **7205.3.2 – Maximum Traffic on One Access (Arterial)**
 - Aloha Subdivision has site frontages on Hubbard Road and Ten Mile, which are classified as minor arterials. Hubbard Road currently ends west of the site. The proposed Shayla Avenue is not expected to connect to Columbia Road until parcels north of the site are developed. Therefore, the development will only have one arterial access to the public street system without the proposed site access points on Ten Mile Road. The projected 2030 total average daily traffic (ADT) on Hubbard Road west of Ten Mile would be over 10,400 vehicles per day (vpd) without the proposed site access on Ten Mile Road. Therefore, the proposed commercial accesses on Ten Mile Road are warranted to serve the development.
 - With the proposed commercial accesses on Ten Mile Road, the projected 2030 total ADT on Hubbard Road west of Ten Mile Road is 5,056 vpd
 - The 5,056 ADT included 457 vpd off-site traffic from parcels to the north using Shayla Avenue
 - Without off-site traffic, the 2030 total ADT on Hubbard Road is approximately 4,599 vpd
 - Hubbard Road is only expected to exceed 5,000 ADT between Access B and Ten Mile Road

 - **7205.4.4 – Number of Driveways on Arterials**
 - In addition to Shayla Avenue, two access points are proposed on Hubbard Road to serve the residential developments, which are located in separate parcels. Therefore, separate access points are needed to serve these residential developments
 - Without Access A on Hubbard Road, the 2030 total ADT on Shayla Avenue exceeds 4,500 vpd
 - Two access points are proposed on Ten Mile Road to serve the commercial land use, which is estimated to generate approximately 5,166 trips per day. Additionally, some traffic generated by the adjacent residential development will use these driveways. The projected ADT using one driveway on Ten Mile Road would exceed 5,000 vpd, meeting the condition for additional driveways on Ten Mile Road

■ **7206.3.3 – Maximum Traffic on One Access (Collector Street)**

- Aloha Subdivision is planning to construct Shayla Avenue connecting to Hubbard Road to serve the two western residential parcels. Until Shayla Avenue is connected to Columbia Road, these residential parcels will only have one access to the public street system. The two residential parcels contain a total of 445 single-family lots generating approximately 4,100 trips per day. Therefore, the projected ADT on Shayla Avenue is anticipated to exceed 3,000 vpd. Additional access points on Hubbard Road are needed to serve the residential development west of Shayla Avenue.

3.0 2021 Existing Traffic Conditions

3.1 With 2021 existing traffic, one study area intersection exceeds minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations. The intersection, operational deficiencies, and minimum mitigation improvement are:

■ **Meridian Road and Hubbard Road intersection**

- The overall intersection and all lane groups are anticipated to meet minimum operational thresholds with the exception of one lane group:
 - The eastbound left-turn lane group is operating at Level of Service (LOS) F with a volume to capacity ratio (v/c) of 1.37 during the PM peak hour, which exceeds ACHD 1.00 v/c ratio threshold
 - It should be noted that the existing storage length for the eastbound left-turn lane is approximately 50 feet long, which is not sufficient to accommodate the existing eastbound left-turn volumes of 273 vehicles in the AM peak hour and 124 vehicles in the PM peak hour
- Adjust signal timing is recommended as an interim mitigation improvement
 - Adjusting the signal timing to allot more green time (approximately 7 seconds) for the eastbound left-turn movement reduces the v/c ratio to 0.90, while the intersection and all other lane groups continue to meet minimum operational thresholds
- ITD is currently working with ACHD and other agencies on a long-range corridor plan for Meridian Road. At the time of this TIS, a final version of the corridor study was not available.
 - Preliminary July 2020 findings show a ThrU-turn (signalized median U-turn) in the long term with no additional through lanes at the Hubbard Road and Meridian Road intersection

3.2 With 2021 existing traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

■ **Amity Road and Ten Mile Road intersection**

- Meets MUTCD signal Warrant 1 and Warrant 2 with 2021 existing traffic
- The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal or roundabout is not recommended to mitigate 2021 traffic operations.

3.3 With 2021 existing traffic, all study area roadway segments meet ACHD level of service planning thresholds with the existing lane configuration. As a result, no roadway capacity improvements are needed to mitigate 2021 existing traffic operations.

4.0 2030 Build-Out Year Background Traffic Conditions (No Site Traffic)

4.1 With 2030 background traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations (no-build). The intersections, operational deficiencies, and proposed mitigation improvements are:

■ Amity Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
 - The intersection is programmed in the ACHD *FY2021-2025 Intergrated Five-Year Work Plan (IFYWP)* to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 *Capital Improvements Plan (CIP)*
 - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.75 during the AM peak hour
 - Option 2 – Install traffic signal and construct left-turn lanes on all approaches (3x3 signal)
 - As under existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS E or better with a v/c ratio of 0.85 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.98 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with an additional background traffic increase of approximately 60 vehicles per hour (vph) during the PM peak hour beyond 2021 existing traffic volume.

■ Columbia Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS B or better with v/c ratios of 0.61 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout

- With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.62 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 310 vph during the PM peak hour beyond 2021 existing traffic volume

■ **Hubbard Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.58 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.54 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.91 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with an additional background traffic increase of approximately 380 vph during the PM peak hour beyond 2021 existing traffic volume

■ **Linder Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with the westbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
- Two mitigation options are proposed to mitigate 2030 background traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions

- With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.65 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.87 or less during the peak hours.
 - The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic volume.
 - **Meridian Road and Hubbard Road intersection**
 - The intersection is anticipated to operate at LOS F with the eastbound left-turn and southbound through/right-turn lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
 - There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.
 - The following improvements are proposed to mitigate 2030 background traffic operations:
 - Construct one additional eastbound left-turn lane
 - Construct a right-turn lane on the southbound approach
 - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.74 or less during the peak hours. The eastbound left-turn lane is anticipated to operate with a v/c ratio of 0.92 during the AM peak hour. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours
 - The intersection fails under existing traffic conditions and will continue to fail with additional background traffic growth
- 4.2 With 2030 background traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:
- **Lake Hazel Road and Ten Mile Road intersection**
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed and signalized in the future
 - Meets MUTCD signal Warrant 1 and Warrant 2 with 2030 background traffic
 - The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal is not recommended to mitigate 2030 background traffic operations.
- 4.3 With 2030 background traffic, one study area roadway segment is anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segment, capacity deficiencies, and proposed mitigation improvements are:
- **Hubbard Road segment between Linder Road and Meridian Road**
 - The anticipated maximum peak hour directional volume on this roadway segment is 728 vph in the PM peak hour, exceeding ACHD 720 vph planning threshold for a 3-lane minor arterial. The PM shoulder hours volumes are below the 720 vph planning threshold.
 - There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the ACHD Master Street Map (MSM) to be preserved for a three-lane residential/transitional/commercial arterial.
 - Two mitigation options are proposed to mitigate 2030 background traffic impacts:
 - Option 1 – Widen to three lanes as identified in the MSM

- Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct missing sidewalks on this Hubbard Road segment
 - Construct bicycle facilities on this Hubbard Road segment
 - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
 - Construct missing sidewalk on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2030 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

5.0 2030 Build-Out Year Total Traffic Conditions (Background Plus Site Traffic)

5.1 With 2030 total traffic, all six study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and proposed mitigation improvements are:

■ Amity Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 CIP
 - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.78 during the AM peak hour
 - Option 2 – Install traffic signal and construct left-turn lanes on all approaches with an additional southbound right-turn lane
 - As with existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.76 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.96 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with a traffic increase of approximately 80 vph during the PM peak hour beyond 2021 existing volumes. By 2022, Aloha Subdivision is estimated to have constructed 115 dwelling units and contribute 21 PM peak hour trips to the intersection.

■ Lake Hazel Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with the northbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.66 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - The intersection is programmed in the ACHD IFYWP to be widened and signalized in the future with left-turn lanes on all approaches per the 2020 CIP. The ACHD IFYWP also includes right-turn lanes on the southbound and westbound approaches. However, these right-turn lanes are not needed for the intersection to meet minimum operational thresholds under 2030 total traffic conditions
 - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.56 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.89 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with a traffic increase of approximately 370 vph in the AM peak hour and 450 vph during the PM peak hour beyond 2021 existing volumes. By 2028, Aloha Subdivision is estimated to have constructed 550 dwelling units and contribute 106 AM peak hour trips and 142 PM peak hour trips to the intersection.

■ Columbia Road and Ten Mile Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS C or better with v/c ratios of 0.78 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.72 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.93 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 290 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units, contributing 98 PM peak hour trips to the intersection.

■ **Hubbard Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a modified single-lane roundabout
 - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better. All lane group v/c ratios are 0.85 or less during the peak hours, with the exception of the westbound approach in the PM peak hour having a v/c ratio of 0.87.
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.95 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of 400 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 243 PM peak hour trips to the intersection.

■ **Linder Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Reconstruct as a single-lane roundabout
 - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
 - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
 - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
 - With a traffic signal, the overall intersection is anticipated to operate at LOS D or better with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 330 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 121 PM peak hour trips to the intersection.

Meridian Road and Hubbard Road intersection

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.
- The following improvements are proposed to mitigate 2030 total traffic operations:
 - Construct one additional eastbound left-turn lane
 - Construct a right-turn lane on the southbound approach with an overlap phase
 - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. The eastbound left-turn lane group in the AM peak hour is anticipated to operate with a v/c ratio of 0.95. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours.
- The intersection fails under existing traffic conditions and will continue to fail with additional traffic

5.2 The estimated site traffic as a percentage of the 2030 total traffic at the study area intersections are:

- Amity Road and Ten Mile Road intersection: AM Peak = 6.2%, PM Peak = 6.9%
- Lake Hazel Road and Ten Mile Road intersection: AM Peak = 13.5%, PM Peak = 14.4%
- Columbia Road and Ten Mile Road intersection: AM Peak = 15.3%, PM Peak = 15.7%
- Hubbard Road and Ten Mile Road intersection: AM Peak = 29.6%, PM Peak = 30.1%
- Linder Road and Hubbard Road intersection: AM Peak = 20.9%, PM Peak = 19.6%
- Meridian Road and Hubbard Road intersection: AM Peak = 6.4%, PM Peak = 6.1%

5.3 With 2030 total traffic, three study area roadway segments are anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segments, capacity deficiencies, and proposed mitigation improvements are:

Ten Mile Road segment between Lake Hazel Road and Columbia Road

- The anticipated maximum peak hour directional volume on this roadway segment is 633 vph in the PM peak hour, exceeding the 575 vph planning threshold for a two-lane minor arterial. The PM shoulder hours volumes are below the 575 vph planning threshold.
- This Ten Mile Road segment is identified in the MSM to be preserved for a five-lane transitional/commercial arterial and is programmed in the CIP to be reconstructed/widened to three lanes in the 2036-2040 timeframe
- Two mitigation options are proposed to mitigate 2030 total traffic impacts:
 - Option 1 – Widen to three lanes as programmed in the CIP
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct missing sidewalks on this Ten Mile Road segment
 - Construct bicycle facilities on this Ten Mile Road segment
 - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity
 - Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
 - A pedestrian crossing study will be needed

This Ten Mile Road segment is anticipated to exceed ACHD level of service planning threshold by 2029 with an increase of approximately 219 vph in the peak direction during the PM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 17.2% in the AM peak hour and 19.0% in the PM peak hour of 2030 total traffic.

■ **Ten Mile Road segment between Columbia Road and Hubbard Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 827 vph in the AM peak hour, exceeding the 720 vph planning threshold for a three-lane minor arterial. The AM and PM shoulder hours volumes are below the 720 vph planning threshold.
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Widen to three lanes as programmed in the 2020 CIP
 - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct missing sidewalks on this Ten Mile Road segment
 - Construct bicycle facilities on this Ten Mile Road segment
 - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity
 - Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
 - A pedestrian crossing study will be needed

This Ten Mile Road segment is anticipated to exceed ACHD level of service planning threshold by 2029 with an increase of approximately 263 vph in the peak direction during the AM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 20.4% in the AM peak hour and 26.5% in the PM peak hour of the 2030 total traffic.

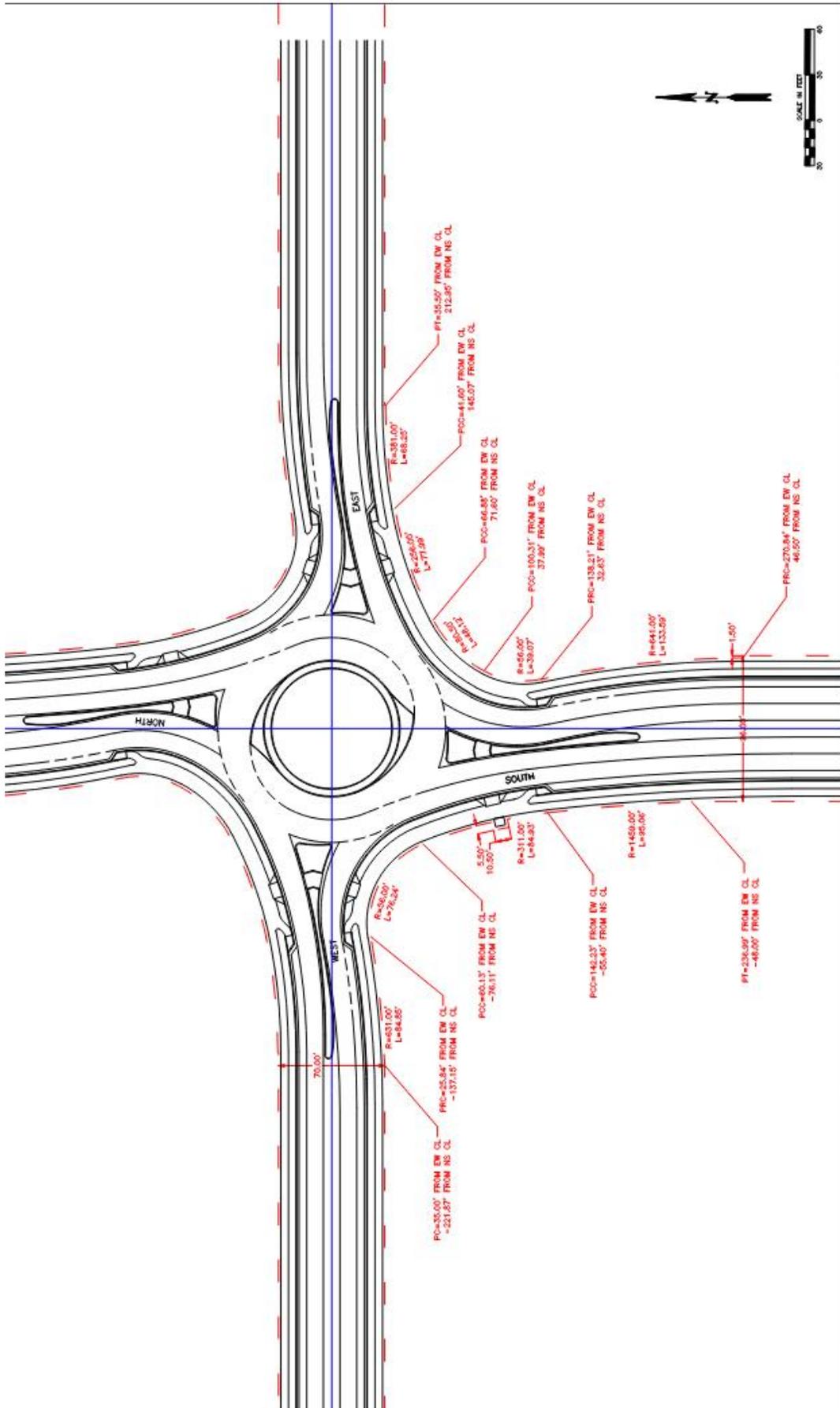
■ **Hubbard Road segment between Linder Road and Meridian Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 852 vph in the PM peak hour, exceeding the 720 vph planning threshold for a three-lane minor arterial. The AM and PM shoulder hour volumes are below the 720 vph planning threshold.
- There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the MSM to be preserved for a three-lane transitional/commercial arterial.
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
 - Option 1 – Widen to three lanes as identified in the MSM
 - Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
 - Construct missing sidewalks on this Hubbard Road segment
 - Construct bicycle facilities on this Hubbard Road segment
 - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
 - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

- Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
 - A pedestrian crossing study will be needed

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2027 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 14.6% in the AM and PM peak hours of the 2030 total traffic.

- 5.4 The estimated site traffic as a percentage of the 2030 total traffic on the study area roadway segments are:
- Ten Mile Road between Amity Road and Lake Hazel Road: AM peak = 12.7%, PM peak = 15.5%
 - Ten Mile Road between Lake Hazel Road and Columbia Road: AM Peak = 17.2%, PM peak = 19.0%
 - Ten Mile Road between Columbia Road and Hubbard Road: AM Peak = 20.4%, PM peak = 26.5%
 - Hubbard Road west of Ten Mile Road: AM Peak = 86.5%, PM peak = 86.3%
 - Hubbard Road between Ten Mile Road and Linder Road: AM Peak = 37.6%, PM peak = 39.0%
 - Hubbard Road between Linder Road and Meridian Road: AM Peak = 14.6%, PM peak = 14.6%



ACHD - Multilane Roundabout Figure A-17
Centered - RIGHT-OF-WAY November 2011

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



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: 3/28/2022
From: Kuna Rural Fire Protection District

Regarding: Preliminary Comments
Sambino's Rocky Ridge Subdivision
23250 W Hubbard Road, Kuna, ID 83634

Agency Comments:

3/28/2022 - Approved as per submitted phased emergency access plan. See fire approved stamped plan with details.

- **Fire Service and Emergency Service Access:**

Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

*Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

*The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a straight line between accesses. (Idaho Fire Code appendix D107.2)

- **Fire Fighting Water Supply:**

New fire hydrants shall be placed in service prior to the storage or framing of combustible construction materials. Maintenance and installation of fire hydrants shall require prior approval of the water purveyor. The largest diameter outlet, commonly referred to as the steamer connection, shall face the street as opposed to facing driveways. A 3' clear space shall be maintained around the circumference of fire hydrants. The center of a hose outlet shall be not less than 18 in. above final grade. (IFC 508).

- **Premises Identification:**

Residential road signs, private lane signs and any NO PARKING FIRE LANE signs shall comply with ACHD standards and the Idaho Fire Code. Residential address numbers shall be plainly visible from the named street with a minimum of four 4-inch-high numbers installed against contrasting background. (IFC 505.1,2 IFC appendix D103.6)

Final approval will be subject to the secondary emergency services access phasing plan, approval of proposed fire hydrant locations, and a final plat review by all responsible review agencies under the final plat review process. Approved construction plans will include a stamp from the Kuna Rural Fire District.

Regards,

Kuna Rural Fire Protection District
scott@fccnwi.com
Kuna, ID 83634 / 1.208.922.1144

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



May 19, 2022

RE: Sabino's Rocky Ridge

Dear City of Kuna Officials.

Kuna School District has reviewed the application of Sabino's Rocky Ridge and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, Hubble Homes has been able to partner with Kuna School District in helping to mitigate the impact of this development. Because of this, we are able to say with confidence that we can serve this development of 619 homes.

We do request the following regarding bussing. Because Hubbard is a dead end, our busses will have to turn around within Sabino's Rocky Ridge. "Attachment A" shows the required radius' for busses to turn. "Attachment B" shows the intended turnaround loops. The roads on these loops will have the required radius for a turn and have parking on only one side of the road so that a full-sized bus safely drive through the loop.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District and our ability to deliver services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See Idaho Code §67-6513*). When partnerships are established that favorably impact our ability to serve a particular development, we will always inform the City of Kuna through an amended letter.

Regards,



David Reinhart and Robbie Reno

School District Planners

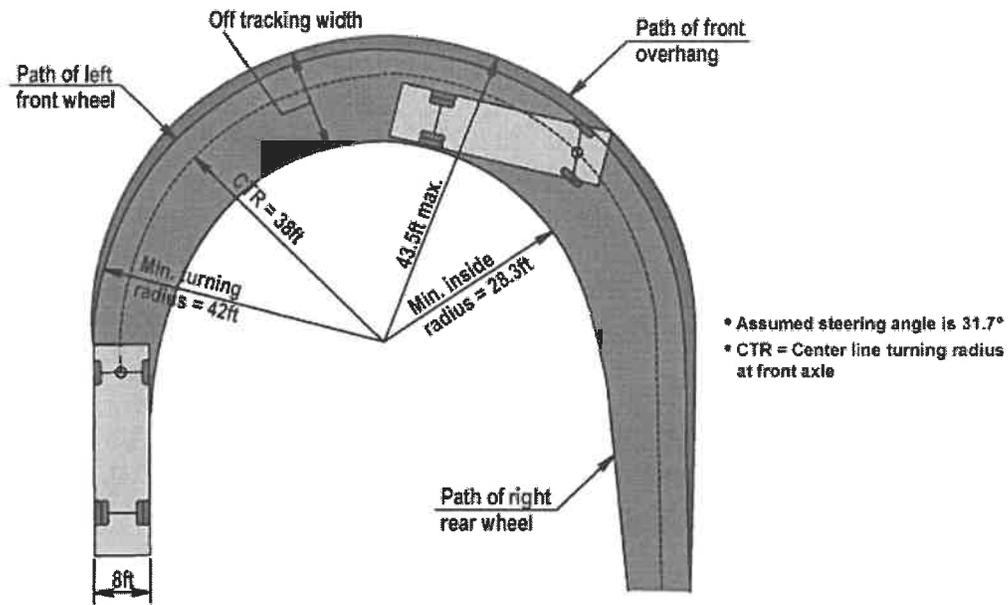
CC: School Board of Trustees

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Appendix A Bus Turning Radius



Minimum bus turning radius:

Inside radius: 28.3'

Minimum design radius: 42'

Source:

U.S. Army Corp of Engineers, 2020

Appendix B
Sabino Bus Loop
Kuna Joint School District #3



**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-02-SUP (Special Use Permit)**
)
LUCIE NDAYIRORERE)
) **STAFF REPORT FOR THE 2097 N**
 For a Special Use Permit for an In-Home) **NEW MORNING IN-HOME**
 Daycare at 2997 N New Morning Avenue) **DAYCARE APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation & Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
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:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	In-Home Child Care Application			X
2.3	Narrative			X
2.4	Vicinity Map			X

2.5	Aerial Map			X
2.6	Deed			X
2.7	Site Plan			X
2.8	CPR & First Aid Certification			X
2.9	Sick Child Policy			X
2.10	Discipline Policy			X
2.11	Evacuation Plan			X
2.12	Neighborhood Meeting Certification			X
2.13	Commitment to Property Posting			X
2.14	Proof of Beginning State License			X
2.15	Agency Transmittal			X
2.16	KMN Legal Publication Proof			X
2.17	300-ft Legal Mailer			X
2.18	KMN Affidavit of Publication			X
2.19	Proof of Property Posting			X
2.20	Kuna Rural Fire District Daycare Fire Safety Inspection – Passed 04.05			X
2.21	Central District Health Child Care Health & Safety Inspection – Passed 04.20			X
2.22	Public Works			X
2.23	Updated Site Posting			X
2.24	300-ft Property Owners Courtesy Notice			X

II PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-3-2: Zoning District Regulations, and 5-6: Special Uses, operating an In-home Daycare requires a Special Use Permit. In addition, it states Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

2.2 In accordance with KCC 5-3-6, the Applicant seeks approval of a Special Use Permit (SUP) for an In-Home Daycare at the subject site which allows for no more than twelve (12) children at any one time, on a regularly scheduled basis; staff notes the total number of children permitted will be determined upon inspection performed by the Fire Marshall. SUP applications require a Public Hearing be held in front of the Planning and Zoning Commission with formal notification and site posting required.

2.2.1 Notifications

- | | |
|---|----------------|
| 2.2.1.1 Neighborhood Meeting: | April 02, 2022 |
| 2.2.1.2 Agency Transmittal: | April 13, 2022 |
| 2.2.1.3 Kuna Melba News Newspaper: | April 14, 2022 |
| 2.2.1.4 300 FT Property Owners Notice: | April 28, 2022 |

- 2.2.1.5 Site Posted: April 29, 2022
- 2.2.1.6 Updated Site Posting: May 10, 2022
- 2.2.1.7 300 FT Property Owners Courtesy Notice: May 16, 2022

**III
APPLICANTS REQUEST**

- 3.1 Lucie Ndayirorere requests Special Use Permit approval to operate an In-Home Daycare for up to six (6) children from 6:30 AM – 7:00 PM, Monday through Friday, at 2997 N New Morning Avenue.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

- 4.1.1 The property is currently zoned R-6 (Medium Density Residential), the existing dwelling has been used as a single-family residence since its construction.

4.2 Surrounding Land Uses

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

4.5 Parcel Sizes, Current Zoning and Parcel Numbers

- 4.5.1 Approximately 0.177 acres
- 4.5.2 R-8 (Medium Density Residential)
- 4.5.3 R5186220400

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 A two-story single-family residence, estimated to be approximately 2,762 SF per the Ada County Assessor, as well as a patio and fenced back yard. On-site landscaping is consistent with that of a residential use.

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; the subject site is currently zoned R-8 (Medium Density Residential) and is consistent with the FLUM.

V

TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is approximately 1-mile East of the N Meridian Road and W Hubbard Road intersection, within Ledgestone Subdivision No. 1, near the southeast corner of the W Hubbard Road and S Stroebel Road intersection.

VI

STAFF ANALYSIS

6.1 In order to operate an In-Home Childcare Facility, a Special Use Permit (SUP) is required per Kuna City Code (KCC) 5-3-1: Zoning Districts and Definitions. In-home Childcare allows for up to six (6) children to be cared for throughout the day, with the appropriate staff to child ratio according to Idaho Code §39-1109(4)(a) & (b). The Childcare Facility proposes to operate Monday through Friday, from 6:30 AM to 7:00 PM. The Applicant was previously licensed to operate an In-Home Daycare in the City of Boise and is now transferring their business to their new home in Kuna.

The subject site contains a single-family home with a fully fenced back yard with patio; landscaping at this newly constructed home was recently completed. A covered porch at the entry is accessed via a walkway from the driveway. This driveway provides at least two (2) parking spaces for child drop-off/pick-up. Childcare facilities require a minimum of 40 Square Feet of useable indoor space per child, and 80 Square Feet of useable outdoor space per child. In addition, only the main floor may be used for childcare, the second floor is not permitted. The Applicant will be required to comply with Idaho Code §39-1109.

Kuna Public Works, in Exhibit 2.22, states they can support approval for this Special Use Permit request.

Upon complete review, staff has no concerns 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. 22-02-SUP, with the Applicant subject to the recommended Conditions of Approval listed in Section X (10) 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
- 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. 22-02-SUP (Special Use Permit), 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 **Approves/Conditionally Approves/Denies** the Findings of Fact and Conclusions of Law, and Conditions of Approval for ccc

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. 22-02-SUP, 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 5.

7.2 Based on the evidence contained in Case No. 22-02-SUP, 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 R-8 (Medium Density Residential); the subject site is currently zoned as such.

7.3 The In-Home Daycare **does/does not** constitute a special use as established in the Official Schedule of District Regulations for the zoning district involved.

Staff Finding: According to the KCC 5-3-2, an In-home Daycare requires a Special Use Permit for all permitted zoning districts.

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: A Neighborhood Meeting was held on April 02, 2022; there were no attendees. A Legal Notice was published in the Kuna Melba News Newspaper on April 14, 2022 as well as a Legal Notice being mailed to residents within 300 feet, on April 28, 2022. The Applicant posted a sign on the property on April 29, 2022 and a Proof of Property Posting form was submitted to staff May 03, 2022.

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.

8.1.1 Goal 1.C: Attract and encourage new and existing businesses.

8.1.1.1 Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.

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

8.2.1.1 Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.

8.2.1.1.1 Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.

**IX
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 and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** Case No. 22-02-SUP, a request from Lucie Ndayirorere to operate an In-Home Daycare for up to six (6) children from 6:30 AM – 7:00 PM, Monday through Friday, at 2997 N New Morning Avenue, subject to the following Conditions of Approval:

- 9.1** As requested by the Applicant, the In-Home Daycare shall be permitted to operate between the hours of 6:30 AM to 7:00 PM, Monday through Friday.
- 9.2** Applicant shall provide care the number of children determined appropriate after Fire Marshall inspection, as based upon the staff to child ratio provided in Idaho Code §39-1109(4)(a), but no more than six (6) children total; the number of children determined will include proprietors’ children.
- 9.3** The Applicant shall provide protection or supervision for less than 24-hours per day, per Kuna City Code (KCC) 5-1-6.
- 9.4** The Applicant shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic or noise per KCC 5-6-3:G.
- 9.5** Applicant shall provide off-street parking and/or off-street drop off/pick up area for all patrons.
- 9.6** Applicant shall maintain an approved fire extinguisher on site at all times.
- 9.7** Applicant shall install safety locks on doors and cabinets where chemicals are stored.
- 9.8** Applicant shall install safety devices on all electrical outlets accessible to children.
- 9.9** Applicant shall install a door chime on the front door to indicate opening.
- 9.10** Fire District and Central District Health Department inspections are required for final sign off; Applicant shall provide Kuna Planning and Zoning with copies of said inspections before applying for their Kuna City Home Occupation Business License.
- 9.11** In the event the uses or the building located on this parcel is enlarged, expanded upon or altered in anyway (even for temporary purposes), the Applicant and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the

Kuna Planning and Zoning Department.

- 9.12** This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not followed, the Special Use Permit approval may be revoked.
- 9.13** The Special Use Permit shall follow the proposed intent provided on the application and divest when the Applicant no longer operates an In-Home Daycare and/or no longer has any interest in the property, or the business is discontinued for more than one (1) year. The Applicant is obligated to advise the city of any changes in ownership or leasing agreements which would affect business operation.
- 9.14** The Applicant shall acquire a Kuna Childcare Business License in accordance with KCC 3-10, through the Kuna City Clerk's office once all Conditions of the Special Use Permit are met, and shall maintain said license through the renewal process during the entirety of the time business is in operation.
- 9.15** The Special Use Permit is not transferable from one parcel to another.
- 9.16** The Applicant shall follow all staff and agency recommendations.
- 9.17** The Applicant shall comply with all local, state and federal laws.
- 9.18** The Applicant shall provide the City with a copy of the Childcare License issued by the State of Idaho Health and Welfare Department within 30 days after approval and signing of the City's Findings of Fact and Conclusions of Law for the Special Use Permit or the approvals may be revoked.
- 9.19** The Applicant shall provide a copy of all subsequent license renewals, Central District Health Department and Fire inspections to the Kuna Planning and Zoning Department.

DATED this 24th day of May, 2022.



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): 22-02-SUP
Project Name: 2997 N New Morning Ave In-Home Daycare
Date Received: 4-4-2022
Date Accepted as Complete: 04.13.2022

Type of review requested (check all that apply):

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

Owner of Record

Name: Lucie Ndayirore
Address: 2997 N New Morning AV Kuna ID 83634
Phone: 208-781-9297 Email: nibijem2006@gmail.com

Applicant (Developer) Information

Name: same
Address: _____
Phone: _____ Email: _____

Engineer/Representative Information

Name: _____
Address: _____
Phone: _____ Email: _____

Subject Property Information

Site Address: 2997 N New Morning Ave
Nearest Major Cross Streets: Stroebel & Rio Villegas

Parcel No.(s): R5186220400

Section, Township, Range: 2N1E18

Property Size: 0.177

Current Land Use: Residential Proposed Land Use: Same

Current Zoning: R-8 Proposed Zoning: same

Project Description

Project Name: In-home daycaue

General Description of Project: 6 children

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

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

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

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

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

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

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

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: _____



Date: 4/02/22

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.



Rec. 4.4.2022

In-Home/Child Care Facility Special Use Permit Application



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

FEE: \$330.00 – In-Home/Group Care; \$800.00 -Center

Kuna City Code (KCC) 5-1-6 defines Child Care Facilities as: Any home, structure, or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing child care is required to have a Special Use Permit and a State of Idaho basic day care license. There are three (3) types of facilities:

- (A) Home Child Care:** A child care facility which provides care for six (6) or fewer children throughout the day.
- (B) Group Child Care:** A child care facility which provides care for seven (7) to twelve (12) children throughout the day.
- C. Child Care Center:** A child care facility which provides care for more than thirteen (13) children throughout the day. It should be noted that, in determining the type of child care facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time, is determinative. (*NOTE: Child Care Centers are subject to the Design Review process*).

It should be noted that in determining the type of Child Care Facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-4 Supplementary Conditions and Safeguards:

In granting any Special Use, the Planning and Zoning Commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the Special Use is granted, shall be deemed a violation of this title.

KCC 5-6-5 Procedure for Hearing Notice:

Prior to granting a Special Use Permit, at least one (1) Public Hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of time and place and a summary of the proposal shall be published in the official newspaper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed Special Use as determined by the Commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of mailing notice, two (2) additional hearing notices shall be provided.

KCC 5-1A-8 Sign Posting Procedures:

A:1: Posting of a hearing notice on property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-6 Action by Commission:

Withing thirty (30) days after the Public Hearing, the Planning and Zoning Commission shall either Approve; Conditionally Approve; or Deny the application as presented. If the application is Approved or Approved with modifications, the Commission shall direct the Planning and Zoning Director to issue a Special Use Permit, listing the specific conditions specified by the Commission for approval.

Application Submittal Requirements

(This application will not be accepted unless the following items are submitted in full.)

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

- ✓ Complete Special Use Permit application form. (It is the applicant's responsibility to use the most current application.)
- ✓ Detailed letter of explanation, describing the project, reasons for wishing to open a daycare, any training and/or certifications you may have, etc.
- ✓ One (1) Vicinity Map: 8.5" x 11" at a 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- ✓ One (1) Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. (The purpose of the aerial map is to view the site for existing features and adjacent sites.)
- ✓ Copy of Deed; **and**, if the applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- ✓ Provide proof that you have begun the daycare license application process with Idaho Health & Welfare.
 - Detailed Site Plan 8.5" x 11" or larger:
 - Size of Parcel (acres or square feet)
 - Indicate existing structures (i.e. home, buildings, storage sheds, etc.)
 - Indicate existing and proposed uses (i.e. play areas, kitchen, etc.)
 - Indicate existing and proposed lighting
 - Indicate existing and proposed landscaping
 - Indicate sidewalks, fencing (include type, height, gates), retaining walls or berms. (NOTE: All gates are required to be locked during business hours.)
 - Indicate off-street child drop-off/pick-up location and circulation, driveway location, and garage door width(s)
 - Existing and proposed landscaping
 - Dimensions of useable outdoor and indoor play areas
 - ✓ Copy of CPR & First Aid training Certification for applicant & all employees
 - ✓ Sick Child Plan/Policy
 - ✓ Emergency Evacuation Plan and diagram
 - ✓ Neighborhood Meeting Certification
 - ✓ Commitment of Property Posting form signed by the Applicant/Agent

Indicate type of Child Care Facility which you are applying for:

- Child Care In-Home (0 – 6 Children)
- Group Child Care In-Home (7 – 12 Children)
- Child Care Center (13 or more Children)

Applicant Information

Name: Lucie Ndayirore

Address: 2997 N New Morning Ave

Phone: 208 781 9297 Email: nibifem2006@gmail.com

Owner Information

If same as above, skip this section.

Name: Lucie Ndayirore

Address: 2997 N New Morning Ave

Phone: 208 781 9297 Email: nibijem2006@gmail.com

Representative

If same as Applicant, skip this section.

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 2997 N New Morning Ave

Nearest Cross Streets: Straubel + Rio Villegas

Parcel #(s): R5186220400

Current Zoning: R-8

Gross Square Footage: 1st floor:

Livable Square Footage (not for Child Care use): 1,207.2 SF

Is this address your principal residence? YES NO
(KCC 5-5-4:3b requires that a person(s) must reside within the premises in order to be considered an In-Home child care facility.)

Will you be hiring and employees who will NOT reside on the premises? YES NO
If Yes, how many? _____

Are there smoke detectors in every living area, except the bedrooms and bathrooms? YES NO

Are locks installed on all doors to the outside? YES NO

Are door chimes installed on the front door to indicate any opening? YES NO

Is a fire extinguisher installed in the kitchen? YES NO

Is the child care facility located on an Arterial or Collector street? YES NO
If Yes, there must be an on-site pick-up area designed to prevent vehicles from backing into the roadway; include a diagram.

Are there any indoor and/or outdoor pools? YES NO
If Yes, what measures have been taken to protect children from the pool area? Attach plan to your application.

Additional Information

Days and hours of operation – Provide the hours of operation for each day you will be open.

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours	12	12	12	12	12	0	0

(24-hour childcare facilities are not permitted per Kuna City Code 5-1-6-2.)

Do you have an Emergency Evacuation Plan? YES NO

An Emergency Evacuation Plan is required, attach plan to application.

Do you have a “Sick Child” Plan/Policy? YES NO

A “Sick Child” Plan/Policy is required, please attach plan to application.

Are there stairs inside/outside of your site? YES NO

If Yes, is a barrier/gate installed? YES NO

Are electrical outlets covered with safety devices? YES NO

Standard Conditions for In-Home & Group Child Care Only

The following conditions must be met as a minimum, additional conditions may be required by Staff, Kuna Rural Fire District, Central District Health or the Planning and Zoning Commission.

- Site shall meet International Fire Code (IFC). *(NOTE: If you are uncertain about a particular code and its utilization, it is the Applicant's responsibility to seek that knowledge.)*
- Site shall maintain fire safety standards and Kuna City Code (KCC) standards.
- Smoke detectors shall be installed on ceilings of each story of site; in front of doors; to stairways; and separated by a maximum of 30-feet in corridors or at other distances required by IFC.
- Flame source utilities shall not be accessible to children.
- A carbon monoxide detector shall be located within proximity of the flame source and shall remain operable at all times.
- Storage areas shall be inaccessible to children and free of excessive combustibles or highly flammable materials.
- At least two (2) unblocked, outside exits that remain unimpeded at all times shall be provided. Exits shall be marked appropriately; staff and parents shall be advised where these exits are located.
- Shall provide corridors, stairs and entryways/exits that are a minimum of 36” wide.
- Shall provide gates at stairs so children cannot access them.
- Bathroom and closet doors shall be designed as to be unlocked from the outside.
- Site address shall be numbered; illuminated; mounted on the street frontage side; and be readily visible from the street.
- A flashlight and other emergency supplies shall be provided on-site in anticipation of a power outage; supplies shall be readily accessible and maintained in good/working order.
- All dishes; utensils; serving items; storage areas; and equipment shall be properly cleaned, rinsed, sanitized and air dried.
- All food preparation; serving items; storage areas; equipment; and utensils shall be kept in good repair and kept out of reach of children.

- All perishable foods shall be stored in a covered container, in an operating refrigerator, at a maximum of 40 degrees.
- All deep freezers or other refrigeration type units shall not be able to be opened from the outside and shall be locked or stored in a locked room.
- Home-canned foods shall not be served to children.
- A minimum of 40-square feet of habitable indoor dwelling area shall be provided for each child; city staff shall review and determine which areas of the building are considered habitable.
- A minimum of 80-square feet of outdoor play space shall be provided for each child; city staff shall review and determine which areas meet this requirement.
- All cleaning agents and other poisonous substances that pose a danger to children, shall be kept in locked storage or preferably removed from premises.
- Storage of chemicals underneath/over/near a sink shall be avoided as many chemicals are affected by moisture and may become hazardous through chemical change.
- Child care rooms shall be kept clean and dry.
- All floors, walls, ceilings, and furniture shall be kept in good repair.
- All floors shall be swept and mopped daily with a sanitizing solution.
- Carpeted areas shall be vacuumed daily.
- Facility shall be free of exposed, lead-based paint surfaces that are chipped, flaking or peeling. If the residence has lead-based paint, the applicant shall advise city staff of this fact.
- A telephone shall be maintained onsite at all times and remain in operable condition.
- Emergency contact information including Fire, Rescue, Police (or 911 or local equivalent), Poison Control Center, as well as the City of Kuna Planning and Zoning Department (208-922-5274) shall be displayed in a prominent location.
- All play materials; equipment; furnishings; and toys shall be kept in good repair; sturdy; stable; free of hazards and shall not possess any sharp edges/surfaces; lead-based paint; protrusions; and pinch or crush points.
- Outdoor play areas shall be fenced with safe, sight obstructing, sturdy fencing and shall not possess any sharp or jagged edges/surfaces. Fence shall be constructed of approved building materials to a minimum of five (5) feet but not to exceed six (6) feet; fence shall include a minimum of two (2) operating exits; and fences shall not have openings exceeding 1 ¾" in width.
- Children shall not be permitted to play on outdoor equipment that is hot to the touch; stationary outdoor equipment greater than eighteen (18) inches shall be installed over a protective service; play equipment shall be placed at least six (6) feet away from buildings, fences and trees; swing sets shall be made of plastic, soft, or flexible materials; and outdoor play areas shall adjoin or be safely accessible to indoor areas.
- All upright angles shall be greater than 55 degrees as to prevent child entrapment or entanglement.
- All doors opening to the outside shall be self-closing (except for sliding glass doors), and all ventilating windows shall have locking screens.
- All heating, ventilating and lighting facilities shall meet KCC/International Building Code (IBC)/IFC.
- All child accessible electrical outlets shall be covered with safety caps and have ground fault interrupters or have safety outlets installed that meet KCC/IBC/IFC.
- All refuse shall be collected, stored and disposed of in appropriate containers that do not attract rodents/insects; containers shall be placed in a City approved location; and refuse shall be collected with a minimum weekly solid waste pickup or disposal service.
- Site grounds shall be kept neat and clean and free from rodents; hazards; and other perils.
- Smoking shall be prohibited in all areas of the facility during its hours of operation.

- Any ill children shall be excluded from the general population and sent home as soon as possible in order to minimize exposure to other children. Any health-related concerns (i.e. COVID-19, Hand/Foot/Mouth, etc.) shall be reported to Idaho Health and Welfare.
- All sleeping areas, play areas, and fixtures shall be maintained in sanitary condition. Children shall not share bedding and all bedding shall be washed at least once a week or after soiling.
- Exterior balconies, porches and stairs shall be of stable construction and any space under porches shall be closed off in such a manner as to guard against children's curiosity.
- Vertical offsets such as outside basement window wells, stairways or retaining walls shall have guardrails or approved screening.
- Wells, tool sheds, and other hazards shall be fenced or closed off.
- Areas inhabited by children shall be kept free of animal waste and debris and any poisonous plants, berries or mushrooms shall be removed.
- Sandbox or sand play areas shall be completely covered when not in use.
- Outdoor water features, including but not limited to pools, spas, ponds, fountains, and cisterns, shall not be accessible to children.
- Child care facilities shall not be permitted next to an open body of water without City approved fencing.
- The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and ammunition shall be stored separately from the firearm(s). Parents and Guardians shall be notified of weapons kept on premises and advised of how they are secured.
- All child care facilities are required to be inspected by the Central District Health Department for compliance with Idaho Code §39-1110. The child care owner/operator shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions.

I, Lucie Ndayirore, understand and agree to the above listed Standard Conditions and am aware that additional conditions of approval may be required.

Applicant Signature:  Signature 4/02/22 Date

I am interested in establishing a small in-home daycare within my home located at 2997 N New Morning Avenue in Kuna, where I will serve no more than six (6) children at any time.

Although I will determine my own program services, hours fees, etc., most programs operate weekdays from 6:30 AM to 7:00 PM. Since parents work schedules differ, children typically arrive over a period of two or more hours in the morning and leave during a similar period in the afternoon. This reduces the number of vehicles likely to stop at the home one time, as do siblings arriving together. Parents are encouraged to escort children safely to and from cars to the home.

While children are in my care, I will be responsible for their supervision at all times, including indoor activities, outdoor play, and on walks or vehicle trips away from the home. I anticipate outdoor play time to be limited to one hour after 9:00 AM and one hour after 1:00 PM, and noise will be kept below maximum stipulated by Kuna Officials.

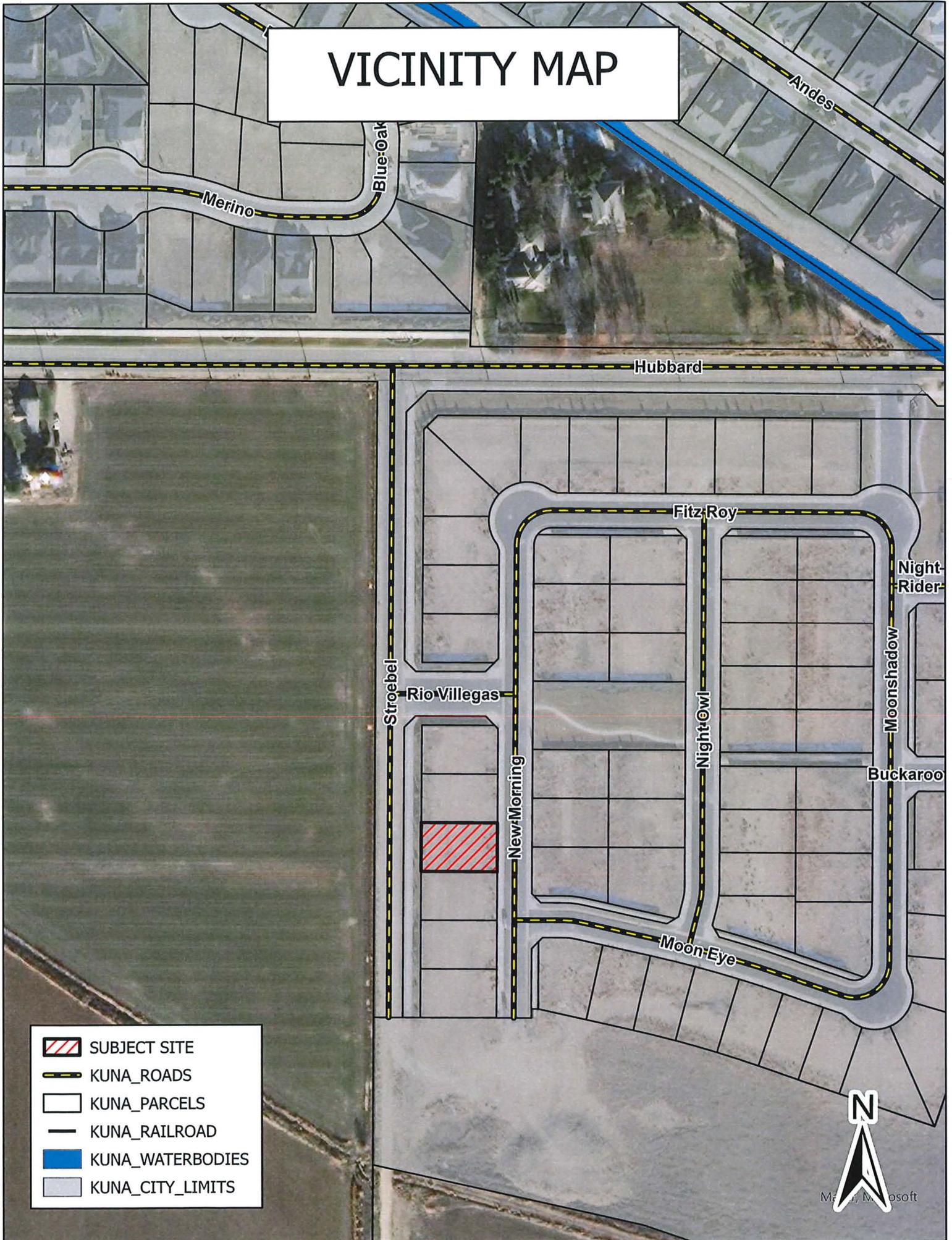
My proposed childcare will be subject to regular inspections through the Central District Health Department (CDH).

Thank you for your review of my childcare proposal, I look forward to providing a much needed service to our community.

All my best,

Lucie Ndayirorere
Lucie's Child Care

VICINITY MAP



-  SUBJECT SITE
-  KUNA_ROADS
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



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REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

(Space above this line for Recorder's use)

File No. 801662 TB/LS

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **COREY BARTON HOMES, INC.**, an Idaho Corporation, dba **CBH HOMES**, whose address is 1977 E Overland Rd, Meridian ID 83642, (the "Grantor"), does hereby grant, bargain, sell and convey unto **Lucie Ndayirorere and Jean-Marie Nibizi, wife and husband** whose address is 2997 North New Morning Avenue, Kuna, ID 83634, (the "Grantee"), the following described premises (the "Premises"):

Lot 4, Block 2, Ledgestone Subdivision No. 1, according to the plat thereof, filed in Book 119 of Plats at Page(s) 18512-18515, records of Ada County, Idaho.

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

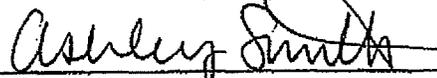
TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances caused, created, or suffered directly by Grantor.

Effective Date: March 16, 2022

GRANTOR

Corey Barton Homes, Inc., dba CBH Homes



By: Ashley Smith, Closing Officer

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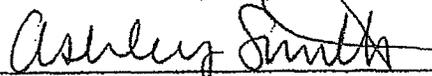
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Effective Date: March 16, 2022

GRANTOR

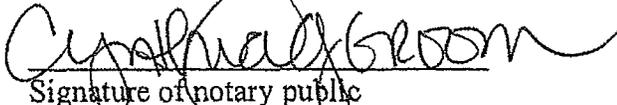
Corey Barton Homes, Inc., dba CBH Homes



By: Ashley Smith, Closing Officer

State of Idaho, County of Ada

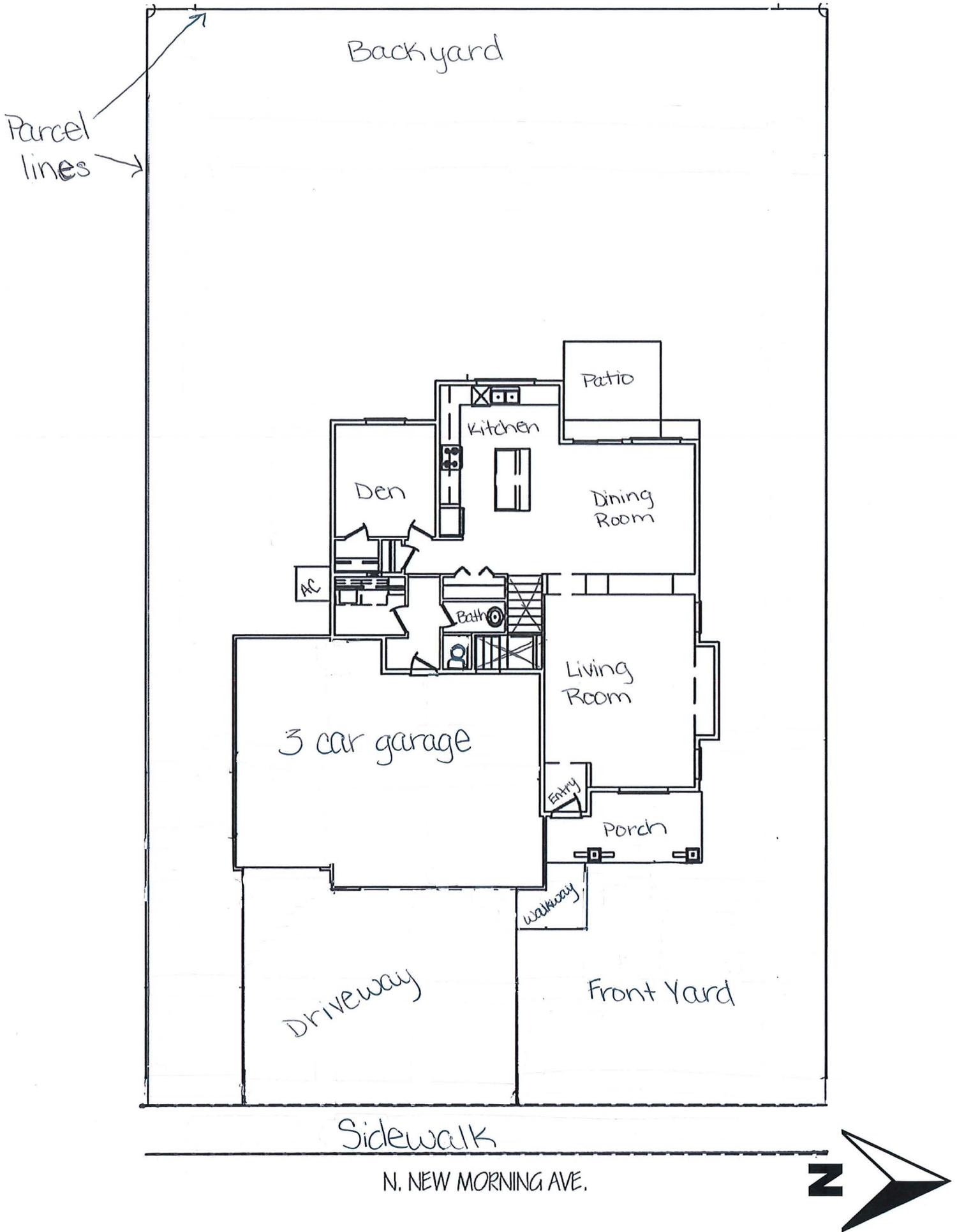
This record was acknowledged before me on March 22, 2021 by Ashley Smith, as Closing Officer of CBH Homes.


Signature of notary public
Commission Expires:



CYNTHIA J GROOM
Residing in: Meridian, ID
Commission Expires: 05/20/2025

Site Plan with 1st Floor Layout



Pediatric

CPR, AED, and First Aid

Lucie Nominorakis
has successfully completed and competently performed the required knowledge and skill objectives for this program.

- Child, Infant, and Adult Child and Infant

Card is void if more than one box is checked.



Janet Wore
Authorized Instructor (Print Name)

41577
Registry No.

4/2/22
Class Completion Date

4/2/24
Expiration Date

939.8424
Training Center Phone No.

CPK113
Training Center I.D.

This card certifies the above named individual has successfully completed the required knowledge and hands-on skill objectives to the satisfaction of a currently authorized ASHI Instructor. This program meets national standards for pediatric first aid and CPR training by conforming with *Caring for Our Children: National Health and Safety Performance Standards; Guidelines for Early Care and Education Programs*, the 2015 AHA Guidelines Update for CPR and ECC and the 2015 AHA and ARC Guidelines Update for First Aid. Expiration date may not exceed two years from month of class completion.

Illness policy

Keep Me Home If...

I'm Vomiting...

- 2 or more times in 24 hours

I have a rash, lice or nits...

- Body rash especially with a fever or itching, lice or nits

I have diarrhea

- 3 or more watery stools in 24 hours

I have an eye infection...

- Thick mucus or pus draining from the eye

I have a sore throat...

- With fever or swollen glands



I'm just not feeling very good...

- Unusually tired, pales, lack of appetite, confused, or cranky

I have a fever...

- Temperature of 100 degrees (F) or more (Taken under the arm) AND sore throat, rash, vomiting, diarrhea, earache, or just not feeling good

Immunization Policy

- Immunization record must be on file for each child.
- If you do not immunize your children, you must

When your Child Is Sick:

- 1.) Have plans for back up child care
- 2.) Tell your care giver what is wrong with your child, even if your child stays home

Discipline Policy

One of the goals of my family child care is to help children learn correct behavior.

We want children to act with:

- Self-control
- Respect for others
- Obedience

To help children support these actions, we:

- Model the behaviors we want to see in the children
- Make clear and simple limits
- Explain the why we have rules
- Stay positive in our attitudes

In most cases, the way we encourage these actions is to support positive behavior. In some cases, discipline is needed. Before discipline of any kind is given, a review of other possible reasons of misbehavior will be considered. Is the child sick, tired, hungry?

When discipline is needed, we will:

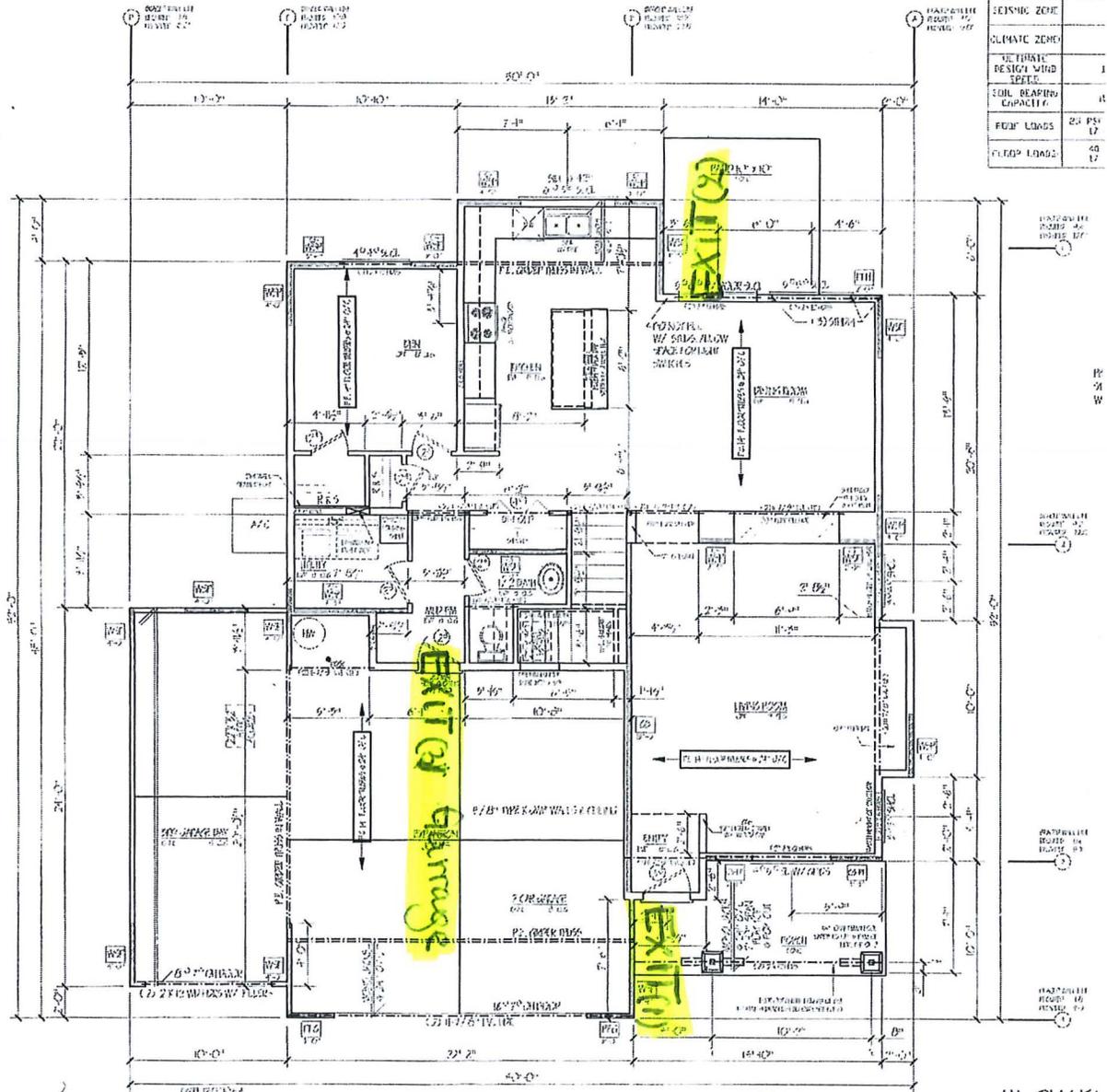
- Redirect the child's attention to an acceptable action
- Explain the bad behavior and help child find solutions
- Give a time-out – a time to cool off and change attitudes
- Give a miss-out – a lost privilege
- Tell you what happened

All discipline is followed with a big hug and smile to let children know that they are still wonderful, cared-for people.

Emergency Exit Plan

SEE MANUFACTURERS SPEC. SHEET FOR FLOOR TRUSS LAYOUT

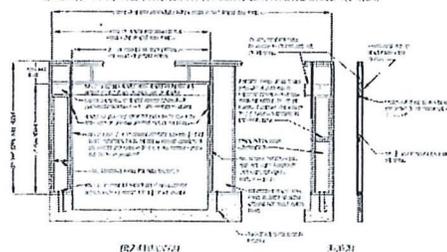
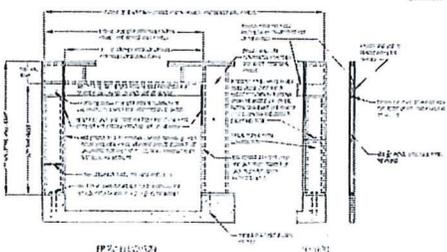
DESIGN CRIT	
DEPT. OF FIRE AMOUNTS	IBC 2018 SEC. 501.2
FLOOR DEPTH	
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CLIMATE ZONE	
ULTIMATE DESIGN WIND SPEED	1
SOIL BEARING CAPACITY	15
DEAD LOADS	20 PSF 17
FLOOR LOADS	40 17



EXIT

EXIT

"LOWE"
2X6E



101 WALL SECTION

102 WALL SECTION

103



Neighborhood Meeting Certification



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

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: In-home daycare for up to 6 children

Date of Meeting: 4/02/22 Time: 11:30

Meeting Location: 457 Locust Ave, Kuna ID 83634

Site Information

Location: Section 18 Township 2N Range 1E Total Acres 0.177

Subdivision Name: Ledgestone No.1 Lot 4 Block 2

Address: 2997 N New Morning Ave

Parcel No(s): R5186220400

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Lucie Ndayirorere

Address: 2997 N New Morning AV Kuna 83634

Contact Person

Name: Nibizi Jean Marie

Business Name (if applicable): _____

Address: 2997 N New Morning AV 83634

Phone: 208 296 0931 Email: nibijem2006@gmail.com

Applicant

Name: same

Address: _____

Phone: _____ Email: _____

I, Lucie Ndayirorere, 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: 3/17/22

SIGN-IN SHEET

Project Name: 2997 N New morning Ave In-home daycare

	Name	Address	Phone
1	Nibizi Jean-Marc	2997 N New Morning	
2	Lucie Ndayirorere	2997 N New Morning	
3			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 1-2-22 Number of Attendees: 3

Location: KUNA Public Library

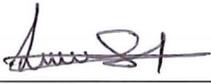
Project Description: Presentation of Lucie's Child Care to neighbors within 300' of her home on 2797 N. New Morning Ave

Attendee Comments or Concerns: _____

No opposition. All 3 in favor.

KUNA

I, Lucie Ndayirore, 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:  Date: 3/17/22



COMMITMENT TO PROPERTY POSTING



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

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

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

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

Print Name: Lucie Ndayirorere

Signature: [Handwritten Signature] Date: 3/17/22



IDAHO DEPARTMENT OF HEALTH & WELFARE

Idaho STARS
355 W Emerald Street, Suite 250
Boise, ID 83706-2072

Idaho Department of Health and Welfare
Idaho Child Care Program (ICCP)
Provider Agreement

Section A THIS IS AN AGREEMENT BETWEEN THE IDAHO CHILD CARE PROGRAM AND:

Business Name (if applicable) Lucie's child care

Owner Name Lucie NDAYIROBERE Director Name

Contact Information

Phone 208 781 9297 Secondary Phone 208 296 0931

Email Address nibijem2006@gmail.com

Physical Address (where child care is taking place)

Street Address 2997 N New Morning AV

City Kuna State ID Zip 83634

County Ada

Mailing Address (if different from above)

Street Address or P O Box

City State Zip

Social Security Number

3 2 8 - 3 5 - 5 2 5 9

OR

Federal Tax Identification Number

Check one (1) Type of Care for you or your facility:

Please note: each child (age 12 and younger) in the setting counts as one (1) child, including relatives, friends, neighbors, foster children, and the provider's own children.

Day Care/Child Care Center Facility - I provide care for 13 or more children.

Group Care Facility - I provide care for a maximum of 12 children.

Family Care Facility - I provide care for a maximum of 6 children.

Relative Care Facility - I provide care for a maximum of 6 children and they are ALL related to me as: Nieces, Nephews, Grandchildren, Great-Grandchildren, or Siblings.

In-Home Care - I go to the child(ren)'s home to provide child care AND (choose one)

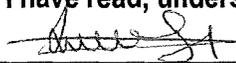
I provide care ONLY for children related to me as: Nieces, Nephews, Grandchildren, Great-Grandchildren, or Siblings.

I provide child care for children who are not related to me as described above.

Section B	<p align="center">In order to receive payment through the Idaho Child Care Program (ICCP), I agree to meet and continue to meet the following requirements:</p>
<p align="center">Initial items 1 through 14—if you cannot initial all of the following you cannot be registered with ICCP</p>	
LN	<p>1. PEDIATRIC-INFANT-CHILD CPR/INFANT RESCUE BREATHING— All providers, owners, and staff members who provide direct care to children must have current certification in pediatric rescue breathing (CPR) from a certified instructor. <u>Providers who do not have this certification will not count in adult to child ratios.</u> Each child care owner or operator is responsible for maintaining documentation verifying certification and may be asked to produce documentation during any health and safety inspections.</p>
LN	<p>2. PEDIATRIC FIRST AID— All providers, owners, and staff members who provide direct care to children must have current certification in pediatric first aid treatment from a certified instructor. <u>Providers who do not have this certification will not count in adult to child ratios.</u> Each child care owner or operator is responsible for maintaining documentation verifying certification and may be asked to produce documentation during any health and safety inspections.</p>
LN	<p>3. IMMUNIZATIONS— Care will not be provided for any ICCP child whose immunizations or exemption letters are not on file at the facility. Providers must ask parents for proof of immunizations. A parent objecting to immunizations for medical or religious reasons may be exempt from the requirement under State law.</p>
LN	<p>4. EMERGENCY COMMUNICATION— A functioning telephone must be on the premises at all times where child care occurs.</p>
LN	<p>5. DISASTER AND EMERGENCY PLANNING— All child care providers must have documented policies and procedures planning for emergencies resulting from a natural disaster, or man-caused event that include but are not limited to:</p> <ul style="list-style-type: none"> a. Policies and procedures for evacuation, relocation, shelter-in-place, and lock-down procedures. b. Policies and procedures for communication, reunification with families, continuity of operations. c. Policies and procedures for the accommodation of infants and toddlers, children with disabilities, and children with chronic medical conditions. d. Procedures for staff and volunteer emergency preparedness training and practice drills. e. Guidelines for the continuation of child care services in the period following the emergency or disaster.
LN	<p>6. AGE OF PROVIDER— All child care providers must be eighteen (18) years old or older. Persons sixteen (16) or seventeen (17) years old may provide child care if they have direct, on-site supervision from a qualified child care provider who is at least eighteen (18) years old.</p>
LN	<p>7. HEALTH AND SAFETY INSPECTION— All child care homes/facilities must pass all yearly health and safety inspections conducted as an on-site visit to their facility, and will have at least one inspection annually. These will be unscheduled visits. Providers cannot deny the health inspector access or entry to any part of the child care facility. Note: In-home care is required to have a health and safety training in the home where child care is taking place.</p>
LN	<p>8. CONSUMER EDUCATION— The Department will make public, on a website:</p> <ul style="list-style-type: none"> a. The results of all child care monitoring, inspection, and investigation reports. b. Substantiated complaints about failure to comply with child care laws, rules, and policies. Including information on the date of such an inspection, and where applicable, information on corrective action taken.
LN	<p>9. REPORTING SUSPECTED CHILD ABUSE OR NEGLECT— All child care providers or individuals living in my home or providing care at my facility will report any suspected child abuse or neglect to the appropriate authorities within twenty-four (24) hours.</p>
LN	<p>10. REPORTING DEATH AND SERIOUS INJURY— All child care providers or individuals living in my home or providing care at my facility will report when a child sustains a serious injury or dies while at the location of, or as a result of participating in child care. ("Serious injuries" are any injury that required hospitalization or a doctor's care.)</p>
LN	<p>11. CURRENT IDAHO DEPARTMENT OF HEALTH AND WELFARE CRIMINAL HISTORY BACKGROUND CHECKS— According to <i>IDAPA 16.06.12.009</i> - All child care providers or individuals age 13 and older living in my home or providing care at my facility who have direct contact with children must comply with the requirements and receive clearance as provided in <i>IDAPA 16.05.06</i> "Criminal History and Background Checks" prior to becoming an ICCP provider, and every five (5) years. Each person must have a current Idaho Department of Health and Welfare Criminal History Background Check clearance on file at the location where child care is taking place, available for review at all times.</p>

LN	<p>12. UNLIMITED ACCESS TO PREMISES— I and any other provider or individual living in my home or providing care at my facility will allow parents and guardians unlimited access to their child(ren) at all times when care is occurring. If a parent or guardian has been granted limited access or has been denied visitation rights by a court of competent jurisdiction, and the daycare operator has written documentation from the court "UNLIMITED ACCESS TO PREMISES" does not confer a right to visitation upon that parent or guardian.</p>
LN	<p>13. TRAINING REQUIREMENTS— Each child care provider must receive, and ensure that each staff member who provides child care receives, and completes twelve (12) hours of ongoing training every twelve (12) months after the staff member's date of hire. Each child care owner or operator is responsible for maintaining documentation verifying training completion and will be asked to produce documentation when the provider agreement is renewed annually.</p>
LN	<p>14. FEDERAL EXCLUSION— Child care providers must not be excluded from participation in federal programs by the Office of Inspector General (OIG) List of Excluded Individuals and Entities. If a provider becomes excluded from participation in federal programs by the Office of Inspector General (OIG) List of Excluded Individuals and Entities, they must immediately report the exclusion to the Department.</p> <p>ALL PROVIDERS MUST search the OIG online database, using your own information, to determine if you or your business is listed on the OIG Exclusions Program. The database can be accessed at this address: https://oig.hhs.gov/exclusions/</p>

Section C	Initial each item to indicate that you acknowledge and understand it:
LN	<p>1. I understand that all child care providers applying to receive or receiving a Department subsidy must be licensed or must comply with applicable State Day Care licensing requirements under Title 39, Chapter 11, Idaho Code, with local licensing ordinances, or with Tribal ordinances. If both state statutes and ordinances apply to a provider, the provider must comply with the stricter requirement. A provider operating outside Idaho must comply with the licensing laws of the state or locality where care is provided.</p>
LN	<p>2. I understand that ICCP payments will be made directly to me or my facility for eligible children in my care. I understand that the amount of the ICCP payment may be less than the amount I charge.</p>
LN	<p>3. I understand that <u>except for Child Care Centers</u>, the individual who signs the provider agreement must provide the majority of direct care to the children in that child care facility.</p>
LN	<p>4. I understand that ICCP eligible families, except TAFI families participating in non-employment TAFI activities and guardians of foster children, must pay part of their child care costs. <u>Providers are responsible for ensuring families pay the determined child care costs and must not waive these costs.</u></p>
LN	<p>5. I understand that I cannot charge more to ICCP families than I charge to families who are not eligible for ICCP.</p>
LN	<p>6. I understand that the Department of Health and Welfare will submit a Form 1099 to the Internal Revenue Service (IRS) reporting all ICCP payments I receive each year (if the yearly total is \$600 or more).</p>
LN	<p>7. I understand that I am NOT employed by the Department of Health and Welfare or the Idaho Child Care Program.</p>
LN	<p>8. I understand that if I receive payment for child care I did not provide, I must return the money owed to the Department of Health and Welfare. If I do not return the money, I will be subject to any applicable enforcement provisions in IDAPA 16.06.12 including, but not limited to, termination of this provider agreement.</p>
LN	<p>9. I understand that "kickbacks" are not allowed; I may not pay for a child to attend my facility. ICCP payments will be denied if I pay directly or indirectly, overtly or covertly, for a child to attend my facility.</p>
LN	<p>10. I understand that documentation of service sufficient to support the child care payment <u>must be created at the time of service</u>. I may be denied payment and possibly denied provider status, if I do not produce records immediately when requested.</p> <p>I understand that I must document the following:</p> <ol style="list-style-type: none"> Records of attendance including the signature of a parent or guardian Billing records and receipts Policies regarding sign-in procedures Sign-in records, electronic or manual, or Child and Adult Food Care Program records <p>These documents are important to justify payments, must be kept for three (3) years, and must be available for immediate review by the Department or its agents when requested.</p>
LN	<p>11. I understand that if I misrepresent my charges for child care in order to get a higher payment from ICCP, I will be subject to prosecution for fraud under <i>Idaho Code § 56-209h, IDAPA 16.06.12, and IDAPA 16.05.07.</i></p>

LN	<p>12. I agree to report the following changes within ten (10) days:</p> <ul style="list-style-type: none"> a. Permanent changes in the rates I charge for providing child care services. b. Changes in the location or mailing address where I provide care. c. If I provide care in my home I will report when someone new moves into my home. d. Permanent changes in the total number of children for whom I can provide care. <i>Example: I started out providing care for 1-6 children and was legally exempt from licensure but now my home is licensed so I can provide care for 7-12 children.</i> e. If I do not intend to renew my child care facility license. f. If I or anyone living in my home or facility has/have a communicable disease or any physical or psychological condition(s) that might pose a threat to the safety of a child receiving care. g. If I am excluded from participation in <u>any</u> federal program, including the Child and Adult Care Food Program (CACFP).
LN	<p>13. I agree to notify the Department of Health and Welfare within ten (10) days when:</p> <ul style="list-style-type: none"> a. An ICCP eligible child stops attending or is not in care for more than 30 days; and/or b. The advance payment notice I receive from the Department of Health and Welfare is not accurate.
LN	<p>14. I understand that the provider Agreement will continue in effect unless it is terminated.</p>
LN	<p>15. I understand that by signing this Agreement I am giving ICCP permission to require proof of any self-declarations.</p>
LN	<p>16. I understand failure to comply with any term of this Agreement or the provisions in IDAPA 16.06.12 can result in immediate termination of this Agreement as well as any applicable enforcement provision in IDAPA 16.06.12 or 16.05.07.</p>
<p>I have read, understand, and agree to all the conditions required to participate in the Idaho Child Care Program.</p> <p>  4/04/22 </p> <p> Signature of Owner Date </p>	

Idaho Administrative Code 16.06.12 - Rules Governing the Idaho Child Care Program (ICCP) 804. CHILD CARE PROVIDER AGREEMENT.

From: [Jessica Reid](#)
To: [PWoffice](#); [Chief Fratusco](#); [Scott FCCNWI](#); [TLawrence Kuna Fire](#); [J&M Sanitation](#)
Cc: [Morgan Treasure](#); [Doug Hanson](#)
Subject: 22-02-SUP 2997 N New Morning In-Home Daycare
Date: Wednesday, April 13, 2022 3:24:26 PM
Attachments: [22-02-SUP 2997 N New Morning In-Home Daycare Agency Transmittal Packet.pdf](#)
[image001.png](#)

Agency Transmittal – 04.13.2022

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

CASE NUMBER:	22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare
PROJECT DESCRIPTION	Lucie Ndayirorere requests Special Use Permit approval to operate an In-Home Daycare for up to six (6) children from 6:30 AM – 7:00 PM, Monday through Friday.
SITE LOCATION	2997 N New Morning Avenue, Kuna, ID, 83634
APPLICANT	Lucie Ndayirorere 2997 N New Morning Ave Kuna, ID 83634
REPRESENTATIVE	Kelly Walton, Walton Realty Group kellywalton@waltonrealtygroup.com 208-912-7777
SCHEDULED HEARING DATE	Tuesday, May 10, 2022 at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
<p>We have enclosed information to assist you with your consideration and response. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i></p>	

Jessica Reid

Planner I

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/14/22	21880

LEGAL NOTICE

**Case No. 22-02-SUP
 (Special Use Permit) for
 2997 N New Morning
 Avenue In-Home Daycare**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, May 10, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for an In-Home daycare located at 2997 N New Morning Avenue. Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM.

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

April 20, 2022 225968

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
225968	22-02-SUP - 2997 N.	04/20/22	04/20/22	1	\$47.00

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$47.00
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$47.00

We Appreciate Your Business!

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.

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 (please inform staff). 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 4.28.22
City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **May 10, 2022 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. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare

Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM, at 2997 N New Morning Avenue (APN: R5186220400).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 16, 2022** 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 04.28.2022



**AFFIDAVIT OF PUBLICATION
STATE OF IDAHO**

County of Ada

21880 225968
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

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

LEGAL NOTICE

**Case No. 22-02-SUP
(Special Use Permit) for
2997 N New Morning
Avenue In-Home Daycare**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, May 10, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for an In-Home daycare located at 2997 N New Morning Avenue. Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM.

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.

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Kuna Planning & Zoning
Department

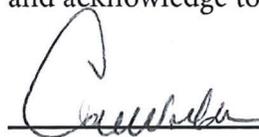
April 20, 2022 225968

That said notice was published the following: 04/20/2022



SHARON JESSEN
STATE OF IDAHO

On this 21st day of April, in the year of 2022 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

6/28/23





Proof of Property Posting

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



This form shall confirm that the Public Hearing Notice for Case No. 22-02-54P
Lucie's Child Care was posted, as required per Kuna City Code
5-1A-8, on April 29, 2022. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 30th day of April, 2022.

Signature: [Signature] Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 30th day of April, 2022, before me, the

Undersigned, a Notary Public in and for said State, personally appeared before me

(Owner/Developer). Lucie Ndayirorere

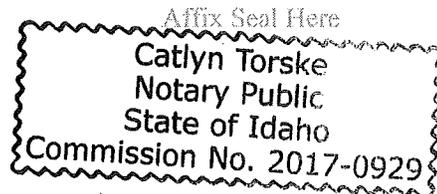
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written. Subscribed and sworn to before me the day and year
first above written.

Catlyn Torske
Residing at: 6707 Overland Rd

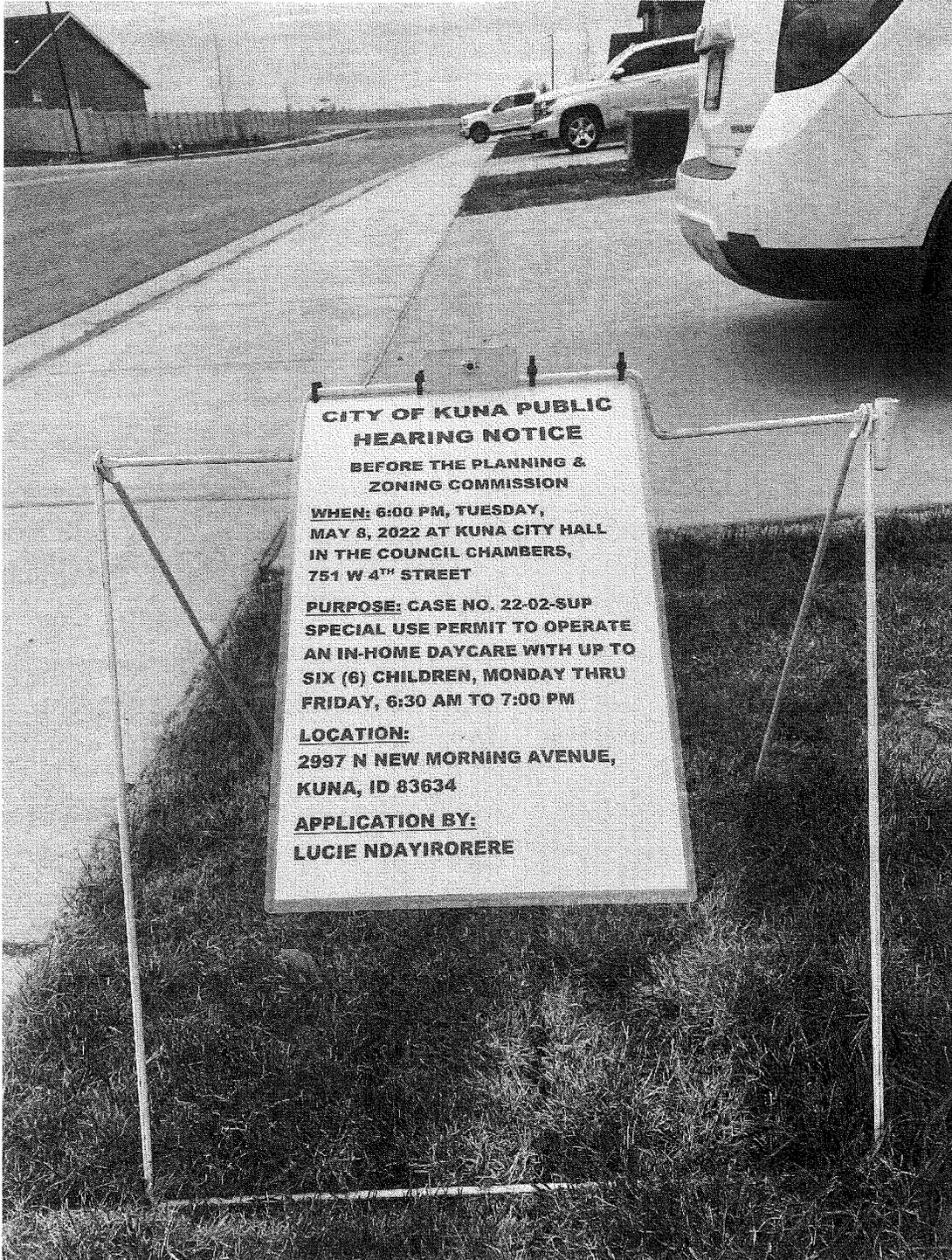
Boise ID 83709

My Commission expires: 11/13/2023

[Signature]
Signature







**CITY OF KUNA PUBLIC
HEARING NOTICE**

**BEFORE THE PLANNING &
ZONING COMMISSION**

**WHEN: 6:00 PM, TUESDAY,
MAY 8, 2022 AT KUNA CITY HALL
IN THE COUNCIL CHAMBERS,
751 W 4TH STREET**

**PURPOSE: CASE NO. 22-02-SUP
SPECIAL USE PERMIT TO OPERATE
AN IN-HOME DAYCARE WITH UP TO
SIX (6) CHILDREN, MONDAY THRU
FRIDAY, 6:30 AM TO 7:00 PM**

**LOCATION:
2997 N NEW MORNING AVENUE,
KUNA, ID 83634**

**APPLICATION BY:
LUCIE NDAYIRORERE**



IDAHO DEPARTMENT OF HEALTH & WELFARE

Fire Safety Inspection for State Daycare Licensing

[X] New Daycare License Applicant [] Daycare License Renewal Applicant

Date 4-5-2022 Operator _____ Owner Lucie Ndayirorere

Name of Facility Lucie's child care

Address 2997 N New morning Ave

City Kuna State ID Zip 83634

Facility Phone Number (208) 781-9297 Land Line or Cellular Phone
Nibijem 2006@gmail.com

Note: The licensing authority is the Idaho Department of Health and Welfare. The minimum standards as outlined in the state daycare licensing act will not preempt any local ordinance that is more stringent.

This inspection form was drafted within the confines of the legislated fire safety standards for daycare facilities and does not mean to infer that the provisions within provide for a level of fire safety that would meet nationally recognized standards. Nor does it mean that it would provide a level of fire safety that would meet our own adopted fire safety standards for other occupancies in Idaho.

II. GENERAL REQUIREMENTS FOR ALL DAYCARE OCCUPANCIES

Table with 3 columns: Standard, Facility Meets Standard (Yes), Facility does Not Meet Standard (No). Rows include: Exiting Requirements, Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge?, Can exit doors be opened from the inside without the use of a key or any special knowledge or effort?, Are there at least two exits (travel distance between not to exceed 75 feet) located a distance apart, not less than one-half the diagonal dimension of the building or portion used for daycare?, Are the required exits not less than 32 inches of clear exit width and not less than six feet, eight inches (6'8") in height?

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements (cont.)		
<p>Are sleeping rooms provided with at least one emergency egress window having at least a minimum single net clear opening of 5.7 square feet, minimum height 24 inches, minimum width 20 inches, and maximum finished sill height not over 44 inches?</p> <p><i>Note: An approved exit door is acceptable in lieu of egress windows. Also, an approved piece of furniture or platform, if anchored in place, can be approved to sit in front of a window, if the sill height is over 44 inches</i></p>	✓	
<p>Are approved egress windows from sleeping areas operable from the inside without the use of separate tools?</p>	✓	
<p>Where children are located on a story below the level of exit discharge (basement), are there at least two exits provided, one of which is directly to the outside?</p> <p><i>Note: More than one exit from the basement opening directly to the outside may be required, depending on the structure of the building.</i></p>	N/A	
<p>Daycare is prohibited on any upper floor beyond the first floor. <i>Exception: Daycare is permitted at the second floor level, provided that the building has two (2) exits, one (1) of which must open directly to the outside and be in compliance with building codes. Is the facility in compliance?</i></p>	No children on 2nd floor	
Fire Extinguishers		
<p>For DAYCARE CENTERS: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area <u>and</u> one other approved location that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? <i>Note: Fire extinguishers shall be maintained properly.</i></p>	N/A	
<p>For GROUP DAYCARE FACILITIES and FAMILY DAYCARE HOMES: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? <i>Note: Fire extinguishers shall be maintained properly.</i></p>	X	
<p>Is there a hood-type fire suppression system installed in the kitchen area, if required?</p>	N/A	
<p>In facilities over three thousand (3,000) square feet are additional fire extinguishers present and approved by local fire official or designee?</p>	N/A	
<p>In Facilities greater then twenty thousand (20,000) square feet in area or when the number of children under the age of eighteen (18) month exceeds one hundred (100) is there an automatic sprinkler system?</p>	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Telephone		
Is there an operable telephone on the premises?	X	
Smoke Detectors		
Is there a smoke detector installed in the basement having a stairway which opens from the basement into the facility (such detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area)?	N/A	
Are approved smoke detectors provided on the ceiling or wall outside each separate sleeping area or in the immediate vicinity of bedrooms?	X	
Is there a smoke detector in each room used for sleeping purposes?	X	
Is there a smoke detector in each story within the facility including the basement?	X	
Fire Safety and Evacuation Plan <i>Note: Each daycare center, group daycare facility or family daycare home voluntarily licensed by the Department, must have an approved fire safety and evacuation plan prepared. Fire evacuation and safety plans must include the elements listed below.</i>		
Procedures and policies that accounts for all employees and children after an evacuation is completed.	X	
Identifies evacuation routes, locations of facility exits, and assembly point for an evacuation.	X	
Includes location of smoke detectors, fire alarm appliances and fire extinguishers.	X	
A schedule of fire and emergency evacuation drills and annual reviews that all employees and children participate in with records of those drills available for reference and review.	X	
For Facilities with an Occupancy Load of Fifty or More N/A <i>Note: In addition to the requirements above, those facilities with an occupancy load of fifty (50) or more occupants must also meet the criteria outlined below.</i>		
Do exit doors swing in the direction of egress?	N/A	
Do exit doors from rooms having an occupant load to fifty (50) or more, if provided with a latch, have panic hardware?		
Are Exit signs installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress?		
For facilities with over fifty (50) children, is an approved fire alarm system installed?		

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Occupant Load <i>Note: Occupant load is determined by the local fire official or designee. Only those areas used for daycare purposes will be used when determining occupant load.</i>		
<p>To determine occupant load, calculate the square footage of the space between the interior face of the exterior walls, assigned to daycare use, and divide by the occupant load factor of 35. Allowances for interior walls or partitions and furnishings have been taken into account in the occupant load factor, except fixed seating. The occupant load for fixed seating is determined by counting the seats.</p> <p style="text-align: right;">Enter Occupant Load: <u>24</u></p>		
<p>Is the facility in compliance?</p>		

Note: This inspection is for the purpose of meeting only the requirements of the Department of Health and Welfare. The operator/owner may also be required to meet; zoning, building code, fire code or other agency regulations within their local jurisdiction to conduct this type of business. In addition, a separate Health and Safety inspection is required on all facilities that are required to be licensed.

REMARKS: _____

Facility passes fire inspection: <input checked="" type="radio"/> Yes <input type="radio"/> No	Occupant Load: _____ <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
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INSPECTION MADE BY: T. J. Lawrence

TITLE AND AGENCY: Kuna Rural

Signature of Inspector: [Signature] Date: 4-5-2022

Name of facility operator/owner (please print): Lucie Ndayicorere

Signature of facility operator/owner: [Signature] Date: 4/5/22



Child Care Health and Safety Inspection

RE-ENTERED APR 2 2022

FACILITY NAME: Lucies childcare		FACILITY # 48937	EHS# 72	DATE: 4/19/22
PROVIDER NAME: Lucie Ndayirorere		EMAIL: nibijem2006@gmail		PH# 781-9297
ADDRESS: 2997 N. New Morning Ave.		CITY Kuna	STATE ID	ZIP 83634
ACTIVITY:	<input checked="" type="checkbox"/> INITIAL	ICCP <input type="checkbox"/> ICCP-STATE <input checked="" type="checkbox"/> ICCP-CITY <input type="checkbox"/>	IN-HOME <input type="checkbox"/> CENTER <input type="checkbox"/> GROUP <input type="checkbox"/>	ONSITE FOLLOW-UP DATE:
<input type="checkbox"/> ANNUAL	<input type="checkbox"/> FOLLOW-UP	STATE ONLY <input type="checkbox"/> CITY ONLY <input type="checkbox"/>	RELATIVE <input type="checkbox"/> FAMILY <input checked="" type="checkbox"/>	VCR DUE DATE: 5/3/22
<input type="checkbox"/> INVESTIGATION	<input type="checkbox"/> TRAINING	# CHILDREN PRESENT 6	# PROVIDERS CHILDREN 1	# STAFF 1
<input type="checkbox"/> UNANNOUNCED	<input type="checkbox"/> SAMPLES	EMP./CHILD RECORDS EDUCATION <input checked="" type="checkbox"/>	CPSC EDUCATION PROVIDED <input checked="" type="checkbox"/>	INSP. TIME (MIN.) 56
				TRAVEL TIME (MIN.) 10

The items marked with an "X" identify the violations or problems that need to be corrected. Child Care Health Consultant Referral? **Y**

#	Description	X	Repeat	Comments/Correction Required	Correction Date
1	PROVIDER AGE / SUPERVISION			✓ discussed, must print out email from Idaho stars	
2	PEDIATRIC RESCUE BREATHING CPR/FA			✓ good on board	
3	CHILD-STAFF RATIO			✓	
4	STAFF/CHILDREN EXCLUDED WHEN ILL			✓ good on board	
5	IMMUNIZATION RECORDS # Enrolled:(includes provider's children)			# enrolled: 14 records present	
6	DISASTER AND EMERGENCY PLAN AND COMMUNICATION			✓ files present	
7	SMOKE DETECTOR, FIRE EXTINGUISHER, EXITS			✓ serviced Sept. 2021	
8	FIRE SAFETY EVACUATION PLAN / POSTING	X		✓ discussed needing hard copy of fire plan.	4/20
9	FOOD SOURCE/FOOD THAWING			✓ local grocery	
10	FOOD HANDLING/PERSONAL HYGIENE			✓	
11	FOOD TEMPERATURES/THERMOMETERS			✓ fridge @ 41°F, discussed add'l thermometers	
12	FOOD STORAGE/CROSS CONTAMINATION			✓	
13	FOOD CONTACT SURFACES/SANITIZING			✓ bleach water @ 50 ppm	
14	DISHWASHING/SANITIZING			✓ dishwasher	
15	UTENSIL STORAGE			✓ discussed knife storage	
16	MEDICINES/HAZARDOUS SUBSTANCES	X		discussed, dish pods accessible, moved pods to lunch room	4/19
17	GARBAGE COVERED/REMOVED			✓	
18	PLUMBING/SEWAGE DISPOSAL			✓ city	
19	WATER SUPPLY/WELL SAMPLED			✓ city water	
20	HANDWASHING FACILITIES			✓ stocked	
21	DIAPER CHANGING FACILITIES			✓ on mat, sanitized w/bleach after each use	
22	FIREARM STORAGE			✓ N/A	
23	WATER HAZARDS (POOLS, CANALS...)			✓	
24	SMOKING/ALCOHOL CONSUMPTION			✓ N/A	
25	SLEEPING-PLAY AREAS, RESTROOMS CLEAN			✓ bedding provided, washed weekly	
26	HEAT, LIGHT & VENTILATION			✓	
27	OUTDOOR PLAY AREAS			✓ discussed gate security	
28	ANIMAL, PET HEALTH/VACCINATION			✓ N/A	
29	GENERAL SAFETY			✓ discussed outlet covers needed	
30	TRANSPORTATION SAFETY			✓ good, discussed	
31	SAFE SLEEP - Alone, on back, CPSC crib			✓ discussed, aware of practices	

COMMENTS: Provider stated BC documents were approved by Idaho stars + stated physical copies weren't needed. Informed that hard copies must be present.

Referral Date: 4/7/22	Payment Date:	Inspection Passed <input checked="" type="checkbox"/> Date: 4/20/22	Inspection Not Passed <input checked="" type="checkbox"/> Date: 4/19/22
Investigation Resolved <input checked="" type="checkbox"/> Date:	Investigation Not Resolved <input type="checkbox"/> Date:	Unsubstantiated <input type="checkbox"/>	Substantiated <input type="checkbox"/>
Signatures X	X	Date E-mailed / faxed to IDSTARS: 4/20/22	



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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 4 May 2022
RE: Public Works Comments
2997 N New Morning Avenue In-Home Daycare – 22-02-SUP (Special Use Permit)

The 2997 N New Morning Avenue property, 22-02-SUP, special use permit request dated 13 April 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff can support approval for this special use permit.

Comments may be expanded or refined in connection with the future land-use actions.



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.

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 (please inform staff). 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

POST

FIRST-CLASS MAIL

05/16/2022

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

5-16-22
D.H.

City of Kuna

COURTESY NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN that due to a property posting error for Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare, **the Public Hearing before the Planning & Zoning Commission was tabled to May 24, 2022, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634.

Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM, at 2997 N New Morning Avenue (APN: R5186220400).

Please contact the Kuna Planning & Zoning Department at (208) 922-5274, with any questions you may have.

MAILED 05.16.2022

