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 August 9, 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 July 26, 2022

2. Findings of Fact & Conclusions of Law
- ***A.*** Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision
- ***B.*** Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells
- ***C.*** Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage

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

A. Case No. 22-05-SUP (Special Use Permit) 790 W Nannyberry In-home Group Daycare – Jessica Reid, Planner II

Florence Rukundo requests Special Use Permit approval to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 790 W Nannyberry Street (APN: R0501720860); Section 14, Township 2 North, Range 1 West.

B. Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat) & 21-36-DR (Design Review) Riverton Subdivision – Troy Behunin, Planner III

Providence Properties LLC requests Annexation for approximately 38 acres into Kuna City Limits with a C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same land into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial lots. The site is near the northeast corner of the intersection of Kuna and Locust Grove Roads; Section 20, Township 2 North, Range 1 East (APN: S1420325708).

C. Case Nos. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) Falcon Crest South Subdivision – Troy Behunin, Planner III

Falcon Crest, LLC and M3 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approximately 41 acres zoned as R-6 (Medium Density Residential) and R-12 (High Density Residential), into 172 single-family lots, nine (9) common lots, two (2) shared driveway lots, and one (1) Private Road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads; Section 22, Township 2 North, Range 1 East (APN: S1422336100 & S1422315000).

4. *BUSINESS ITEMS:*

A. Case No. 22-21-DR (Design Review) Robinhood No. 1 Pool House, Ramada & Trellis – Jessica Reid, Planner II

Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated ramada and trellis. The approximately 800 SF Pool House on the northeast, is proposed to contain two (2) restrooms and storage areas; the approximately 1,046 SF ramada on the southeast is proposed to offer shaded seating; and the approximately 484 SF trellis on the northwest is proposed to offer an additional seating area. The subject site is Lot 1, Block 6 of Robinhood Subdivision No. 1, which has yet to be recorded (APN: S1422223400); Section 22, Township 2 North, Range 1 East.

B. Case No. 22-22-DR (Design Review) Rising Sun No. 2 Pool House – Jessica Reid, Planner II

Conger Group requests Design Review approval for an approximately 1,254 SF pool house and associated landscaping located at 2186 E Thea Drive (Lot 23, Block 4) of the Rising Sun Subdivision No. 2 (APN: R7472360740): Section 30, Township 2 North, Range 1 East.

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 July 26, 2022

6:00 PM REGULAR MEETING

Due to staff error, recording does not begin until public testimony portion of Item No. 3.A

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

1. CALL TO ORDER & ROLL CALL:

COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger – Absent
Commissioner Jim Main

CITY STAFF PRESENT:
Andrea Nielsen, City Attorney
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner II

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

1. Regular Planning and Zoning Commission Meeting Minutes Dated July 12, 2022

2. Findings of Fact & Conclusions of Law
- ***A.*** Case No. 21-15-AN (Annexation) 2500 S Rock Falls Lane
- ***B.*** Case No. 22-06-An (Annexation) 14375 S Cole Road
- ***C.*** Case No. 22-01-SUP (Special Use Permit) 11118 N Cambrick In-Home Group Daycare

Motion To: Approve the Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

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

A. Case Nos. 22-03-AN (Annexation), 22-04-S (Preliminary Plat) & 22-25-DR (Design Review) for Braeburn Creek Subdivision – Troy Behunin, Planner III

Planner II Jessica Reid notified the Commission a correction needed to be made to the Case Nos. as the Design Review was not on the agenda; as a Design Review is not a public hearing item, legal notice was not required.

Motion To: Add Case No. 22-25-DR (Design Review) to Item No. 3.A
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

Planner III Troy Behunin presented an overview of the project and stood for question.

The Applicant presented a slide show with artistic renderings and information regarding the project; he then stood for questions.

Chairman Young opened the Public Hearing.

Support
None

Neutral:
Neal Clark, 2069 W Soldotna Street, Kuna, ID 83634 – Testified
Jeff Adams, 9155 S Perfect Lane, Kuna, ID 83634 – Testified
Bruce Salmon, 9251 S Perfect Lane, Kuna, ID 83634 - Testified

Against:
Christine Clark, 2069 W Soldotna Street, Kuna, ID 83634
Larry Angell, 2265 W Seldovia Street, Kuna, ID 83634 – Testified
Steve Hurd, 2299 W Sagwon Drive, Kuna, ID 83634 – Testified
Kristian Beckett, 9251 S Perfect Lane, Kuna, ID 83634 – Testified
Amy Hobson, 2089 W Seldovia Street, Kuna, ID 83634
Bryan Hobson, 2089 W Seldovia Street, Kuna, ID 83634 - Testified

(Timestamp 00:00:05)
Neal Clark testified testified as Neutral and provided a handout to the Commission, staff, and the public in attendance (*handout attached to Meeting Minutes*).

(Timestamp 00:05:29)
Jeff Adams testified as Neutral and shared items he would like to see regarding the proposed development.

(Timestamp 00:08:58)
Bruce Salmon testified as Neutral and expressed concerns regarding traffic.

(Timestamp 00:11:15)
Larry Angell testified in Opposition expressing concerns regarding reduced irrigation pressure and feelings the proposed development did not fit with the surrounding area, and the extension of School Street.

(Timestamp 00:14:36)
Steve Hurd testified in Opposition expressing concerns with the zoning and that the previously proposed large park and swimming pool was removed from the design. Mr. Hurd also testified regarding concerns with traffic.

(Timestamp 00:18:28)
Kristiona Beckett testified in Opposition expressing concerns with his view the Applicant performed a "bait and switch" with what was proposed in the Neighborhood Meeting, his children's safety due to increased traffic, and that Toll Brothers had the ability to reduce the density.

(Timestamp 00:22:18)
Bryan Hobson testified in Opposition expressing he echoed his neighbors' comments. Mr. Hobson also expressed he did not feel the developer was honest with keeping the proposed project R-4 or lower, traffic, irrigation pressure, and requested the project be redesigned.

(Timestamp 00:24:36)
The Applicant rebutted explaining that Neighborhood Meetings are usually based on concept plans and also expressed the proposed number of lots are the same as the concept plan; even though the zoning was R-6 due to dimensional standards, the project density was still less than an R-4. The Applicant further described the future construction of School Street which they would be required to do per the Ada County Highway District.

(Timestamp 00:26:50)
Comments were called out from the audience and staff reminded those in attendance that the time for public testimony had passed; the Applicant then continued.

(Timestamp 00:26:54)
The Applicant explained additional information regarding School Street, their TIS (Traffic Impact Study), the Net Density of 2.75 DUA (dwelling units per acre); Applicant also offered to keep homes immediately adjacent to Denali Heights at one-story. The Applicant then stood for questions.

(Timestamp 00:29:28)
The Commissioners asked clarifying questions as well as discussed their concerns with the project.

(Timestamp 00:33:05)
Chairman Young provided clarifying information regarding the width of School Street at construction, to the audience.

(Timestamp 00:36:01)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:36:14)
Commissioner Garten commented that Kuna School District did not provide comments on the project.

(Timestamp 00:36:48)
Chairman Young discussed the Kuna City Code and Ada County Highway District requirements for connectivity between subdivisions; he also further discussed School Street construction and traffic.

(Timestamp 00:39:27)
Vice Chairman Hennis agreed. He also expressed he felt the transition was lacking but was unsure how to mitigate that as the project density was under R-4 Density already. He also discussed connectivity concerns for pedestrians to the north end of the development. Commissioner Garten agreed.

(Timestamp 00:42:02)
Commissioner Main also agreed and explained the project felt like two different projects instead of two parts of the same; he also discussed traffic and open space. The Commission continued their discussion.

(Timestamp 00:48:29)
Vice Chairman Hennis asked the Applicant if they were willing to spread out the southern boundary lots a little more and add a green space area in the Phase 2 area.

(Timestamp 00:48:55)
The Applicant was willing to take design directives from the Commission and pointed out the two (2) existing pocket parks in Phase 2. Vice Chairman Hennis asked if the Applicant would be willing to add an amenity like a tot lot. The Applicant responded they were willing and would also look at creative solutions for additional/larger green space. The Applicant expressed they were not in favor of green space where Yenlo Street enters the subdivision as they had designed the project to focus the amenities along the Kuna Canal.

(Timestamp 00:51:07)
The Commission further discussed their thoughts on specific additional Conditions of Approval and/or reviewing requested changes prior to recommending Approval to City Council.

(Timestamp 01:03:58)
Motion To: Table Case Nos. 22-03-AN (Annexation), 22-04-S (Preliminary Plat) & 22-25-DR (Design Review) for Braeburn Creek Subdivision to a date certain…. Vice Chairman Hennis then paused and asked the Applicant if they would be able to have the recommended design changes between that evening and City Council or, if the Commission preferred, the next available Commission meeting. Vice Chairman Hennis asked if requiring specific design changes and the Applicant complying, was enough for the Commission.

(Timestamp 01:05:38)
Chairman Young pointed out there would be lot changes and he would prefer to see the new design prior to making a recommendation; Commissioners Main and Garten agreed.

(Timestamp 01:06:58)
City Attorney Andrea Nielsen provided direction on procedure and the options available in moving forward.

(Timestamp 01:08:47)
Planner II Jessica Reid asked Attorney Nielsen a clarifying question on procedure and she answered.

(Timestamp 01:10:32)
Motion To: Recommend Approval to City Council of Case Nos. 22-03-AN (Annexation) & 22-04-S (Preliminary Plat) for Braeburn Creek Subdivision with the Conditions as outlined in staffs report, and the following specific changes which are to be completed before going before City Council: remove two (2) lots on the southern boundary in order to provide a better transition; restrict lots on the southern boundary to single-story homes; provide tot lot amenities within the Phase 2 pocket parks; shift path at Block 4, Lot 10C to the west two (2) lots; and to provide a path for connectivity between the cul-de-sac between Lot 30, Block 2 and the Kuna Canal in order to access the pocket park on the western boundary.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

(Timestamp 01:12:45)
Motion To: Approve Case No. 22-25-DR (Design Review) for Braeburn Creek Subdivision with the Conditions as outlined in staffs report, and the following specific changes which are to be completed before going before City Council: remove two (2) lots on the southern boundary in order to provide a better transition; restrict lots on the southern boundary to single-story homes; provide tot lot amenities within the Phase 2 pocket parks; shift path at Block 4, Lot 10C to the west two (2) lots; and to provide a path for connectivity between the cul-de-sac in Lot 30, Block 2 and the pocket park on the western boundary.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

(Timestamp 01:13:55)
Planner III Troy Behunin asked the Commission if they could Motion to Approve or Deny the request for Alternative Compliance.

(Timestamp 01:14:07)
Vice Chairman Hennis discussed the request with his fellow Commissioners and they were in agreement.

(Timestamp 01:14:22)
Chairman Young asked if the Motion had to be completely remade. City Attorney Neilsen explained the Commission could provide clarification on the Motion for the Design review.

(Timestamp 01:14:48)
Motion To: Clarify the original Design Review (Case No. 22-25-DR) Motion to include Approval of the Alternative Compliance request.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

4. *BUSINESS ITEMS:*

(Timestamp 01:16:09)

A. *Tabled from July 12, 2022* Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells – Jessica Reid, Planner II

(Timestamp 01:16:36)
Planner II Jessica Reid provided an overview of the project as it had been revised based on the Commissions requests at the July 12, 2022, Commission meeting; she then stood for questions.

(Timestamp 01:18:31)
Vice Chairman Hennis asked if the original proposed elevations would stay the same; Ms. Reid confirmed that was correct.

(Timestamp 01:18:50)
Chairman Hennis asked if there were any questions from the Commission; there were none. Vice Chairman Hennis stated the revision met the Commissions requests and expressed his thanks to the Applicant for their willingness to do so.

(Timestamp 01:19:30)
Motion To: Approve Case No. 22-09-DR (Design Review) 1159 & 1221 N Jacksonmill Avenue Commercial Shells with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

(Timestamp 01:20:06)

B. Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage – Jessica Reid, Planner II

(Timestamp 01:20:10)
Planner II Jessica Reid provided an overview of the project and stood for questions.

(Timestamp 01:22:12)
There were no questions from the Commission and Chairman Young asked the Applicant if there was anything they would like to add; there was not.

(Timestamp 01:22:50)
The Commission discussed the aspect of the project and the proposed materials. Chairman Young felt the landscaping adjacent to the neighboring homes was an adequate buffer. Commissioner Main suggested adding a darker complementary color on the pool house to break up the large expanses of White.

(Timestamp 01:24:26)
Motion To: Approve Case No. 22-19-DR (Design Review) for Paloma Ridge Pool House, Pavilion & Entry Monument Signage with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

5. ADJOURNMENT:

(Timestamp 01:25:11)
Motion To: Adjourn
Motion By: Commissioner Garten
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____

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

CITY OF KUNA

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

SIGN-UP SHEET

July 26, 2022 – PnZ Commission, Public Hearing

Case Name: ***Braeburn Subdivision Annexation & Preliminary Plat Request:***

1. Case Type: Annexation into the City of Kuna and Subdivision Pre Plat.

Case No.: **22-03 AN (Annexation), 22-04-S (Pre Plat) & 22-25-DR (Design Review)**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Neal Clark	Christine P. Clark
Print Address	2069 W SOLDOTNA ST	2069 W Soldotna st
City State, Zip	KUNA ID 83634	Kuna, ID 83634
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Jeff Adams	Larry Angell
Print Address	9155 S Perfect	2265 W. Seldovia
City State, Zip	Kuna ID 83634	Kuna ID 83634
☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Bruce Salmon	STEVE HURD
Print Address	9251 S Perfect Ln	2299 W. SAGWON DR.
City State, Zip	KUNA ID	KUNA ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name		KRISTIAN BECKETT
Print Address		9251 S. PERFECT LN
City State, Zip	City State, Zip	KUNA ID 83634
		City State, Zi

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Print Name: Amy Hobson
Print Address	Print Address	Print Address: 2089 W Seldovia St
City State, Zip	City State, Zip	City State, Zip: Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name	Print Name: Bryan Hobson
Print Address	Print Address	Print Address: 2089 W. Seldovia St
City State, Zip	City State, Zip	City State, Zip: Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

Braeburn Subdivision, Case No's: 22-03-AN. 22-04-S
114 homes R-6 Medium Density Residential

Public Comments: Neal Clark 2069 W Soldotna St., Kuna ID 83634 530-391-7033. **July 26, 2022**

A. As a parent, I learned to make decisions based on a fundamental rubric: Say "Yes" when you can, unless you must say "No".

B. You, as a Planning and Zoning Commission (and as a parent, substitute "child" and "society"), have only 2 jobs:
   1. **The first job is to make sure businesses or other institutions do not harm residents.**
   2. **The second job you have is to protect businesses or other institutions from unreasonable resident demands.**

C. Principles for decision making by the Commission.
   a. **Everyone has justifiable interests that need to be considered: homeowners, landowners, businesses.**
   b. **Established entities should be disturbed as little as possible.** (See Lauren McLean, Boise Mayor)

D. The things I need (a) to satisfy (b)
   1. **Revise the proposed plot to make the boundary lot density the same in Braeburn as in Denali.**

      Justification: The lot density at the plot boundary should match the density at the boundary of the existing neighborhoods. There are eight (or nine, as one home has a small intersection with Braeburn) homes on the north side of Seldovia, while there are nearly twice that number in the Braeburn subdivision. This is an abrupt change from old to new. This does not satisfy the needs of the existing neighborhood.

   2. **Limiting traffic from Braeburn via Denali to Hubbard by:**
      a. **Fire gate (or some other mechanism) on Yenlo.**
      b. **Speed bumps on Yenlo.**
      c. **An exit to Mason Creek and/or Linder in addition to Perfect Lane.**

      Justification: Traffic patterns in Denali needs to be as undisturbed as possible.
      i. The addition of 114 new homes in Braeburn will increase Denali traffic dramatically, even if housing is single-family dwelling.
      ii. Denali limits on-street parking so that there are very few cars parked on the streets. This limits auto-density. Braeburn may have less restrictive parking requirements.
      iii. Other neighborhoods nearby have houses that have, literally, 3, 4, 5 and more cars per house as investors have scooped up houses as rentals. Unless Braeburn has limits, traffic will be much higher in Denali than pre-Braeburn traffic.

Conclusions:
1. I have given you two items to say no to regarding the proposed plot for Braeburn Subdivision.
2. I have proposed solutions to those issues which will mitigate some of the deleterious effects of yet another subdivision in an historically small town.
3. I have suggested some decision making principles that the commission members might use to balance the many conflicting needs placed before them.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **TOLL SOUTHWEST, LLC** *For an Annexation, Preliminary Plat, and Design Review Request for Braeburn Creek Subdivision.*	**Case Nos. 22-03-AN (Annexation), 22-04-S (Preliminary Plat), & 22-25-DR (Design Review).** **FINDINGS OF FACT CONCLUSIONS OF LAW AND RECOMMENDED APPROVAL FOR ANNEXATION AND PRELIMINARY PLAT, AND APPROVAL FOR DESIGN REVIEW.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on July 26, 2022, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and their recommended Findings of Fact and Conclusions of Law (FCO's).

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	PnZ Application Coversheet			X
2.2	Annexation Application			X
2.3	Preliminary Plat Application			X
2.4	Design Review Application			X
2.5	Narrative			X
2.6	Vicinity Map – 1/2 mile radius			X
2.7	Aerial Map			X
2.8	Annexation and R-6 Legal Description			X
2.9	Warranty Deed			X
2.10	Affidavit of Legal Interest			X
2.11	Neighborhood Meeting Certification			X

2.12	Subdivision Name Reservation			X
2.13	Preliminary Plat			X
2.14	Landscape Plan COLOR RENDERING			X
2.15	Landscape Plan			X
2.16	Phasing Plan			X
2.17	Open Space Plan			X
2.18	Common Lots Maintenance Agreement (CC&R's)			X
2.19	Commitment to Post Property			X
2.20	Preliminary Storm Water Prevention Plan			X
2.21	TIS Executive Summary			X
2.22	Agency Transmittal			X
2.23	City Engineer's Memo <8.31.2021>			X
2.24	Ada County Highway District			X
2.25	Ada County Development Services			X
2.26	Boise Project Board of Control			X
2.27	Central District Health Department			X
2.28	COMPASS			X
2.29	Department of Environmental Quality			X
2.30	Kuna Rural Fire District			X
2.31	Nampa Meridian Irrigation District			X
2.32	P&Z Commission Kuna Melba News			X
2.33	P&Z Commission 300' Mailer			X
2.34	P&Z Commission Proof of Website Post			X
2.35	P&Z Commission Proof of Property Posting			X
2.36	Narrative Design Review			X
2.37	Landscape Plan & Rendering			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this application July 26, 2022. FCO's have been requested to go to the Planning and Zoning Commission on August 9, 2022. A Neighborhood Meeting was held January 20, 2022; 15 residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on July 6, 2022. The Applicant posted a sign on the property July 15, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on July 11, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' July 26, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Jeff Bower, Givens Pursley, LLP, 601 W Bannock St., Boise, ID 83702 - Testified

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
Neal Clark, 2069 W Soldotna St, Kuna, ID, 83634 – Testified
Jeff Adams, 9155 S Perfect Ln., Kuna, ID, 833634 – Testified
Bruce, Salmon, 9251 S Perfect Ln. Kuna, ID 83634 – Testified

1.3.1.5 Appearing in Opposition:
Christine Clark, 2069 W Soldotna St., Kuna, ID 83634 – Not Testify
Larry Angell, 2265 W Seldovia St., Kuna, ID 83634 –Testified
Steve Hurd, 2299 W Sagwon Dr., Kuna, ID 83634 – Testified
Kristian Beckett, 9251 W S Perfect Ln., Kuna, ID 83634 – Testified
Amy Hobson, 2089 W Seldovia St., Kuna, ID 83634 – Not Testify
Bryan Hobson, 2089 W Seldovia St., Kuna, ID 83634 – Testified

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the July 26, 2022, hearing for the Braeburn Creek Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	July 6, 2022

3.1.2.2 Notice for the July 26, 2022, hearing containing the description of the proposed applications, was mailed on July 11, 2022, to all known and affected property owners within 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the July 26, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on July 15, 2022. A Proof of Property Posting was provided to staff on July 15, 2022.

3.1.2.4 Notice for the July 26, 2022, hearing was posted on the City Website.

3.2 Findings Regarding Annexation & Zoning, Preliminary Plat, and Design Review

3.2.1 The land proposed for subdivision is on one (1) parcel *approximately* (approx.) 41.50 acres. The parcel information is listed below:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Ted L. & Sharon L Wimer	Approx. 41.50 ac.	RR (Rural Residential)	S1311427800

3.2.2 The proposal is for Annexation of approx. 41.50 acres; Preliminary Plat, Design Review for approx. 41.50 acres using the R-6 (Medium Density Residential).

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

North	R-6	Medium Density Residential – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	RR R-6	Rural Residential – Ada County Medium Density Residential – Kuna City

3.2.4 All technical requirements listed in Kuna City Code (KCC) 6-2-3 have been provided.

3.2.5 The subject site is located at the SEC of Mason Creek Street and (future) School Avenue.

3.2.6 According to the Ada County Highway District (ACHD) report and submitted Traffic Impact Study (TIS), the proposed development includes 1.6 centerline miles of new public road. There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five-Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP). Ten Mile Road is scheduled in the IFYWP to be widened to 5-lanes from Hubbard Road to Columbia Road in the future. The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be reconstructed as a single lane roundabout in the future.

3.2.7 ACHD states at a minimum, each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or (v/c) ratio, the Applicant must apply feasible measures to avoid or reduce the impact to the (ACHD traffic) system. To be considered adequate, measures should be specific and feasible. Mitigation may also

include: Revision to the Phasing Plan to coincide with ACHD"s planning Capital Projects, Or, reducing the scope and/or scale of the project.

3.2.8 The Bikeways Master Plan (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 roadways within the site (Mason Creek St. and School Ave.). The Applicant proposes to construct the new collectors consistent with the Master Street Map (MSM) and the Roadways to the BMP.

3.2.9 The TIS recommends a dedicated northbound right-turn lane be constructed at the intersection of Linder and Hubbard Roads to mitigate existing traffic conditions. The TIS notes the site traffic is approximately 2% of the total traffic entering the Linder Road/Hubbard Road intersection. ACHD Policy states Policy states that 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, therefore, no improvements are required at this intersection at this time. According to ACHD, all other study intersections/roadway segments meet ACHD's Level of Service (LOS) planning thresholds for 2025 total traffic conditions.

3.2.10 Two (2) new roundabouts were identified for the intersections of School Avenue/Mason Creek Street and for Hubbard Road/School Avenue on the Master Street Map (MSM), and to accommodate the future construction of the two (2) single-lane roundabouts the applicant should be required dedicate additional right-of-way in accordance with an approved AHCD template.

3.2.11 ACHD states the Applicant's proposal to construct School Avenue as half of a 36-foot wide collector street section with vertical curb, gutter, and 8-foot wide attached concrete sidewalk within 60-feet of right of way meets District policy and should be approved as proposed. *However, this does not meet Kuna City Code (KCC) which states eight foot (8) detached sidewalk along Collectors.*

3.2.12 ACHD states the Applicant's proposal to construct School Avenue to intersect Mason Creek Street in alignment with the existing portion of School Avenue north of Mason Creek Street meets District policy and should be approved as proposed.

3.2.13 Mason Creek Street abutting the (north side of the) site is fully improved, therefore no additional roadway improvements or right-of-way dedication is required with this application.

3.2.14 The Applicant has proposed to extend existing Yenlo Avenue in Denali Heights into the site and construct all internal streets as 36-foot wide local street sections with curb, gutter, and 5-foot wide detached concrete sidewalk within 50-feet of right-of-way and it should be approved as proposed.

3.2.15 ACHD recommends the Applicant be conditioned to construct all proposed cul-de-sacs with a minimum turning radius of 50- feet.

3.2.16 The Applicant's proposal to construct eight (8) striped parking stalls on Pear Apple Street does not meet ACHD policy and should not be approved. Street sections proposed at 36-foot wide already allow for on-street parking, and on-street parking cannot be dedicated to

HOA facilities. If additional parking is needed, then on-site parking lots should be constructed.

3.2.17 The Applicant was required to relocate the intersection of Pear Apple Street and School Avenue to provide adequate offset from the future roundabout at the School Ave./Mason Creek intersection. The updated location meets ACHD Offset Policy and provides adequate sight distance.

3.2.18 The Applicant has proposed to construct Pear Apple Street and Road D with straight segments in excess of 750-feet without traffic calming. The applicant should be required to redesign Pear Apple Street and Road D or install ACHD approved traffic calming measures.

3.2.19 Hubbard Road, School Avenue and Mason Creek Street are classified roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

3.2.20 A license agreement and compliance with the ACHD's Tree Planter policy is required for all landscaping proposed within ACHD Right(s)-Of-Way or easement areas.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff memo to the Planning and Zoning Commission dated July 26, 2022, confirmed a review of the site plan and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A Pre Application Meeting was held between the Applicant and the City on January 13, 2022. Representatives from the Planning and Zoning, Public Works, and Kuna Parks and Recreation Departments were in attendance. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on January 20, 2022, with 15 residents in attendance. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application.

3.3.1.2 Toll Southwest, LLC, the Applicant, requests approval to Annex approximately (approx.) 41.50 acres into the City of Kuna using the R-6 zone. The Applicant also requests Preliminary Plat approval in order to subdivide the approx. 41.50 acres into 129 total lots (114 single family, and 15 common).

3.3.1.3 The overall Gross Density of the project is proposed to be 2.75 Dwelling Units per Acre (DUA), overall net density for the project is proposed at 3.51 DUA. The proposed Net Density of the R-6 zone is in compliance with KCC.

3.3.1.4 The Applicant has proposed 5.30 acres, or 12.9.% of the total project as qualified open space; this area does not include required landscape buffers in accordance with KCC 5-17-12. Staff views the proposed open space to be compliant with KCC. The Applicant proposes alternative compliance for their landscape plan citing KCC 5-17-12-C-3. Their request proposes a reduction of the number of substitution trees required at a 2:1 rate. Within their Design Review Narrative, the applicant states the reasons for this request. Among those reasons, is that their proposal exceeds the minimum requirement of open

space required by KCC. According to KCC 5-17-12-D, this development is required to provide a minimum of 8% (3.29 acres) open space, and the Applicant proposes 12.9% (5.34 acres).

3.3.1.5 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.

3.3.1.6 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 Mid-Mile Collector Mason Creek Street, providing 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.

3.3.1.7 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. 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.

3.3.1.8 Staff recommends the proposed sidewalk adjacent to the Kuna Canal be placed on the easement line in order to provide more landscaping between fence and sidewalk. All landscaping shall be installed in accordance with the Landscape Plan and Preliminary Plat (dated 2.15.22 and 2.14.22).

3.3.1.9 Per Exhibit 2.23 the Braeburn Creek Subdivision is located within the Danskin Lift Station Basin which currently does not have capacity. Public Works staff is able to support approval of this project contingent that a Development Agreement acknowledges the City is currently unable to service this project until capacity in the Danskin Lift Station is relieved by either the operating 18" Danskin force main project or the operating Mason Creek Trunkline. The Planning and Zoning Department is also able to support this application and recommends a Development Agreement be recorded to include the recommended Public Works Conditions.

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

3.3.2 Staff Recommendations: As a result of the review, Planner III Troy Behunin, recommended if the Planning and Zoning Commission Approves Case No. 21-25-DR, and recommends Approval to City Council for Case Nos. 22-03-AN, 22-04-S, the Applicant be subject to the following Conditions of Approval:

3.3.2.1 The Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve all sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

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

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.3.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for

delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

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

3.3.2.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity.

3.3.2.7 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 DanskinLift Station or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.

3.3.2.8 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.

3.3.2.9 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.

3.3.2.10 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.

3.3.2.11 Developer/Owner/Applicant shall follow ACHD's site specific Conditions of Approval, unless the City of Kuna's standards are stricter.

3.3.2.12 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.

3.3.2.13 Developer/Owner/Applicant shall follow ACHD's site specific Conditions of Approval, unless the City of Kuna's standards are stricter

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

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

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

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

3.3.2.18 All required landscaping shall be permanently maintained in a healthy growing condition. The Property Owner shall remove and replace unhealthy or dead plant material within three (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.

3.3.2.19 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.3.2.20 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.3.2.21 If any revisions are made, the Applicant shall provide Planning and Zoning Staff with a revised copy of the Preliminary Plat.

3.3.2.22 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

3.3.2.23 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.

3.3.2.24 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 Lift Station, future regional lift station or other City appurtenance has capacity to accept the wastewater generated and discharged from the proposed subdivision.

3.3.2.25 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3.3.2.26 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.

3.3.2.27 Applicant shall work with the City Engineer for proper easement widths for the project as a whole.

3.3.2.28 It is the responsibility of the Developer to ensure any anticipated residential buildings fit any given buildable lot.

3.3.2.29 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.

3.3.2.30 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.

3.3.2.31 The Landscape Plan (dated 2.15.22) and Preliminary Plat (dated 2.14.22) will be considered binding site plans.

3.3.2.32 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

3.3.2.33 Developer/Owner/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.

3.3.2.34 Developer/Owner/Applicant shall follow staff recommended conditions of approval stated in staff report.

3.3.2.35 Applicant shall remove two (2) home lots on the southern boundary and all homes on the southern boundary shall be single story homes.

3.3.2.36 Developer/Owner/Applicant shall place a tot-lot in the northeast corner open space below the canal, in Lot 11 C, as shown on the Preliminary Plat.

3.3.2.37 Developer/Owner/Applicant shall shift the pathway in Block 4, Lot 10 C, to the left 2 lots across from Yenlo Avenue.

3.3.2.38 Developer/Owner/Applicant shall place a pathway from the cul-de-sac serving Lot 30, Block 2, to School Avenue sidewalk

3.3.2.39 The applicants Alternate Compliance request is hereby granted by the Planning and Zoning Commission.

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

3.3.2.41 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

3.4.1 07/26/2022 Public Hearing – Jeff Bower, Givens Pursely, LLP, 601 W Bannock Street, Boise, ID, presented a history of Toll Brothers Company as a National Builder and an overview of the proposed project and some of the project's development highlights, property size, the requested zone and other project details. He explained how the project follows the FLUM and its location between other subdivisions and their densities & Zones. He made a Power Point Presentation and mentioned they held a Neighborhood Mseeting. He stated the open space is over 10 percent, he listed the rest of the amenities and presented details how they have considered and worked with neighbors.

3.4.2 07/26/2022 Public Hearing – Neal Clark, 2069 W Soldotna St., Kuna, ID, stated he doesn't have a staff to research these things and relies on those who do. He stated responsibilities of parents and their two jobs, and balance between competing interests. Stated he submitted a letter for consideration. He stated there is a material change or impact, with the 114 homes on increase in traffic through Yenlo street which connects the subdivisions.

3.4.3 07/26/2022 Public Hearing – Jeff Adams, 9155 S Perfect Ln., Kuna, ID, stated he lives in Prairie Clover Subdivision west of the project. Stated he lived there first and this new Subdivision doesn't fit his property unless they remove a few homes. He also submitted a letter for consideration and asked if the Commission read it. He is concerned about more traffic going by his home. Mentioned they are a Fortune 500 company and have deep pockets, and they can afford making changes.

3.4.4 07/26/2022 Public Hearing – Bruce Salmon, 9251 S Perfect Ln. Lane, Kuna, ID, spoke about his concern for increased traffic on Hubbard and now School, and how kids ride their bikes and that this will make it dangerous. He stated they were told R-4 at the Neighbor Meeting and now they're asking for R-6. He believes they are pushing it for more and more homes.

3.4.5 07/26/2022 Public Hearing – Larry Angell, 2265 W Seldovia St. Kuna, ID, stated his kids grew up here in their dream home in Denali Heights. Now there are Pressure Irrigation problems. Mr. Angell stated this area is family oriented and kids run the streets. He is also concerned about traffic and connections to other subdivisions with only partial access on School Avenue getting opened up. Stated he believes the homes are stacked on the south boundary with nothing but homes, no green space.

3.4.6 07/26/2022 Public Hearing – Steve Hurd, 2299 W Sagwon Dr. LLC, Kuna, ID, he stated they were told R-4 at the Neighbor Meeting which is denser than Denali Heights. and now they're asking for R-6. He stated he is concerned with School Ave. traffic and Mason Creek Street without traffic lights and School will be too skinny and not enough room for two cars to pass, so this new subdivision will use their subdivision for access to Hubbard Road.

3.4.7 07/26/2022 Public Hearing – Kristian Beckett, 9251 S Perfect Lane, Kuna, ID, stated he thought it was a bait and switch, because they sold it as R-4 but now it's much higher. He is concerned there is nothing for people walking their dogs or walking, or kids playing. He is concerned about traffic and room in Schools. He stated the density to the south of this is much less then what they are bringing.

3.4.8 07/26/2022 Public Hearing– Brian Hobson, 2089 W Seldovia St., Kuna, ID, echoed the concerns of those before him. Stated he wouldn't have attended tonight if Toll Brothers had been honest with them. He said High density against their subdivision is too much and he wants it lower. He stated the Pressure Irrigation has low pressure already, this will make it worse.

3.4.9 07/26/2022 Public Hearing - Jeff Bower, Givens Pursely, LLP, 601 W Bannock Street, Boise, ID (rebuttal), stated they have always given proper notice. He states at the Neighborhood Meeting they showed 114 lots, and that is what they are showing now, they only choose the R-6 zone for dimensional standards design flexibility. He testified School Avenue is entirely on their property, and will be built on their dime with two (2) full lanes and 8-foot sidewalk following City and ACHD standards. He stated the TIS anticipated very little, if any traffic through Denali Heights. He testified the density is much less than

allowed and how the canal eats up much of the available land. He stated the Pressurized Irrigation pressure issues for the area will improve with looping the system that comes with this subdivision.

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

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

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

5.1 The City of Kuna has authority to Annex lands into its boundaries pursuant to I.C. §50-222.

5.2 I.C. § 50-222(1) provides that:

> [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe. (emphasis added).

5.3 The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowners of the parcels at issue have consented to the proposed Annexation.

5.4 The Annexation, proposed by the application Case No. 22-03-AN, would constitute an orderly development and would not contribute to urban sprawl of the city.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

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

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

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

XII
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

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

7.2 Kuna City Code 5-4-2 provides that:

> "This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, 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 the City Council."

VIII
ORDER OF RECOMMENDED APPROVAL OF APPLICATIONS FOR ANNEXATION, AND PRELIMINARY PLAT

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

8.1 That the Annexation Application (22-03-AN) is recommended for *Approval*.

8.2 That the Preliminary Plat Application (Case No. 22-04-S) is recommended for *Approval*.

IX
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

9.1 That the Design Review Application (22-25-DR) is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 9th day of August, 2022.

_____
Chairman, Lee Young

8BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-09-DR (DESIGN REVIEW)**
	)	
MERIDIAN SUNRISE PROPERTIES LLC	)	
& DR. PHAN	)	
	)	
For a Design Review of the 1159 and 1221 N	)	**FINDINGS OF FACT, CONCLUSIONS**
Jacksonmill Avenue Commercial Shells,	)	**OF LAW AND ORDER OF APPROVAL**
associated parking lot and landscaping.	)	**FOR DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and Approval or Denial on July 26, 2022. It was for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does hereby now 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:

	DESCRIPTION OF EVIDENCE	*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	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan			X
2.9	Elevations & Renderings			X
2.10	Lighting Cutsheets			X
2.11	Landscape Plan			X
2.12	Agency Transmittal			X
2.13	Ada County Highway District (ACHD)			X
2.14	Public Works			X
2.15	Revised Site Plan per P&Z Commission Request			X
2.16	Kuna Rural Fire District Comments on Revision			X
2.17	J&M Sanitation Comments on Revision			X

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this on July 12, 2022, and July 26, 2022; these Findings have been requested to go before the Commission on August 9, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions July 12, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

1.3.1.2 For the Applicant:
Jessica Petty, 12.15 Design

1.3.2 Those who testified at the Commissions July 26, 2022, meeting are as follows, to-wit:

1.3.2.1 City Staff:
Jessica Reid, Planner II

1.3.2.2 For the Applicant:
Jessica Petty, 12.15 Design

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 Title 5.

3.1.2 Review by Staff and the Commission of the proposed Design Review confirms the proposed buildings are appropriate for the subject site.

3.1.3 The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned C-1 (Neighborhood Commercial) and is to be developed following the C-1 (neighborhood Commercial) zones permitted uses.

3.1.4 Upon review, staff finds the proposed project is an appropriate fit for the property's C-1 (Neighborhood Commercial) zone and use.

3.1.5 The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.

3.1.6 The number of standard and ADA accessible stalls provided in the proposed parking lot meets and exceed KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the building, as well along N Meridian Road and N Jacksonmill Avenue.

3.2 Testimony of City Staff

3.2.1 **Conclusions:** Planner II Jessica Reid, in a staff report to the Planning and Zoning Commission dated July 26, 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 The subject sites are located on the southwest corner of the E Profile Road and N Jacksonmill Avenue intersection and are proposed to be accessed via one (1) fully improved driveway from N Jacksonmill Avenue, at the middle of the subject sites. A cross access to 1097 N Jacksonmill Avenue immediately to the south, is also proposed, thus providing connectivity between Commercial sites. The subject sites have a combined 415-feet (approximate) of frontage along Highway 69/N Meridian Road, which is classified as a Principal Arterial.

3.2.1.2 Per ACHD in Exhibit 2.12, no roadway improvements are required to the adjacent street(s). If applicable, the Applicant will be required to pay a traffic impact fee, including compliance with ACHD policies and standard Conditions of Approval for any improvements or work performed within the right-of-way, and obtain a permit for that work prior to commencement.

3.2.1.3 Originally, the Applicant proposed two (2) commercial shell buildings totaling approximately 14,377 square feet, which were separated by a 24-foot drive aisle, and had two (2) drive-thru locations; one (1) on the southern end of the building located at 1159 N Jacksonmill Avenue, and the other on the norther end of the building located at 1221 N Jacksonmill Avenue. Upon review of the Applicants proposal, the Planning and Zoning Commission expressed traffic and safety concerns with the drive-thru at 1221 N Jacksonmill Avenue; though the Commission and the Applicant discussed alternative traffic options and traffic signage, the Commission requested the Applicant revise the site plan to reflect a full 24-foot drive aisle north of the drive-thru. The Applicant agreed to the change and provided a revised site plan (Exhibit 2.15).

3.2.1.4 The two (2) proposed commercial shells are to be oriented with the business entrances and signage facing west towards Meridian Road, and offer changes in façade by using stucco, stone, doors and windows, fascia and awnings, and metal lap siding in neutral colors. Each buildings elevations reflect each other as you move across the façade. The structures begin with metal lap siding in Copper Penny, then moves to stucco in Accessible Beige, continues with stucco in Griffin, then moves to the center of the structures with stucco in Taupe Tone; the elevations proceed back through the material and color variations in reverse a you move north. Fascia and awnings in Desert Brown, storefront windows and doors in Bronze, and vertical stone in Saddlewood all provide additional accents and variation.

3.2.1.5 Building No. 1 (1221 N Jacksonmill Avenue), approximately 6,133 square feet, appears to provide space for up to six (6) suites, and has a drive through on its northern end, while Building No. 2 (1159 N Jacksonmill avenue), approximately 8,148 square feet, appears to provide space for up to seven (7) suites, and has a drive-thru on its southern end. Upon review, staff finds the proposed structures and their design generally complies with KCC 5-4.

3.2.1.6 Proposed landscaping for the site consists of ornamental trees, shrubs, perennials and grasses running the perimeter of the two properties. Landscaped parking lot islands, a 30-foot landscape buffer along N Meridian Road with 10-foot sidewalk, and a 10-foot buffer with 5-foot sidewalk along N Jacksonmill Avenue. The interior landscape buffers on the east and west property lines are proposed to be 10-feet, while the north and south buffers appear to be 5-feet. Two (2) trash enclosures are proposed to serve the buildings and sit on the 1159 N Jacksonmill Avenue parcel; one (1) enclosure is proposed on the southeast corner and the other on the northwest corner. The CMU trash enclosures are proposed to be 10-feet x 14-feet with double gate, and will be 6-feet tall; the proposed gate is proposed to be 20-gauge metal and will have a ½-inchdrop in cane bolt. Upon review, staff finds the proposed landscaping and trash enclosure generally complies with KCC 5-4 and 5-17.

3.2.1.7 Parking requirements provided in Kuna City Code (KCC) 5-9-3(c) articulate that one (1) parking stall shall be provided per every 400 square feet; the combined square footage of the two (2) buildings is 14,281, thus resulting in 36 parking stalls being required. Per KCC 5-9-2(P), for every 26 -50 standard stalls, a minimum of two (2) shall be ADA accessible. Overall, this proposed project affords a total of 123 standard stalls, three (3) compact stalls, and five (5) ADA accessible stalls; staff finds the number of stalls to be in compliance with KCC 5-9.

3.2.1.8 Proposed lighting for the site includes six (6) LED streetlights set into eastern landscape islands, which supports the two (2) pre-existing streetlights along the subject sites N Meridian Road frontage. Staff notes no wall mounted lighting has been indicated in the elevation for the two structures. The Applicant shall be required to provide a complete Lighting Plan during civil drawing review by Public Works, to determine if any wall mounted lighting will be required; all lighting must adhere to Dark Sky practices.

3.2.1.9 Per comments provided in Exhibit 2.13, Public Works can support approval of this application. The subject sites will be connected to city water, sewer and pressurized irrigation with all infrastructure being constructed to City of Kuna standards.

3.2.1.10 The Kuna Rural Fire District (KRFD) has reviewed the revised site plan and had no concerns or additional comments to provide (Exhibit 2.16). In Exhibit 2.17, J&M Sanitation states that based on the square footage of the buildings and the two (2) drive-thru's, they would prefer two (2) dumpsters be provided for each trash enclosure; it is also stated the trash enclosures will need to be constructed as 18 feet wide by 12 feet deep, will need bollards set one (1) foot off the back of the enclosure, and drop pin holes drilled in order to hold the gates in the open position.

3.2.1.11 Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-09-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report and any additional Condition the Commission may wish to impose.

3.2.2 **Staff Recommendation:** As a result of the review, Planner II Jessica Reid, recommended Approval of the application with the following Conditions of Approval:

3.2.2.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

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

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 permits.

3.2.2.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

3.2.2.4 Developer/Owner/Applicant shall submit Civil plans to pwoffice@kunaid.gov for review and receive formal Civil plan approvals *prior* to construction or Building Permit application.

3.2.2.5 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

3.2.2.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

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 Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.

3.2.2.9 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

3.2.2.10 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 and Zoning Commission, or seek amending them through the Design Review process.

3.2.2.11 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.

3.2.2.12 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.

3.2.2.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

3.2.2.14 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

3.2.2.15 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.

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

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

3.2.2.18 Developer/Owner/Applicant shall construct two (2) trash enclosures 18 feet wide by 12 feet deep, shall install bollards one (1) foot from the rear of the enclosure, shall provide two (2) dumpsters per enclosure, and shall drill drop pin holes in order for the gates to be held in the open position.

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.

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-entitles record, having listed 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 (22-09-DR) for the 1159 and 1221 N Jacksonmill Avenue Commercial Shells is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held the 9th day of August 9, 2022.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **TOLL BOTHERS** *For a Design Review of the Paloma Ridge Pool House, Pavilion, Mailbox Structure, landscaping, parking and Subdivision Entry.*	)	**Case No. 22-19-DR (DESIGN REVIEW)** **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and Approval or Denial on July 26, 2022. It was for receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does hereby now 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:

	DESCRIPTION OF EVIDENCE	*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			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan			X
2.9	Paloma Ridge Preliminary Plat			X
2.10	Pool House Elevations & Renderings			X
2.11	Pavilion Elevations			X
2.12	Entry Elevations & Renderings			X
2.16	Mailbox Elevations & Renderings			X
2.13	Landscape Plan			X
2.14	Lighting Plan			X
2.17	Agency Transmittal			X
2.18	Public Works Memo			X

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this on July 26, 2022; these Findings have been requested to go before the Commission on August 9, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commission July 26, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

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 Title 5.

3.1.2 Review by Staff and the Commission of the proposed Design Review confirms the proposed structures appear appropriate for the subject site.

3.1.3 The Comprehensive Plan designates the future land use designation of the overall subject area as Mixed-Use; the Paloma Ridge Subdivision was approved by City Council April 20, 2021, with R-4 and R-6 (Medium Density Residential) R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) zones, thus meeting the intent of a Mixed-Use project.

3.1.4 Upon review, staff finds the proposed project is an appropriate fit for the future Paloma Ridge Subdivision.

3.1.5 The placement and orientation of the structures, including building façade and colors, parking lot, and landscaping, all provide adequate mitigation of the impact on adjacent properties.

3.1.6 The number of standard and ADA accessible stalls provided in proposed parking lot generally complies with KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the structures, amenities, and parking lot.

3.2 Testimony of City Staff

3.2.1 **Conclusions:** Planner II Jessica Reid, in a staff report to the Planning and Zoning Commission dated July 26, 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 The subject site is accessed via two (2) ingress/egress points; one (1) from W Giantsbane Drive and the other on S Cobalt Sky Avenue; both local roads will be fully improved street sections with curb, gutter and sidewalk.

3.2.1.2 The Applicant proposes a multi-faceted project with a pool house, open-air pavilion, entry monument signage and mailboxes; construction will be phased over a two (2) year period.

3.2.1.3 The proposed pool house, with entry facing northeast, is approximately 882 SF and will house the restrooms, pool equipment, shower and storage. The façade is proposed to be a mix of lap siding, cultured stone brick wainscot, and decorative beams; neutral colors are proposed for the materials. A six (6) foot wrought iron gate is proposed as an access point into the pool area and six (6) foot wrought iron fencing will enclose the pool area thus providing safety. The Applicant states on the Design Review application form that a ground mounted mechanical unit is proposed, however the project narrative states there will be no rooftop or ground mounted mechanical units; staff notes that regardless of mechanical unit placement, the units must be screened. Immediately adjacent on the east of the pool house is a proposed, approximately 1,088 SF open air pavilion with the same materials and colors being reflected.

3.2.1.4 The additional proposed amenities of a pickle pickleball court and play structure are also adjacent to the pool house and pavilion. A six (6) foot fence is proposed around the pickleball court; staff notes the type of fencing is not specified and the Applicant shall be required to use an approved fencing material.

3.2.1.5 A fully improved parking lot with 17 standard stalls and two (2) ADA stalls is provided to serve the amenities; upon staff review, this generally complies with Kuna City Code (KCC) 5-9. Sidewalks immediately adjacent to the parking lot and weaving throughout the entire lot, provides safe pedestrian access. Approximately 12 banks of mailboxes to serve the community, are proposed adjacent to the parking lot and will be covered by a shade structure. The proposed pre-manufactured shade structure comprised of aluminum painted in black.

3.2.1.6 Proposed landscaping for the pool house site includes evergreen, ornamental and shade trees, shrubs, perennials and groundcover. Heavy landscaping in the southeast corner of the future parcel provides an ample buffer between residences and the pickleball court, while the landscaping around the pool area provides privacy. Various trees and plantings are also proposed throughout the open green areas and parking lot. A traditional trash enclosure is not proposed as the pool house should not generate enough trash to warrant one, however trash will be handled via wheeled tipcarts that will be placed on the curb when necessary.

3.2.1.7 The proposed entry monument signage is five (5) feet tall, and moves into a two (2) foot curved decorative wall, ending with an eight (8) foot decorative column with light in Dark Bronze and small roof appurtenance; cultured handmade brick in the colors Carbon and Canvas will be used. The actual signage lettering appears to be lit in some way; elevation keynote no. 4 states signage will be completed by others. Staff notes that a sign review application for the lettering and applicable electrical shall be submitted prior to installation.

3.2.1.8 In Exhibit 2.18, Public Works has reviewed the civil site plan and has no changes; Public Works staff can support this application.

3.2.1.9 Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-19-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

3.2.2 **Staff Recommendation:** As a result of the review, Planner II Jessica Reid, recommended Approval of the application with the following Conditions of Approval:

3.2.2.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

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

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 permits.

3.2.2.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

3.2.2.4 Developer/Owner/Applicant shall receive formal Civil plan approvals and the Final Plat shall be recorded prior to construction or Building Permit application.

3.2.2.5 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

3.2.2.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

3.2.2.7 The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.

3.2.2.8 Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.

3.2.2.9 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

3.2.2.10 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 and Zoning Commission, or seek amending them through the Design Review process.

3.2.2.11 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.

3.2.2.12 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.

3.2.2.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

3.2.2.14 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

3.2.2.15 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.

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

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

3.2.2.18 Developer/Owner/Applicant shall install an approved fencing material around the pickleball court.

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.

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-entitles record, having listed 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 (22-19-DR) for the Paloma Ridge Pool House, Pavilion and Entry Monument Signage is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held the 9th day of August 9, 2022.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **FLORENCE RUKUNDO** For Special Use Permit for an In-Home Group Daycare at 790 W Nannyberry.	))))))	**Case No. 22-05-SUP (Special Use Permit)** **STAFF REPORT FOR THE 790 W NANNYBERRY IN-HOME GROUP DAYCARE APPLICATION.**

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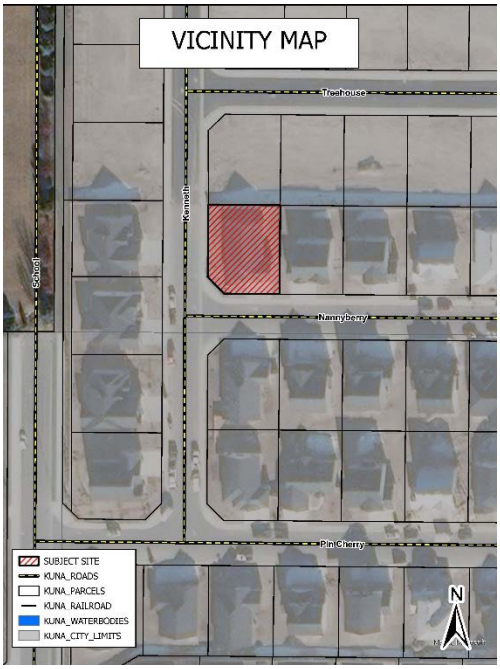
3. Applicants Request
4. General Project Facts
5. Transportation & Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	In-Home Child Care Special Use Permit Application			X
2.3	Narrative			X
2.4	Aerial Map			X

2.5	Vicinity Map			X
2.6	Deed			X
2.7	Proof of Pending State Daycare License			X
2.8	Site Plan			X
2.9	CPR & First Aid Certification			X
2.10	Sick Child Policy			X
2.11	Evacuation Plan			X
2.12	Neighborhood Meeting Certification			X
2.13	Commitment to Property Posting			X
2.14	Childcare Training List			X
2.15	Proof of Background Check Clearance			X
2.16	Fire Inspection – Passed 06.06.2022			X
2.17	Central District Health Department Inspection – Passed 05.16.2022			X
2.18	Agency Transmittal			X
2.19	KMN Proof of Publication			X
2.20	Proof of Property Posting			X
2.21	300-ft Property Owners Notice			X
2.23	Public Works			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:	May 5, 2022
2.2.1.2 Agency Transmittal:	July 8, 2022
2.2.1.3 Kuna Melba News Newspaper:	July 20, 2022
2.2.1.4 300 FT Property Owners Notice:	July 20, 2022
2.2.1.5 Site Posted:	July 20, 2022

III
APPLICANTS REQUEST

3.1 Florence Rukundo requests Special Use Permit approval to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, located at 790 W Nannyberry Street (APN: R0501720860); Section 14, Township 2 North, Range 1 West.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is currently zoned R-4 (Medium Density Residential), the existing dwelling has been used as a single-family residence since its construction.

4.2 Surrounding Land Uses

North	R-4	Medium Density Residential – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	R-4 RR	Medium Density Residential – Kuna City Rural Residential – Ada County

4.5 Parcel Number, Current Zoning and Size

4.5.1 R0501720860
4.5.2 R-4 (Medium Density Residential)
4.5.3 0.179-acres

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 An approximately 2,026 SF, one-story, single-family residence with a fully fenced backyard is onsite; 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-4 (Medium Density Residential) and is consistent with the FLUM.

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is approximately 280-ft northeast of the N School Avenue and W Pin Cherry Street intersection, within Arbor Ridge Subdivision No. 6. The subject site provides a driveway the width of a 3-car garage for parking, as well as community sidewalks for pedestrian connectivity.

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 Group Childcare allows for up to twelve (12) children to be cared for throughout the day, with the appropriate staff to child ratio according to Idaho Code §39-1109(4)(a) & (b), which includes the Applicants children. The Childcare Facility proposes to operate Monday through Friday, from 7:00 AM to 6:00 PM.

The subject site contains a single-family home with a 3-car garage and fully fenced back yard with patio; landscaping is well established. A covered entry is accessed via a walkway from the driveway; the driveway provides at least three (3) 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. The Applicant will be required to comply with Idaho Code §39-1109.

The Applicant has passed their Central District Health and Safety Inspection (Exhibit 2.17) on May 16, 2022 and their Fire Safety Inspection for State Daycare Licensing Inspection (Exhibit 2.16) on June 6, 2022.

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. 22-05-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. 22-05-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 Case No.

22-05-SUP, a request from Florence Rukundo to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM at 790 W Nannyberry Street.

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. 22-05-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 (KCC) Title 5.*

7.2 Based on the evidence contained in Case No. 22-05-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 Medium Density Residential; the subject site is currently zoned R-4 (Medium Density Residential).*

7.3 The In-Home Group 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 KCC 5-3-2, an In-home Group 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 May 5, 2022; there were no attendees. A Legal Notice was published in the Kuna Melba News Newspaper on July 20, 2022, as well as a Legal Notice being mailed to residents within 300 feet, on July 20,2022. The Applicant posted a sign on the property on July 20, 2022, and a Proof of Property Posting form was submitted to staff July 20, 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. 22-05-SUP, a request from Florence Rukundo to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM at 790 W Nannyberry Street, subject to the following Conditions of Approval:

9.1 As requested by the Applicant, the In-Home Group Daycare shall be permitted to operate between the hours of 7:00 AM to 6:00 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 twelve (12) 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 9th day of August, 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): 22-05-SUP

Project Name: 790 W Nannyberry In-home Group Daycare

Date Received: 06.14.2022

Date Accepted as Complete: 07.08.2022

Type of review requested (check all that apply):

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
✓	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Florence Rukundo

Address: 790 W Nannyberry Street, Kuna, ID 83634

Phone: 353-7823 Email: rukundojdesire@gmail.com

Applicant (Developer) Information

Name: Same

Address:

Phone: Email:

Engineer/Representative Information

Name: Same

Address:

Phone: Email:

Subject Property Information

Site Address: 790 W Nannyberry Street, Kuna, ID 83634

Nearest Major Cross Streets: N School & W Ardell

Parcel No.(s): R0501720860

Section, Township, Range: Section 14, Township 2 North, Range 1 West

Property Size: 0.179 acres

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: Florence Childcare

General Description of Project: operate an in-home group childcare for up to 7-12 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: 5/5/2022

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

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: Florence Rukundo

Address: 790 W Nannyberry Street, Kuna, ID 83634

Phone: 353-7823 Email: rukundojdesire@gmail.com

Owner Information

If same as above, skip this section.

Name: Same

Address: _____

Phone: _____ Email: _____

Representative

If same as Applicant, skip this section.

Name: Same

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 790 W Nannybery Street

Nearest Cross Streets: Nannyberry & Kenneth

Parcel #(s): R0501720860

Current Zoning: R-4

Gross Square Footage: _____

Livable Square Footage (not for Child Care use): _____

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	7 am - 6 pm	7 am - 6 pm	7 am - 6 pm	7 am - 6 pm	7 am - 6 pm	—	—

(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, Florence Rukundo, understand and agree to the above listed Standard Conditions and am aware that additional conditions of approval may be required.

Applicant Signature: _____ Date: 06.14.2022

Florence Rukundo
790 W Nannyberry St
Kuna, ID 83634

Letter of Explanation for Proposed Home-based Group Childcare Facility

I wish to establish a group in-home childcare within my home located at 790 W Nannyberry St, Kuna ID 83634, where I would serve 7-12 children under age 13 at any time, **including** my own children. I previously owned a family childcare at my prior Boise residence, before buying my first home here in Kuna. I was city-licensed and certified with the Idaho Child Care Program (ICCP) and will do the same in my group child care. I wish to own and operate a small child care facility because I love children, am very skilled as a mother and care provider, and I want to provide this critical service in our community. I know how hard it can be for parents to find quality, affordable childcare in our area in order to work or go to school. I came to the United States as a refugee years ago and it was hard to find a good job and good childcare; opening a small childcare was the best way for me to earn good supplemental income, care for my own children, and develop professional skills.

I do not plan to have any more than six children in my home at one time, but it is possible that 1-2 additional children will come for a part-time shift when my children area in school. My husband, Zion Rukundo, is planning to be my employee, once I am approved for a permit. He is already CPR/First aid certified and works in home health care. He will complete 12 hours of health, safety and child development training within the next three months, in keeping with Idaho Child Care Program requirements and state licensing requirements. Zion's documents are included with this application.

I will not make any external changes to our property.

Since I opened my first child care facility in Boise in 2019, I have completed 46 hours of professional childcare training in areas of safety, hygiene, child development, emergency preparedness, physical and mental health, early learning, behavior modification and appropriate disciplinary policy. I have maintained infant/pediatric/adult CPR and First Aid certification since 2019. I have included my training record with this application. My husband, daughter and I have completed all required background checks.

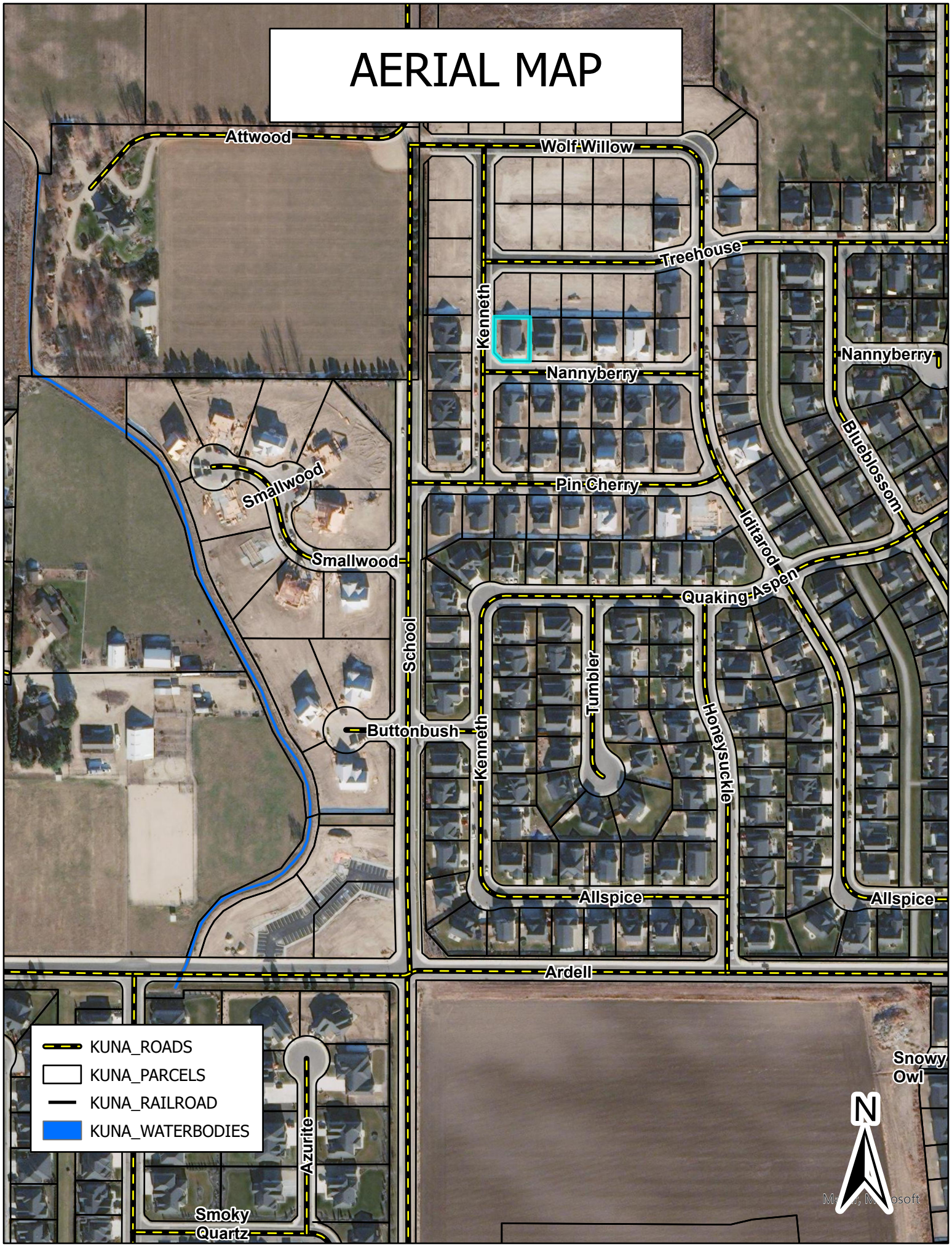
I will care for children ages infant to 12, between 7:00 am and 6:30 pm. I will transport children to and from childcare, which will prevent parking issues or added noise. I will escort children safely to and from my vehicle to our home. My husband Zion and I will maintain required, safe child care ratios.

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 my home. I anticipate outdoor play time in our fenced backyard to be limited to one hour after 9 am and one hour after 1 pm, and noise will be kept below the maximum stipulated by Kuna city code. We will also take field trips to a local park for additional play time.

Thank you for your review of my childcare proposal, and please email or text me with any questions you might have.

Sincerely yours,

Florence Rukundo


AERIAL MAP
Attwood
Wolf Willow
Treehouse
Kenneth
Nannyberry
Nannyberry
Blueblossom
Smallwood
Pin Cherry
Iditarod
Smallwood
Quaking Aspen
School
Tumbler
Honeysuckle
Buttonbush
Kenneth
Allspice
Allspice
Ardell
KUNA_ROADS
KUNA_PARCELS
KUNA_RAILROAD
KUNA_WATERBODIES
Azurite
Smoky Quartz
Snowy Owl
N

Vicinity Map
N
N Attwood Ln
W Treehouse Way
N Blueblossom Dr
W Nannyberry St
W Pin Cherry St
N School Ave
W Quaking Aspen Dr
N Kenneth Ave
N Tumbler Pl
N Honeysuckle Way
N Idaho Way
Legend
Subject Site
Kuna City Limits
Parcel Lines
Roads

When recorded, return to:
Waterstone Mortgage Corporation
Attn: Final Document Department
N25 W23255 Paul Road
Pewaukee, WI 53072

Title Order No.: 763238
Escrow No.: 763238
LOAN #: 2103361003

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1003715-0000552655-1
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **April 19, 2021,** together with all Riders to this document.
(B) "Borrower" is **ZION D RUKUNDO AND FLORENCE RUKUNDO, HUSBAND AND WIFE.**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Waterstone Mortgage Corporation.**

Lender is **a Corporation,** organized and existing under the laws of **Wisconsin.**
Lender's address is **N25 W23255 Paul Road, Pewaukee, WI 53072.**

(D) "Trustee" is **Pioneer Title Company.**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

apply the proceeds to the sums secured by the Security Instrument, whether or
then due, with the excess, if any, paid to Borrower.
C. Public Liability Insurance. Borrower shall take such

(F) "Note" means the promissory note signed by Borrower and dated **April 19, 2021.** The Note states that Borrower owes Lender **THREE HUNDRED SEVEN THOUSAND EIGHT HUNDRED FIFTY EIGHT AND NO/100* * * \

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or

earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument, (b) appearing in court, and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires

separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, **to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.**

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to

refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security

Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such

notice to be recorded in each county in which any part of the Property is located. Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Substitute Trustee.** Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. **Area and Location of Property.** The Property is (a) located within an incorporated city or village; (b) not more than 80 acres, regardless of its location, provided it is not principally used for the agricultural production of crops, livestock, dairy or aquatic goods; or (c) not more than 40 acres, regardless of its use or location.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

ZION D RUKUNDO (Seal)
ZION D RUKUNDO

Florence Rukundo (Seal)
FLORENCE RUKUNDO

State of Idaho Ada County ss:

On this 19th day of April, 2021, before me, Tracey Bagley a Notary Public in and for said county and state, personally appeared ZION D RUKUNDO AND FLORENCE RUKUNDO known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.

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

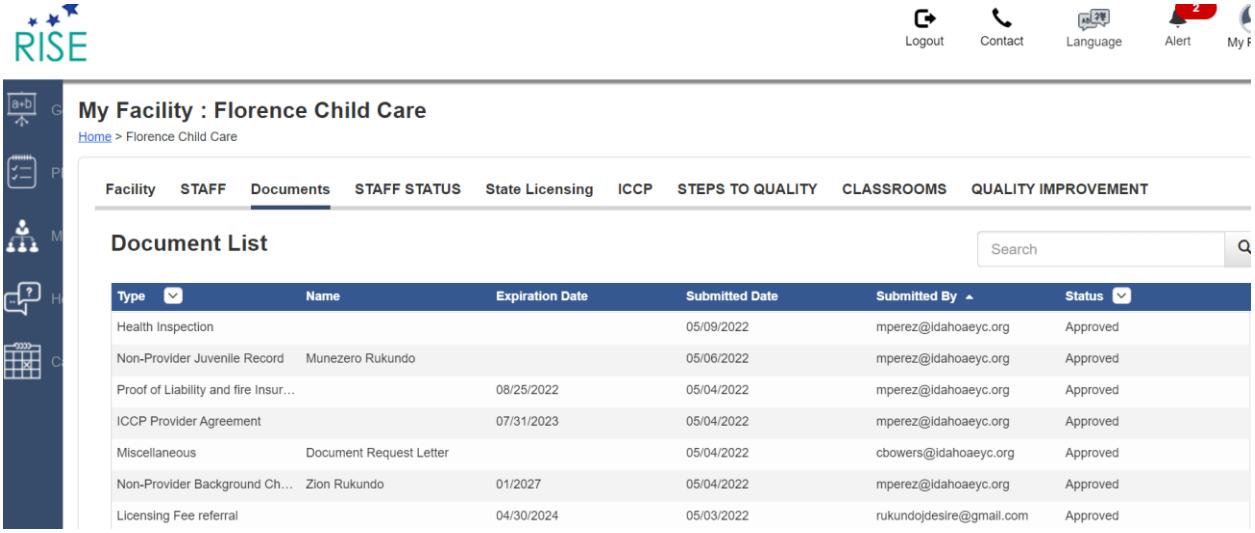
Notary Public residing at: Meridian

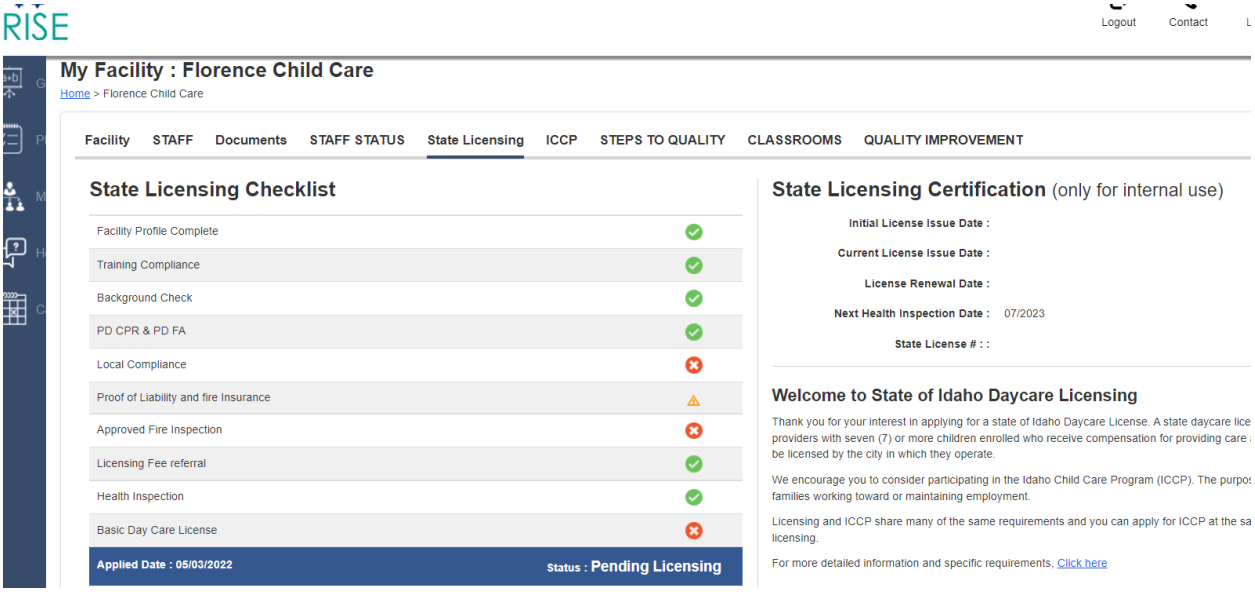
My Commission Expires: Residing in Meridian, ID
Comm Expires 11/4/2026

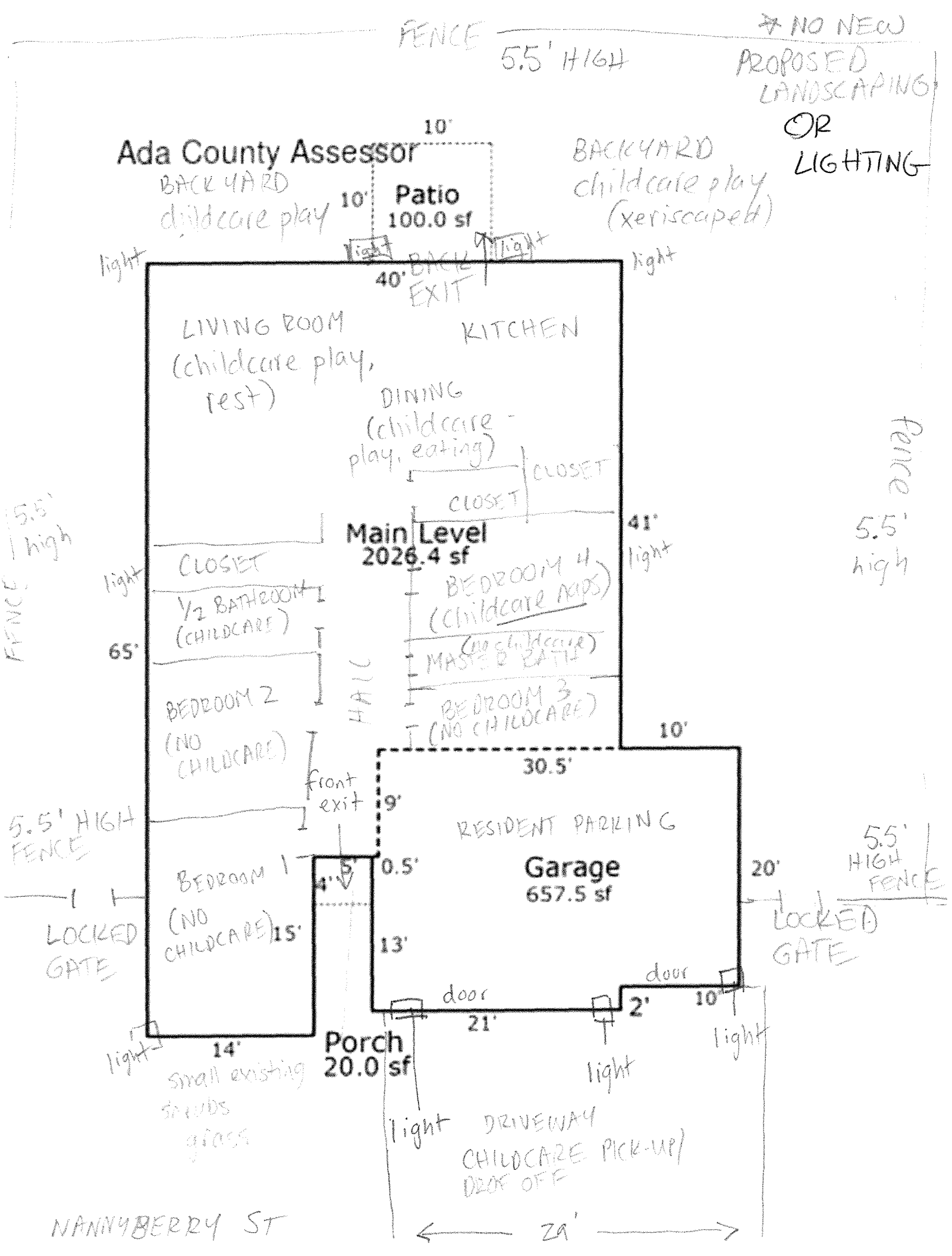
TRACEY BAGLEY
COMMISSION #64533
NOTARY PUBLIC
STATE OF IDAHO

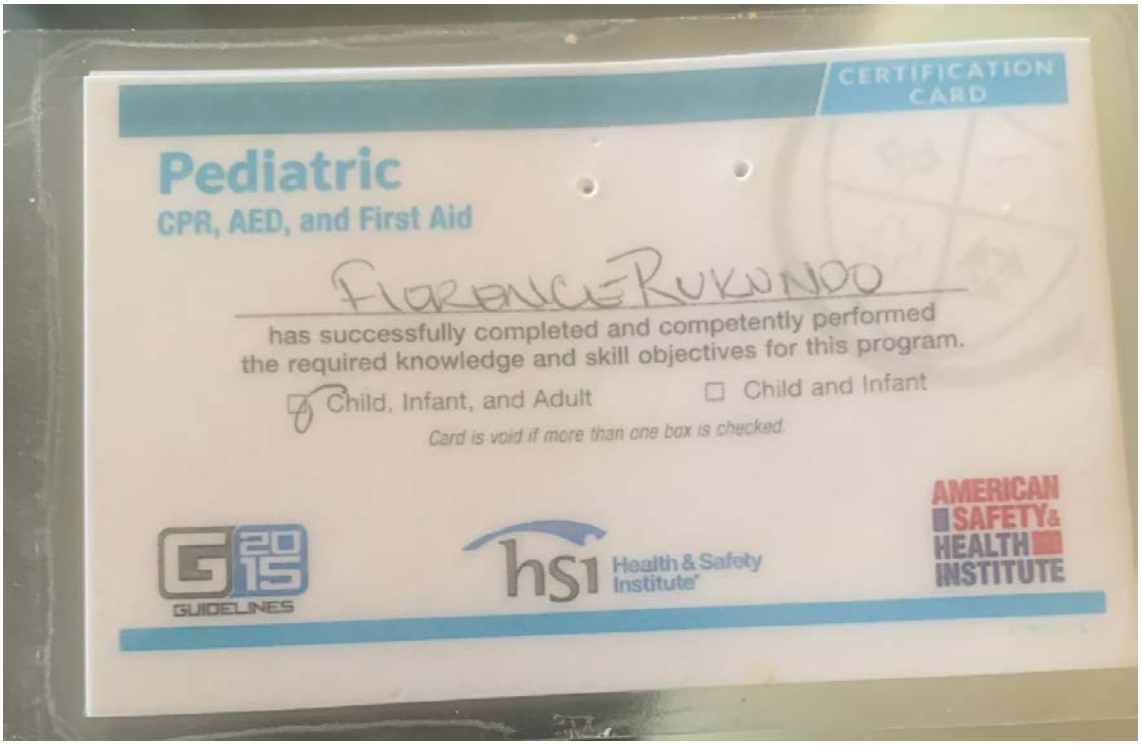
Lender: Waterstone Mortgage Corporation
NMLS ID: 186434
Loan Originator: Carli Oeding
NMLS ID: 1491317

Proof of pending State Daycare Application – from IdahoSTARS RISE site






FENCE
5.5' HIGH
* NO NEW PROPOSED LANDSCAPING OR LIGHTING
Ada County Assessor
BACKYARD childcare play
10'
Patio
100.0 sf
BACKYARD childcare play (xeriscaped)
light
light
light
40'
BACK EXIT
LIVING ROOM (childcare play, rest)
KITCHEN
DINING (childcare play, eating)
CLOSET
CLOSET
Main Level
2026.4 sf
41'
light
CLOSET
1/2 BATHROOM (CHILDCARE)
65'
BEDROOM 4 (Childcare naps)
(no childcare)
MASTER BATH
BEDROOM 3 (NO CHILDCARE)
HALL
BEDROOM 2 (NO CHILDCARE)
10'
30.5'
front exit
9'
RESIDENT PARKING
5.5' HIGH FENCE
BEDROOM 1 (NO CHILDCARE)
5'
4'
0.5'
Garage
657.5 sf
20'
5.5' HIGH FENCE
LOCKED GATE
15'
13'
door
door
2'
10'
21'
light
14'
Porch
20.0 sf
light
light
light
small existing shrubs grass
light DRIVEWAY
CHILDCARE PICK-UP/ DROP OFF
NANNYBERRY ST
24'



CERTIFICATION CARD

Pediatric

CPR, AED, and First Aid

FLORENCE RUKUNDO

has successfully completed and competently performed the required knowledge and skill objectives for this program.

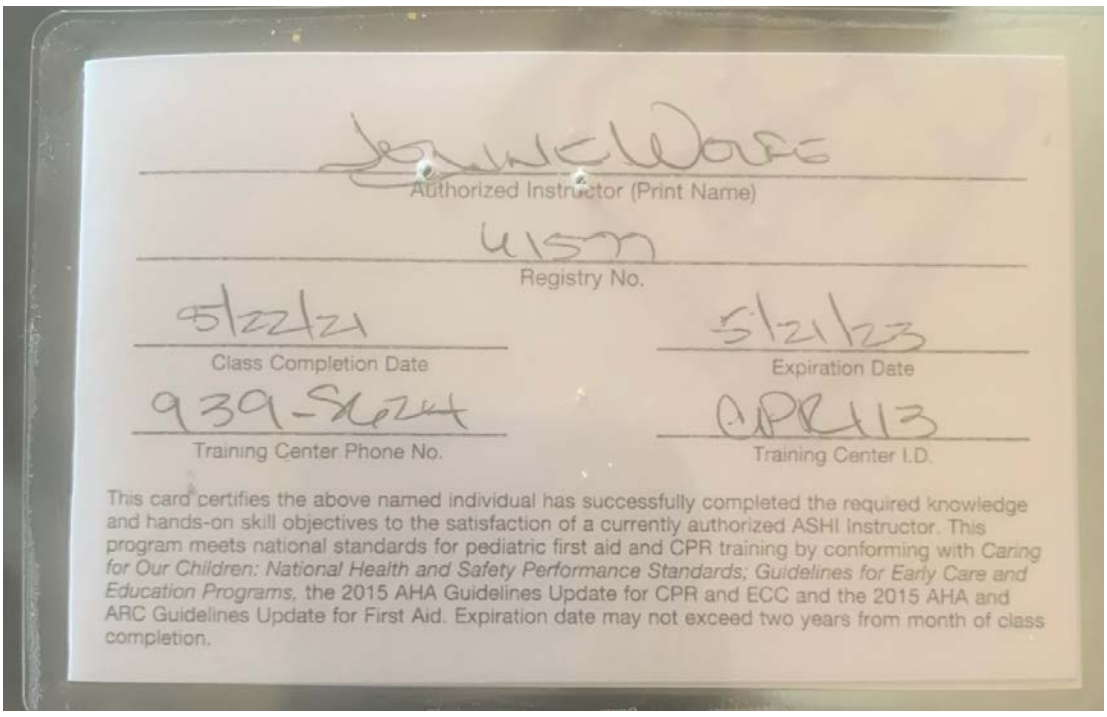
☑ Child, Infant, and Adult ☐ Child and Infant

Card is void if more than one box is checked.

2015 GUIDELINES

hsi Health & Safety Institute

AMERICAN SAFETY & HEALTH INSTITUTE



JEANNE WOODS

Authorized Instructor (Print Name)

41577

Registry No.

5/22/21

Class Completion Date

5/21/23

Expiration Date

939-5624

Training Center Phone No.

CPR413

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 have a waiver on file.

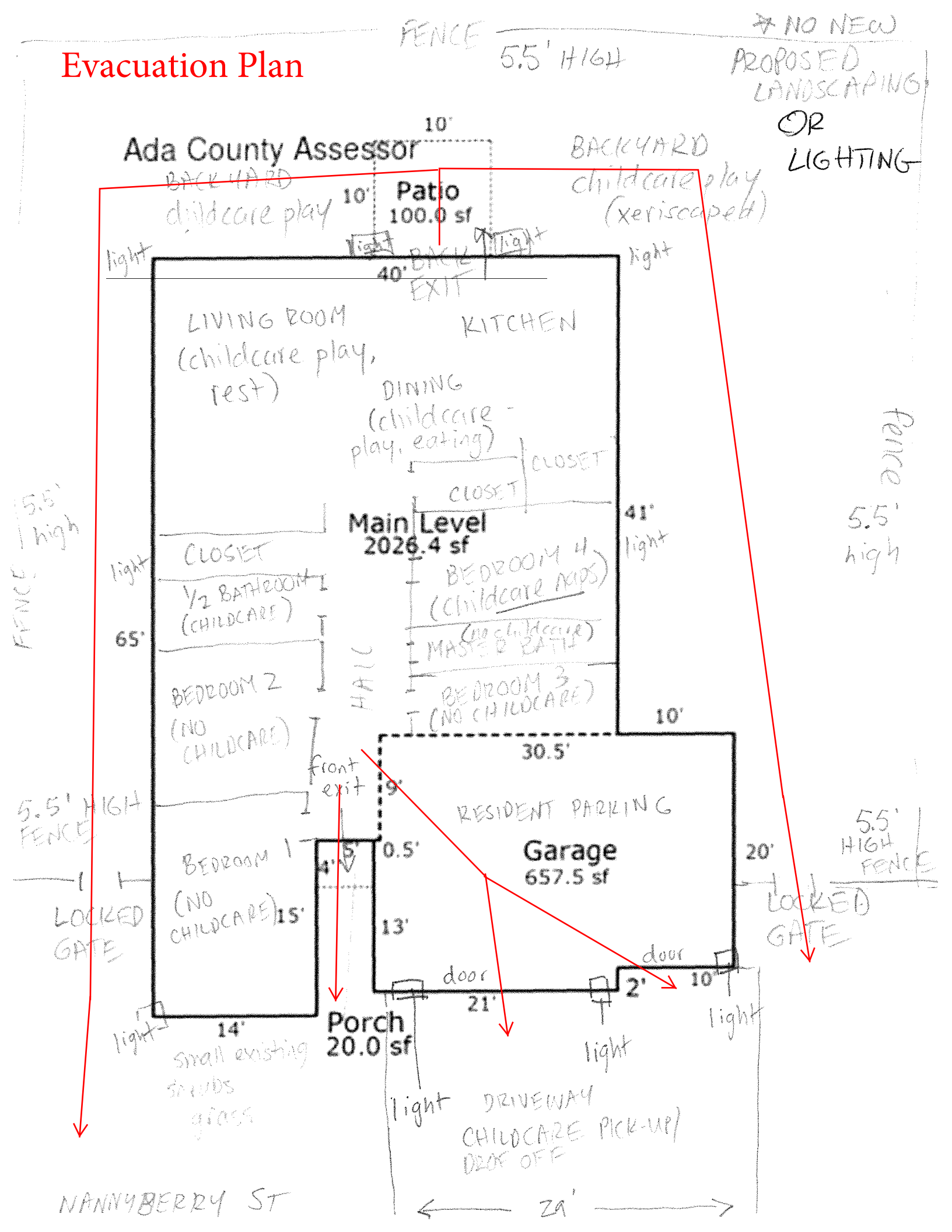
When your Child Is Sick:

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

ECONOMIC OPPORTUNITY BY JANNUS

Refugee Childcare Business Development Project
1607 W. Jefferson St. :: Boise, Idaho 83702 :: 208-336-5533

Evacuation Plan



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 Group Child Care 790 W Nannyberry

Date of Meeting: 05/05/2022 Time: 6:00 PM

Meeting Location: 790 W Nannyberry

Site Information

Location: Section 14 Township 2N Range 1W Total Acres 0.179

Subdivision Name: Arbor Ridge No. 6 Lot 7 Block 18

Address: 790 W Nannyberry Street

Parcel No(s).: R0501720860

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Zion & Florence Rokundo

Address: 790 W Nannyberry Street, Kuna

Contact Person

Name: Same

Business Name (if applicable): _____

Address: 790 W Nannyberry Street, Kuna

Phone: 208-353-7823 Email: rukundojdesire@gmail.com

Applicant

Name: Same

Address: _____

Phone: _____ Email: _____

I, Florence Rokundo *, certify that a Neighborhood Meeting was conducted at the time and location noted on this form and that it complied with Kuna City Code 5-1A-2.*

Applicant Signature: _____ Date: 05/05/2022

April 14, 2022

Subject: Neighborhood meeting for Florence's in-home childcare

Dear Neighbors,

I am interested in establishing a Kuna city-licensed, state-certified childcare within my home at 790 W Nannyberry. I plan to care for no more than six children under age 13 at one time (including my own children). The state of Idaho considers a childcare with six or fewer children present at one time to be a "family" childcare, but Kuna defines it differently. There may be times when I have seven children in my house *over the course of a day* (at different times). So, you will see that Kuna references my proposal as a "group" childcare license. A Kuna childcare requires a Kuna Planning special use permit, a City license, and a State of Idaho license. I would like to provide an opportunity for my neighbors to ask questions or learn more about my childcare plans, and the City also requires this as part of the permit and license process. **So, I will be hosting an informational gathering at my home on Thursday May 5 at 6:00 pm, and I invite you to attend.** If you would like to attend virtually via Zoom, please text me your name and email, and I will send you a link. I've also included some basic information below. There will also be a public hearing a few weeks later.

If you can't attend but would like to discuss my plans further, please email me or text me: rukundojdesire@gmail.com (208)353-7823.

How my licensed in-home child care will operate

Although I will determine my own program services, hours (within Kuna city code), and fees, most small child care programs operate weekdays from 7 a.m. to 7 p.m. My husband (who is my trained, CPR-certified employee) and I will provide transportation for the children. This will prevent parking concerns or extra traffic. If a parent needs to visit, they will be instructed to escort children safely to and from cars, to park in our driveway, and to be quiet, not honk or create a nuisance. *I will not be making any exterior or physical changes to our property (no signs, visible structures etc).*

I am a proud first-time homeowner in Kuna, after having lived in Boise for several years and operating a small licensed child care there. I will always be compliant with state and local childcare regulations, which include: CPR/First Aid certification, minimum of 12 hours of annual childcare classes, and current Idaho and federal background checks for all members of my household 13 years or older. I also carry liability insurance. I will also pass health, city and fire inspections before being approved.

When children are in my care, I will be responsible for their supervision at all times. I anticipate outdoor play time to be limited to one hour after 9 am and one hour after 1 pm, and noise will be kept below the maximum stipulated by Kuna city code.

I do not anticipate that my small childcare will create any inconvenience for my neighbors. We are very much enjoying our new home and community, and being very good neighbors to you!

Thank you,
Florence Rukundo (208)353-7823

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 5/5/2022 Number of Attendees: 0

Location: 790 W NANNYBERRY

Project Description: FLORENCE'S CHILD CARE

Attendee Comments or Concerns: NOT APPLICABLE - NO ONE ATTENDED AND I STAYED HOME ALL EVENING. I MONITORED MY TEXT + EMAIL IN CASE ANY INVITED NEIGHBORS HAD CONTACTED ME WITH QUESTIONS - NEVER RECEIVED ANY COMMUNICATIONS.

I, Florence Rukundo *, 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: FC Date: 5/5/22

SIGN-IN SHEET

Project Name: Florence's Childcare

	Name	Address	Phone
1			
2	NA - No one		
3			
4	attended		
5			
6			
7			
8			
9			
10			
11			
12			
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35			

KUNA
Planning & Zoning

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: Florence Rukundo

Signature: _____ Date: 6/5/22

IDAHO STARS
Quality Child Care Matters

010009	Florence Rukundo	rukundojdesire@gmail.com	Kuna
Florence Child Care	790 West Nannyberry Street, , Kuna, Idaho, Ada County, 83634		
Report Range :	07/01/2018 to 06/07/2022	Report Date : 06/07/2022	PDS Anniversary : 06/05/2020

Training PDR Report

IdahoSTARS-approved hours : 46
Non-approved hours : 0

Course Id	Training Name	Training Date	Domain	CDA Subject Area	Hours	Region	Trainer
3484	Addressing Challenging Behaviors, Module 3: Promoting Social and Emotional Health in Young Children	05/16/2022	Curriculum & Instruction	3	2.00	Region 3	IdahoSTARS
336	Nurturing Health and Curiosity: Implementing Farm to Early Care and Education	04/23/2022	Environments	1 & 2	2.50	Region 3	IdahoSTARS Training
2644	Strengthening Families	03/30/2022	Partnerships with Families & Communities	4	3.00	Region 3	IdahoSTARS Training
417	Teaching Techniques for Young Learners with Developmental Delays	02/12/2022	Inclusion & Diversity	8	2.00	Region 3	IdahoSTARS Training
401	Inclusive and Dignified Communication with Young Children with Disabilities in the Child Care Center	12/04/2021	Inclusion & Diversity	8	2.00	Region 3	IdahoSTARS Training
394	Sensory Development and Integration in Early Childhood	11/13/2021	Child Development	8	2.00	Region 3	IdahoSTARS Training
383	Early Literacy in Action	10/23/2021	Curriculum &	2 & 8	3.00	Region 3	IdahoSTARS

IDAHO STARS
Quality Child Care Matters

010009	Florence Rukundo	rukundojdesire@gmail.com	Kuna
Florence Child Care	790 West Nannyberry Street, , Kuna, Idaho, Ada County, 83634		
Report Range :	07/01/2018 to 06/07/2022	Report Date : 06/07/2022	PDS Anniversary : 06/05/2020

Training PDR Report

IdahoSTARS-approved hours : 46
Non-approved hours : 0

Course Id	Training Name	Training Date	Domain	CDA Subject Area	Hours	Region	Trainer
			Instruction				Training
381	þÿ I g o t m y E R S r e s u l t s & Using ERS results as a tool in Continuous Quality Improvement	09/25/2021	Curriculum & Instruction	7	2.00	Region 3	IdahoSTARS Training
363	Caregiver Mental Health: You Can't Pour from an Empty Cup	08/21/2021	Health, Safety & Wellness	1	2.00	Region 3	IdahoSTARS Training
286	Safe, Appropriate, and Engaging Outdoor Environments- DUPLICATE COURSE	06/09/2021	Health, Safety & Wellness	1	0.00	Region 3	IdahoSTARS
286	Safe, Appropriate, and Engaging Outdoor Environments- DUPLICATE COURSE	05/25/2021	Health, Safety & Wellness	1	0.00	Region 3	IdahoSTARS
348	Introduction to the ASQ-3	05/12/2021	Curriculum & Instruction	7	3.00	Region 4	IdahoSTARS Training
344	Inspiring Language Development During the Critical Early Years: Overcoming the Lost Year!	04/17/2021	Environments	2	3.00	Region 4	Idaho STARS

IDAHO STARS
Quality Child Care Matters

010009	Florence Rukundo	rukundojdesire@gmail.com	Kuna
Florence Child Care	790 West Nannyberry Street, , Kuna, Idaho, Ada County, 83634		
Report Range :	07/01/2018 to 06/07/2022	Report Date : 06/07/2022	PDS Anniversary : 06/05/2020

Training PDR Report

IdahoSTARS-approved hours : 46
Non-approved hours : 0

Course Id	Training Name	Training Date	Domain	CDA Subject Area	Hours	Region	Trainer
313	Creating Welcoming Spaces-DUPLICATE COURSE	03/27/2021	Inclusion & Diversity	8	0.00	Region 4	Idaho STARS
325	Eye Opening Information on Eye Development and Red Flags	01/30/2021	Child Development		2.00	Region 4	Idaho STARS
313	Creating Welcoming Spaces	12/05/2020	Inclusion & Diversity	8	2.00	Region 4	Idaho STARS
312	Promoting Literacy in the Early Years	11/07/2020	Curriculum & Instruction		1.50	Region 4	Lee Pesky Learning Center
286	Safe, Appropriate, and Engaging Outdoor Environments	08/29/2020	Health, Safety & Wellness		2.00	Region 4	Idaho STARS
3482	Addressing Challenging Behaviors, Module 1: Promoting Social and Emotional Health in Young Children	07/28/2020	Curriculum & Instruction		2.00	Region 4	IdahoSTARS
257	Tools to Promote Language and Literacy Development in Child Care Settings	03/03/2020	Curriculum & Instruction		2.00	Region 4	CHELSEA KREMA
246	Crucial Conversations	02/29/2020	Business Practices		2.00	Region 4	Idaho STARS

IDAHO STARS
Quality Child Care Matters

010009	Florence Rukundo	rukundojdesire@gmail.com	Kuna
Florence Child Care	790 West Nannyberry Street, , Kuna, Idaho, Ada County, 83634		
Report Range :	07/01/2018 to 06/07/2022	Report Date : 06/07/2022	PDS Anniversary : 06/05/2020

Training PDR Report

IdahoSTARS-approved hours : 46
Non-approved hours : 0

Course Id	Training Name	Training Date	Domain	CDA Subject Area	Hours	Region	Trainer
250	Activities for All: Infants, Toddlers, Preschoolers and School Agers	02/29/2020	Curriculum & Instruction		2.00	Region 4	Idaho STARS
196	READY! for Kindergarten 2-5 years, Workshop 3 - Language and Literacy (Part 1)	02/11/2020	Curriculum & Instruction		2.00	Region 4	CHELSEA KREMA
172	Germs Are Everywhere- DUPLICATE COURSE	01/14/2020	Health, Safety & Wellness		0.00	Region 4	CHELSEA KREMA
172	Germs Are Everywhere	08/06/2019	Health, Safety & Wellness		2.00	Region 4	CHELSEA KREMA

Certification PDR Report

Type	Awarded By	Issue Date	Expire Date	License #
Pediatric CPR & Pediatric First Aid	American safety and heath institute	05/21/2021	05/21/2023	
Child Care Worker License	Boise	06/01/2020	06/30/2021	NA
Pediatric CPR & Pediatric First Aid	American Safety and Health Institute	06/28/2019	06/28/2021	

IDAHO DEPARTMENT OF
HEALTH & WELFARE

BRAD LITTLE – Governor
DAVE JEPPESEN – Director

Criminal History Unit
1720 N. Westgate Dr., Ste B
Boise, ID 83704
PHONE 208-332-7990
TOLL FREE 1-800-340-1246

FLORENCE RUKUNDO
790 W NANNYBERRY PL
KUNA, ID 83634

Friday, December 3, 2021

NOTICE OF CLEARANCE-ENHANCED

Applicant: FLORENCE RUKUNDO **Verification Number: 298428**

The Department has completed its research into the criminal history of the applicant named above on 12/2/2021. As per IDAPA 16.05.06 and other applicable statutes and rules, the person named above is eligible for employment with you. As their prospective employer, you retain discretion as to whether you will employ this person or not.

The Department's background check is fingerprint based and may include information obtained from the state and national criminal databases and jurisdictions, Idaho Driving Records, Idaho and other states Child Protection Registries, Idaho and other states Adult Protection Registries, Sex Offender Registry, Idaho Nurse Assistant Registry and; state and national Medicare/Medicaid Provider Exclusion Lists.

If there are any questions about the process or results, contact the criminal history unit at (208)332-7990, or toll free at 1-800-340-1246. Additional information about the criminal history background check process and applicant status is available at the web site. https://chu.dhw.idaho.gov.

Sincerely,

Sutton, Tia

Sutton, Tia

IDAHO DEPARTMENT OF
HEALTH & WELFARE

BRAD LITTLE – Governor
DAVE JEPPESEN – Director

Criminal History Unit
1720 N. Westgate Dr., Ste B
Boise, ID 83704
PHONE 208-332-7990
TOLL FREE 1-800-340-1246

ZION RUKUNDO
790 W NANNYBERRY ST
KUNA, ID 83634

Wednesday, May 4, 2022

NOTICE OF CLEARANCE-ENHANCED

Applicant: ZION RUKUNDO **Verification Number: 257305**

The Department has completed its research into the criminal history of the applicant named above on 1/12/2022. As per IDAPA 16.05.06 and other applicable statutes and rules, the person named above is eligible for employment with you. As their prospective employer, you retain discretion as to whether you will employ this person or not.

The Department's background check is fingerprint based and may include information obtained from the state and national criminal databases and jurisdictions, Idaho Driving Records, Idaho and other states Child Protection Registries, Idaho and other states Adult Protection Registries, Sex Offender Registry, Idaho Nurse Assistant Registry and; state and national Medicare/Medicaid Provider Exclusion Lists.

If there are any questions about the process or results, contact the criminal history unit at (208)332-7990, or toll free at 1-800-340-1246. Additional information about the criminal history background check process and applicant status is available at the web site. https://chu.dhw.idaho.gov.

Sincerely,

Cannon, Helen

Cannon, Helen

IDAHO DEPARTMENT OF
HEALTH & WELFARE

Fire Safety Inspection for State Daycare Licensing

☒ New Daycare License Applicant ☐ Daycare License Renewal Applicant

Date 6/6/22 Operator Florence Rukundo Owner _____

Name of Facility Florence Childe Care

Address 790 W Nannyberry St

City Kuna State ID Zip 83634

Facility Phone Number 208-353-7823 Land Line or Cellular Phone

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

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements		
Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge?	Y	
Can exit doors be opened from the inside without the use of a key or any special knowledge or effort?	Y	
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? ***Exception: In buildings with automatic fire sprinkler systems, the distance may be increased to 110 feet.***	Y	
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? ***Exception: Sliding patio doors will be accepted as a required second exit in "Family and Group Daycare Facilities" only.***	Y	

Rukundodesire@gmail.com

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements (cont.)		
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? ***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***	X	
Are approved egress windows from sleeping areas operable from the inside without the use of separate tools?	X	
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? ***Note: More than one exit from the basement opening directly to the outside may be required, depending on the structure of the building.***	N/A	
Daycare is prohibited on any upper floor beyond the first floor. ***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?***	N/A	
Fire Extinguishers		
For *DAYCARE CENTERS*: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area ***and*** 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? ***Note: Fire extinguishers shall be maintained properly.***	N/A	
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? ***Note: Fire extinguishers shall be maintained properly.***	X	
Is there a hood-type fire suppression system installed in the kitchen area, if required?	Not required	
In facilities over three thousand (3,000) square feet are additional fire extinguishers present and approved by local fire official or designee?	N/A	
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?	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Telephone		
Is there an operable telephone on the premises?	Y	
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?	Y	
Is there a smoke detector in each room used for sleeping purposes?	Y	
Is there a smoke detector in each story within the facility including the basement?	Y	
Fire Safety and Evacuation Plan *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.*		
Procedures and policies that accounts for all employees and children after an evacuation is completed.	Y	
Identifies evacuation routes, locations of facility exits, and assembly point for an evacuation.	Y	
Includes location of smoke detectors, fire alarm appliances and fire extinguishers.	Y	
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.	Y	
<u>For Facilities with an Occupancy Load of Fifty or More</u> ***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.***		
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?	N/A	
Are Exit signs installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress?	N/A	
For facilities with over fifty (50) children, is an approved fire alarm system installed?	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Occupant Load ***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.***		
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. Enter Occupant Load: _____		
Is the facility in compliance?		

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: (Yes) **No** Occupant Load: _____

☑ **Residential** ☐ **Commercial**

INSPECTION MADE BY: T. J. Lawrence

TITLE AND AGENCY: Fire Chief Kuna Rural Fire District

Signature of Inspector: _____ **Date:** 6-6-2022

Name of facility operator/owner (please print): Florence Rukundo

Signature of facility operator/owner: _____ **Date:** 6/6/22

CENTRAL DISTRICT HEALTH

Child Care Health and Safety Inspection

FACILITY NAME: Florence child Care	FACILITY # 48333	EHS# 72	DATE: 5/16/22
PROVIDER NAME: Florence	EMAIL: recorded		PH# 353-7823
ADDRESS: 790 W. Nannyberry St.	CITY Kuna	STATE ID	ZIP 83634

ACTIVITY: ☐ INITIAL ☒ ANNUAL ☐ FOLLOW-UP ☐ INVESTIGATION ☐ TRAINING ☐ UNANNOUNCED ☐ SAMPLES	ICCP ☒ ICCP-STATE ☐ ICCP-CITY ☐ STATE ONLY ☐ CITY ONLY ☐	IN-HOME ☐ CENTER ☐ GROUP ☐ RELATIVE ☐ FAMILY ☒	ONSITE FOLLOW-UP DATE: VCR DUE DATE:
	# CHILDREN PRESENT 3	# PROVIDERS CHILDREN 0	# STAFF 1
	EMP./CHILD RECORDS EDUCATION ☐	CPSC EDUCATION PROVIDED ☒	INSP. TIME (MIN.) 40 TRAVEL TIME (MIN.) 25

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			✓ good, in folder	
2	PEDIATRIC RESCUE BREATHING CPR/FA			✓ current	
3	CHILD-STAFF RATIO			✓	
4	STAFF/CHILDREN EXCLUDED WHEN ILL			✓ on board	
5	IMMUNIZATION RECORDS # Enrolled:(includes provider's children)			✓ #enrolled: 3	
6	DISASTER AND EMERGENCY PLAN AND COMMUNICATION			✓ Yikes	
7	SMOKE DETECTOR, FIRE EXTINGUISHER, EXITS			✓ good	
8	FIRE SAFETY EVACUATION PLAN / POSTING			✓	
9	FOOD SOURCE/FOOD THAWING			✓ local grocery	
10	FOOD HANDLING/PERSONAL HYGIENE			✓	
11	FOOD TEMPERATURES/THERMOMETERS				
12	FOOD STORAGE/CROSS CONTAMINATION			✓	
13	FOOD CONTACT SURFACES/SANITIZING			✓ ✓ clorox wipes	
14	DISHWASHING/SANITIZING			✓ dish machine, heavy wash	
15	UTENSIL STORAGE			✓	
16	MEDICINES/HAZARDOUS SUBSTANCES			✓	
17	GARBAGE COVERED/REMOVED			✓	
18	PLUMBING/SEWAGE DISPOSAL			✓	
19	WATER SUPPLY/WELL SAMPLED			✓	
20	HANDWASHING FACILITIES			✓ stocked	
21	DIAPER CHANGING FACILITIES			✓ good, bleach used @ 200ppm	
22	FIREARM STORAGE			✓ N/A	
23	WATER HAZARDS (POOLS, CANALS...)			✓ N/A	
24	SMOKING/ALCOHOL CONSUMPTION			✓ N/A	
25	SLEEPING-PLAY AREAS, RESTROOMS CLEAN			✓ bedding provided, wash 2x a week	
26	HEAT, LIGHT & VENTILATION			✓	
27	OUTDOOR PLAY AREAS			✓ discussed gate carabiner	
28	ANIMAL, PET HEALTH/VACCINATION			✓ N/A	
29	GENERAL SAFETY			✓	
30	TRANSPORTATION SAFETY			✓ good	
31	SAFE SLEEP – Alone, on back, CPSC crib			✓	

COMMENTS:

Referral Date: 5/19/22	Payment Date:	Inspection Passed ☒ Date: 5/16/22	Inspection **Not** Passed ☐ Date:
Investigation Resolved ☐ Date:	Investigation **Not** Resolved ☐ Date:		**Un**substantiated ☐ Substantiated ☐
Signatures X	X		**Date E-mailed / faxed to IDSTARS:**

Person in Charge — Health Authority

WHITE COPY – Health District YELLOW COPY – Provider

REV 12/19 JM

From:	Jessica Reid
To:	Ada County Engineer; Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Central District Health Department; Chief Fratusco; COMPASS; Dennis Chan (USPS); DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; KRFD Fire Code (scott@fccnwi.com); Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Chief Bongiorno); Nampa Meridian Irrigation District ; New York Irrigation; Olvera - NMID; Paris Dickerson; Planning Manager (Ada County Development Services); Public Works; Robie Reno; Stacy Yarrington (Ada County); TJ Lawrence (Interim KRFD Chief)
Cc:	Doug Hanson
Subject:	22-05-SUP 790 W Nannyberry In-Home Group Daycare Agency Transmittal
Date:	Friday, July 8, 2022 10:38:07 AM
Attachments:	22-05-SUP 790 W Nannyberry In-Home Group Daycare Agency Transmittal Packet.pdf image001.png

Agency Transmittal – 07.08.2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	22-05-SUP (Special Use Permit) 790 W Nannyberry In-Home Group Daycare
PROJECT DESCRIPTION	Florence & Zion Rukundo request to operate an In-Home Group daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM. The subject site is located at 790 W Nannyberry Street (APN: R0501720860); Section 14, Township 2 North, Range 1 West.
SITE LOCATION	790 W Nannyberry Street Kuna, ID 83634
APPLICANT	Florence & Zion Rukundo 790 W Nannyberry Street Kuna, ID 83634
REPRESENTATIVE	Florence Rukundo rrukundojdesire@gmail.com 208-353-7823
SCHEDULED HEARING DATE	Tuesday, **August 9, 2022** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.***

Jessica Reid

Planner II

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (541) 331-6473 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/18/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
261578	PH - 22-5-SUP	07/20/22	07/20/22	1	$54.40

LEGAL NOTICE

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

Case No. 22-05-SUP
(Special Use Permit) for
790 W Nannyberry Street
In-Home Group Daycare

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, August 9, 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 Group Daycare. Applicants Florence and Zion Rukundo request approval to operate an In-home Daycare with up to twelve (12) children, Monday through Friday from 7:00 AM to 6:00 PM, located at 790 W Nannyberry Street (APN: R0501720860); Section 14, Township 2 North, Range 1 West.

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

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

July 20, 2022 261578

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$54.40**
Paid Amount:**$0.00**

Amount Due:**$54.40**

We Appreciate Your Business!

AD# 261578

KUNA
Planning & Zoning

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 22-05-SUP (Special Use Permit)
Case No.
790 W Nannyberry In-Home Group Daycare was posted, as required per Kuna City Code
Subject Property
5-1A-8, on 07/20/2022 Date. 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 20th day of July, 2022.

Signature: Florence Owner/Developer Rukundo

State of Idaho)
) ss
County of Ada)

On this 20TH day of JULY, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

NATHAN STANLEY
Print Name

Residing at: 751 W. 4TH ST
Address

KUNA IDAHO 83634
City State ZIP

My Commission expires: 08/07/2026
Date

Signature

NATHAN STANLEY
COMMISSION #20202948
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 08/07/2026
Affix Seal Here

790
CITY OF KUNA PUBLIC HEARING NOTICE
BEFORE THE PLANNING & ZONING COMMISSION
WHEN: 6:00 PM TUESDAY AUGUST 9, 2022 AT KUNA CITY HALL COUNCIL CHAMBERS 751 W 4TH STREET
PURPOSE: CASE NO. 22-05-SUP SPECIAL USE PERMIT TO OPERATE AN IN-HOME GROUP DAYCARE WITH UP TO TWELVE (12) CHILDREN, MONDAY THROUGH FRIDAY, 7:00 AM TO 6:00 PM
LOCATION: 790 W NANNYBERRY STREET KUNA, ID 83634
APPLICATION BY: FLORENCE &
\

CITY OF KUNA PUBLIC HEARING NOTICE
BEFORE THE PLANNING & ZONING COMMISSION
WHEN: 6:00 PM TUESDAY AUGUST 9, 2022 AT KUNA CITY HALL COUNCIL CHAMBERS 751 W 4TH STREET
PURPOSE: CASE NO. 22-CS SUP SPECIAL USE PERMIT TO OPERATE AN IN-HOME GROUP DAYCARE WITH UP TO TWELVE (12) CHILDREN, MONDAY THROUGH FRIDAY, 7:00 AM TO 6:00 PM
LOCATION: 790 W NANNYBERRY STREET KUNA, ID 83634
APPLICATION BY: FLORENCE & ZION KUKUNDO

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
07/20/2022
US POSTAGE $000.00⁰

FIRST-CLASS MAIL
ZIP 83634
041M11460992

City of Kuna

7/20/22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **August 9, 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:

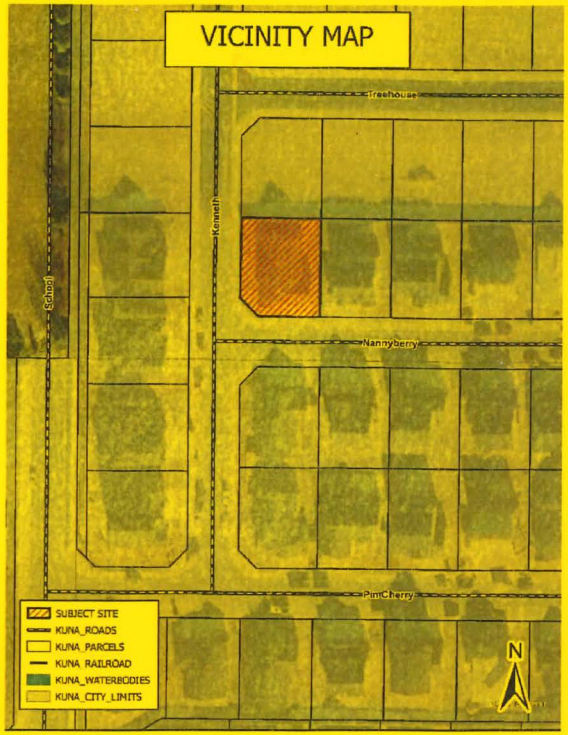
Case No. 22-05-SUP (Special Use Permit) for 790 W Nannyberry In-Home Group Daycare

Applicants request approval to operate an In-Home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, at 790 W Nannyberry (APN: R0501720860); Section 14, Township 2 North, Range 1 West.

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 **August 3, 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 07.20.2022



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: **1 August 2022**

RE: **Public Works Comments**

790 W Nannyberry Street In-Home Group Daycare – 22-05-SUP (Special Use Permit)

The 790 W Nannyberry Street property, 22-05-SUP, special use permit request dated 8 July 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.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 21-16-AN (Annexation), 21-11-S (Preliminary Plat), and 21-36-DR (Design Review)**
PROVIDENCE PROPERTIES, LLC	)	**STAFF REPORT FOR ANNEXATION AND SUBDIVISION APPLICATION.**
For an Annexation, Preliminary Plat, and Design Review Request for Riverton Subdivision.	)	

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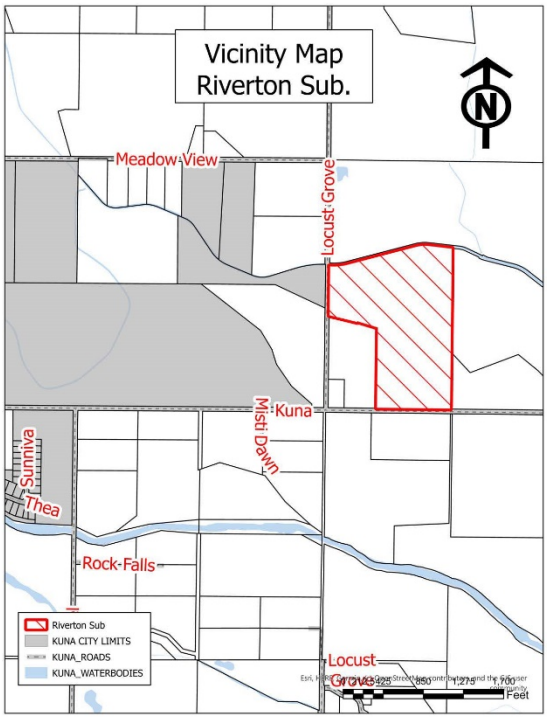
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	Planning and Zoning Application Coversheet			X

2.2	Annexation Application			X
2.3	Preliminary Plat Application			X
2.4	Design Review Application			X
2.5	Narrative			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Vicinity Map			X
2.9	Neighborhood Meeting Certification			X
2.10	Legal Descriptions: Annexation			X
2.11	Legal Descriptions: R-8 Zone			X
2.12	Legal Description: C-2 Zone			X
2.13	Preliminary Plat			X
2.14	Phasing Plan			X
2.15	Landscape Plan B&W			X
2.16	Subdivision Name Reservation			X
2.17	HOA Maintenance Declaration - CCR's			X
2.18	Commitment to Property Posting			X
2.19	Landscape Plan Illustrative			X
2.20	Agency Transmittal			X
2.21	City Engineer's Memo			X
2.22	ACHD – Ada County Highway District			X
2.23	Boise Project Board of Control			X
2.24	Central District Health Department			X
2.25	Department of Environmental Quality			X
2.26	Kuna Rural Fire District			X
2.27	Nampa Meridian Irrigation District			X
2.28	Commission Kuna Melba News Proof 7.20.22			X
2.29	Commission 300' Mailer 7.21.22			X
2.30	Commission Proof of Property Posting			X
2.31	Commission Website Notice			X
2.32	Kuna School District No. 3			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Design Reviews are designated as Public Meetings with the Planning and Zoning Commission (acting as Design Review Commission), as the decision-making body, while Annexation 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:	July 13, 2021 (7 Attendees) and, October 11, 2021 (4 Attendees)
2.1.1.2	Agency Comments Request:	February 4, 2021
2.1.1.3	300 FT Legal Mailer Notice:	July 21, 2022
2.1.1.4	Kuna Melba News Newspaper:	July 20, 2022
2.1.1.5	Site Posted:	July 25, 2022

III
APPLICANTS REQUEST

3.1 Providence Properties LLC requests Annexation for approx. 38 acres into the City of Kuna with the C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial lots. The site is near the northeast corner of the intersection of Kuna and Locust Grove Roads, in Section 20, Township 2 North, Range 1 East (APN: S1420325708).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site (APN; S1420325708) is located in unincorporated Ada County. Historically the subject site has been used for agricultural purposes only.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR AG	Rural Residential – Ada County Agricultural – City of Kuna

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1420325708

4.3.1.1 Kuna 38, LLC

4.3.1.2 Approximately 38 acres

4.3.1.3 RR (Rural 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 vegetation consistent with that of crop fields. The site has an estimated average slope of 1.0% to 1.4%. 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 being near the boundary for 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-Uses.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map indicates a future trail or pathway on the north side of the site, and a future Bike route along the Kuna Road frontage. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to greenspaces/parks.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer Memo	2.20
Ada County Highway District Memo	2.21
Boise Project Board of Control	2.22
Central District Health Department	2.23
Department of Environmental Quality	2.24
Kuna Rural Fire District Memo	2.25
Nampa & Meridian Irrigation District	2.26
Kuna School District No. 3	2.32

V
TRANSPORTATION AND CONNECTIVITY

5.1 According to the Ada County Highway District (ACHD) report there are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or ACHD's Capital Improvement Plan (CIP). The Applicant submitted a Traffic Impact Study (TIS) for ACHD's review and acceptance.

The Roadways to Bikeways Master Plan (BMP) for ACHD identifies Kuna Road as a Level 3 facility and Locust Grove a Level 2 facility that will be constructed as part of a future ACHD project.

ACHD recommends the Applicants proposal to improve Kuna Road with pavement widening, gravel shoulders, a borrow ditch, and 8-foot concrete sidewalks meet ACHD's policy and should be approved as proposed. ACHD recommends the Applicant should be required to locate the sidewalk a minimum of 31-feet from the centerline of Kuna Road; if the sidewalk is located outside of the dedicated Rights-Of-Way a permanent Rights-Of-Way (ROW) easement should be provided.

The Applicant's proposal to dedicate additional ROW to total 35-feet from centerline of Kuna Road meets District policy and should be approved as proposed. *The City's Circulation Plan calls for a minimum 74 feet of ROW. As the major East/West corridor for this part of Kuna, and as an Arterial Classified Road, Kuna's staff recommends additional ROW beyond the 35-feet be dedicated and improved.*

The Applicant's proposal to dedicate additional ROW to total 35-feet from centerline does not meet ACHD policy which requires 78-feet of ROW for Locust Grove Road in accordance with the MSM. The applicant should be required to dedicate additional ROW to total 39-feet from centerline. *The City's Circulation Plan calls for minimum 74' of ROW. As the major North/South corridor for this part of Kuna, and as an Arterial Classified Road, Kuna's staff recommends additional ROW beyond the 35-feet be dedicated and improved.*

The Applicant has proposed to construct a new local roadway, Pine Street, to intersect Locust Grove Road approximately 1,240-feet north of Kuna Road, and a new local roadway, Tater Avenue, to intersect Kuna Road approximately 930-feet east of Locust Grove Road, which meets ACHD policy and should be approved as proposed.

The Applicant has proposed to construct three (3) stub streets. A stub street to the east property line, located 1,525-feet north of the site's south property line. A stub street to the east property line, located 790-feet north of the site's south property line. A stub street on the south property line, located 195-feet east of the site's west property line. All proposed stub streets are less than 150-feet in length meets District policy and should be approved as proposed.

The Applicant has proposed to construct Rolo Street with horizontal curves as passive traffic calming elements. This proposal does not meet ACHD policy, which requires horizontal curves to have deflection angles of a minimum of 45 degrees to be considered traffic calming. The Applicant should be required to redesign Rolo Street or install ACHD approved traffic calming prior to plan approval.

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. ACHD Policy 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.

ACHD states Kuna Road and Locust Grove Road are classified as Minor Arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the Final Plat. Kuna Staff believes the importance of these two Arterials will increase as Kuna grows and recommends additional ROW dedication beyond a three (3) lane minimum.

VI
STAFF ANALYSIS

6.1 A Pre-Application Meeting was held between the Applicant and the City on July 15, 2021, Planning and Zoning, Public Works, 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 July 13, and October 11, 2021. There were seven (7) residents in attendance for the July meeting and one (1) for the October meeting. 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 July, 21, 2022, and official notice was published in the Kuna Melba News July 20, 2022, and was posted on the City web site as well.

Providence Properties LLC, requests approval to Annex approximately (approx.) 38 acres into the City of Kuna using two (2) zones; approx. 34 acres as R-8 High Density Residential (HDR), 4.5 acres as C-2 (Area Commercial (Comm.). The lands proposed for Annexation are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits with a touch in the northwest corner of the site.

The Applicant requests Preliminary Plat approval in order to subdivide the approximate 38 acres into 206 total lots (182 single family, 24 common, and four [4] commercial). The Applicant is proposing a mixture of residential and commercial zones to comply with the Mixed-Use designation on the FLUM. The overall gross density of the project is proposed to be 5.37 dwelling units per acre (DUA), overall net density for the residential portion is proposed at 7.14 DUA.

The Applicant's proposal to dedicate Rights-Of-Way (ROW) totaling 35-feet from centerline of Kuna Road does not meet the City's Circulation Plan minimum of 74' ROW. As an important East/West corridor for this part of Kuna, and with additional developments being contemplated in the area, the designation for this corridor likely will change from Minor to Major Arterial. As such, staff recommends additional ROW be dedicated as indicated on the Circulation Plan of the City to include enough land for a future 5-lane Arterial. The Applicant also proposes adding ROW for a total of 35-feet from centerline for Locust Grove Road. As an important North/South corridor for this part of Kuna, and with additional developments being proposed and others contemplated, the importance of this corridor likely will increase significantly. As such, staff recommends additional ROW be dedicated as indicated on the Circulation Plan of the City.

The Applicant proposes 4.04 acres, or 10.50% of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-17-12-D requires that a minimum 8.50% of the developments gross land area shall be used for open space purposes and mutually exclusive of

required residential buffers. Staff views the proposal to be compliant with 5-17-12-D. Staff recommends either a stub street or a pedestrian walkway be added to proposed Block 7 near lot 19/20, on the southwest side for connectivity to future project(s) which will likely include additional commercial to this corner. Staff also recommends a stub street be provided on the east side, in proposed Block 10, for vehicular connection with future development. Both recommendations were discussed at the Pre-application meeting.

According to Exhibit 2.20, Public Works staff conditionally supports the Riverton Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from the Public Works office, the Developer shall work with the Public Works Department to provide adequate pressure through necessary looping and/or a booster station near the project as discussed. The Applicant should consult the Public Works Department to discover if there are opportunities to team build any necessary infrastructure in order to service this subdivision. This area of Kuna involves other projects which will be subject to the same requirements, and staff encourages teaming with other developers to share the burden which will offset their service demands. The Developer is required to design the domestic water system according to the City Engineers requirements. Planning and Zoning staff agrees with Public Works recommendations.

The Applicant proposes a private driveway for a cluster of three (3) lots 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 homes near the private driveway. 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.

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-feet.; 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 lights.

A Design Review application for common areas was included with this application. Staff notes the northern boundary is in alignment with the existing Kuna Canal; a common lot(s) will be required along the northern boundary to accommodate the future paved pathway which is indicated on the Master Pathway Map and shall follow the Parks and Recreation standard width as required. Staff recommends the Developer place the canal-side of the pathway as far north as possible, in order to provide a larger greenspace along the canal. This will offer more protection of the future greenspace when weeds are sprayed. Staff notes sidewalks along classified roads (Arterials) shall be a minimum of eight (8) feet wide detached and be located *within* the public Rights-Of-Way (ROW). 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. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. 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 ROW between the edge of sidewalk and the bottom of the swale for weed control on Kuna Road and Locust Grove 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.

Upon review, staff finds the request for Annexation, the proposed Preliminary Plat to be in compliance with KCC, 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. 21-16-AN, and 21-11-S (Preliminary Plat), and approves Case No. 21-36-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. 21-16-AN, 21-11-S, and 21-36-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. 21-16-AN, and 21-11-S and (***Approves/Conditionally Approves/Denies)*** Case No. 21-36-DR, a request from Providence Properties LLC for Annexation for approx. 38 acres into the City of Kuna with a C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial 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. 21-16-AN, 21-11-S, and 21-36-DR this proposal ***does/does not*** generally comply with Kuna City Code (KCC).

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, 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 July 13, 2021, and October 11, 2021. seven (7) residents attended the July meeting while one (1) attended the October meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on July 21, 2022, and a legal notice was published in the Kuna Melba Newspaper on July 20, 2022. The Applicant posted a sign on the property on July 25, 2022.*

7.3 Based on the evidence on file for Case Nos. 21-16-AN, 21-11-S, and 21-36-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-2, and R-8; The Comp Plan Map designates the property as Mixed-Uses.*

7.4 The contents of the proposed Annexation, Preliminary Plat, 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, Preliminary Plat 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 Exhibit 2.20, Public Works staff conditionally supports the Riverton Subdivision development with Conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from Public Works, the Developer shall work with the Public Works Department to provide adequate pressure through necessary looping and/or a booster station near the project as discussed. According to Exhibit 2.21 in the ACHD report, there are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five-Year Work Plan (IFYWP) or ACHD's Capital Improvement Plan (CIP). The Applicant submitted a Traffic Impact Study (TIS) for ACHD's review and acceptance.*

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 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 6 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 that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed 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 land Owners 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 a classified roads 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 classified 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 Design Review application and the recommendation of Approval, Conditional Approval or Denial of the Annexation 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 upon the record contained in Case Nos. 21-16-AN, 21-11-S, and 21-36-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 or Denial)*** of Case Nos. 21-16-AN and 21-11-S and (***Approves/Conditionally Approves/Denies)*** Case No. 21-36-DR, a request from Providence Properties LLC for Annexation for approx. 38 acres into the City of Kuna with a C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 23 common lots, 1 shared access lot, and four (4) commercial lots, subject to the following Conditions of Approval:

9.1 The Developer/Owner/Applicant 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 connections.

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, and or Water Booster Station.

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 stating that the City's appurtenance has capacity to service the proposed development with domestic water, and 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 their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

9.12 Developer/Owner/Applicant 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 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

9.16 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.

9.17 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.

9.18 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.

9.19 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

9.20 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.

9.21 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 the City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

9.22 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

9.23 Developer/Owner/Applicant shall provide enough Rights-Of-Way for Arterials adjacent to each frontage and preserve adequate space for a 20-to-30-foot landscape buffer.

9.24 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered product with private driveway proposed in the R-8 zone.

9.25 It is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.

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

9.27 In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD in order to place an irrigation source and sod within the Rights-Of-Way between the edge of sidewalk and the bottom of the swale for weed control.

9.28 Developer/Owner/Applicant/Contractors are 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.

9.29 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.

9.30 Develop/Owner/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.

9.31 The Landscape Plan (dated 10.12.21) and Preliminary Plat (dated 10.12.21) will be considered binding site plans as amended and/or approved.

9.32 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

9.33 Developer, Owner/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.

9.34 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 9th day of August, 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): 21-16-AN, 21-11-S, 21-05-DA & 21-36-DR

Project Name: Riverton Subdivision

Date Received: 11.10.2021; 11.17.2021 Affidavit & DA

Date Accepted as Complete:

Type of review requested (check all that apply):

X	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review	X	Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
X	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: KUNA 38 LLC

Address: 203 11th AVE S., NAMPA, ID 83651

Phone: (208) 880-9030 Email: ~

Applicant (Developer) Information

Name: PROVIDENCE PROPERTIES (PATRICK CONNOR)

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

Phone: (208) 695-2001 Email: PCONNOR@HUBBLEHOMES.COM

Engineer/Representative Information

Name: KM ENGINEERING

Address: 5725 NORTH DISCOVERY WAY, BOISE ID 83713

Phone: (208) 639-6939 Email: MEERR@KMENGINEERING.COM

Subject Property Information

Site Address:

Nearest Major Cross Streets: N LOCUST GROVE & E. KUNA RD

Parcel No.(s): S1420325708

Section, Township, Range: S 20, 2N, 1E

Property Size: 37.827 AC

Current Land Use: AG Proposed Land Use: Residential + commercial

Current Zoning: RR ADA COUNTY Proposed Zoning: R-8, C-2

Project Description

Project Name: RIVERTON SUBDIVISION

General Description of Project: 38 ACRE Residential subdivision with about 3.6 acres of commercial along E. Kuna Rd.

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, TOT LOT, DOG PARK PATHWAY NETWORK along Kuna Canal.

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: 182 No. of Building Lots: 186

No. of Common Lots: 24 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): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 5.37

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 7.14

Percentage of Open Space provided: 10.5% Acreage of Open Space: 4.04 AC

Type of Open Space provided (i.e. public, common, landscaping): TOT LOT, DOG PARK, Kunes Canal pathway, landscaped common lots

Non-Residential Project Summary (If Applicable)

Number of building lots: 4 Other lots: ~

Gross floor area square footage: N/A Existing (if applicable): ~

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

Total No. of Employees: N/A Max No. of Employees at one time: N/A

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking TBD

ADA accessible spaces: Dimensions:

Regular parking spaces: Dimensions:

Width of driveway aisle:

Proposed lighting: TBD

Is lighting "Dark Sky" compliant? (YES) NO

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

TBD

Applicant Signature: Date: 11/9/21

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

Annexation Application

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

Annexation requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the Applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 21-16-AN, 21-11-S, 21-05-DA

Project Name: Riverton Subdivision

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

Date Received: 11.10.2021; 11.17.2021Affidavit & DA

Date Accepted as Complete:

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

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation 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, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation 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.
- 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.
- 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: 10/29/2021

By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

Preliminary Plat Application

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

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

****Office Use Only****

Case No(s).: 21-16-AN, 21-11-S, 21-05-DA

Project Name: Riverton Subdivision

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

Date Received: 11.10.2021; 11.17.2021 Affidavit & DA;

Date Accepted as Complete:

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

- 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)*.

Applicant Signature: Pat Coe Date: 11/9/2021

By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 21-16-AN, 21-11-S, & 21-36-DR

Project Name: Riverton Subdivision

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
- Institutional
- Multifamily Residential
- Proposed Conversions
- Exterior Remodel//Restoration
- Industrial
- Office
- Common Areas/Landscaping
- Proposed Changes in Land and/or building use
- 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.)*
- Elevations for each structure & color rendering with material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Site, Lighting, Landscape & Drainage Plans
- Construction Drawings/Civil Plans

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, if applicable
- 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, fencings, fountains, street/pathway furniture, etc.

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: KUNA 38 LLC

Address: 203 11th Ave South, Nampa ID 83651

Phone: N/A Email: N/A

Applicant Information

Name: PROVIDENCE PROPERTIES LLC (PATRICK CONNOR)

Address: 701 S. Allen St #104, Meridian ID 83642

Phone: 214 564 2812 Email: PCONNOR@HubbleHomes.com

Engineer/Representative

Name: KM ENGINEERING

Address: 5725 N. Discovery PL, Boise ID 83713

Phone: — Email: MDerr@KMEngineering.com

Property Information

Address: N. Locust Grove & Kuna RD NE corner

Parcel No(s).: S1420325708

Closest Major Cross Streets: N. Locust Grove + Kuna RD

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: Required for AZ + PP application Riverton

2. Dimension of property: 37.8 Ac

3. Current land use(s): AG

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

   North: AG South: AG + Res

   East: AG West: AG + Res

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

   Yes. 2-4 years

6. Number and use(s) of all structures: ~~1 Single Family Residential~~ none

7. Building Height: N/A

8. Number of Stories: N/A

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

   N/A

Exterior Building Materials and Colors

	Material	Color
Roof:		
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? Kuna Canal

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

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

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

Building Coverage – see landscape plan

% 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 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: 1 DOG PARK and tot lot (1)

Parking N/A

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: 7/29/22

Additional Information

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

_____

_____

_____

_____

_____

_____

PROVIDENCE
PROPERTIES LLC

November 10, 2021

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

Re: Riverton Subdivision - Annexation, Zoning and Preliminary Plat Narrative

Dear Mr. Hellman,

As the applicant of Providence Properties, LLC, I am pleased to submit the attached application and required supplements for annexation, zoning and preliminary plat for the Riverton Subdivision.

Site Information:
The 38.44 acre site is located at the northeast intersection of S. Locust Grove Rd and E. Kuna Rd in eastern Kuna. The site borders City Limits along its western boundary across Locust Grove. We conducted a pre application meeting with the City of Kuna on July 15, 2021. This was in addition to other informal discussions with staff and local departments. We also conducted two neighborhood meetings on July 13, 2021 and October 11, 2021. The neighborhood meetings were lightly attended but positive changes came out of conversations with neighbors.

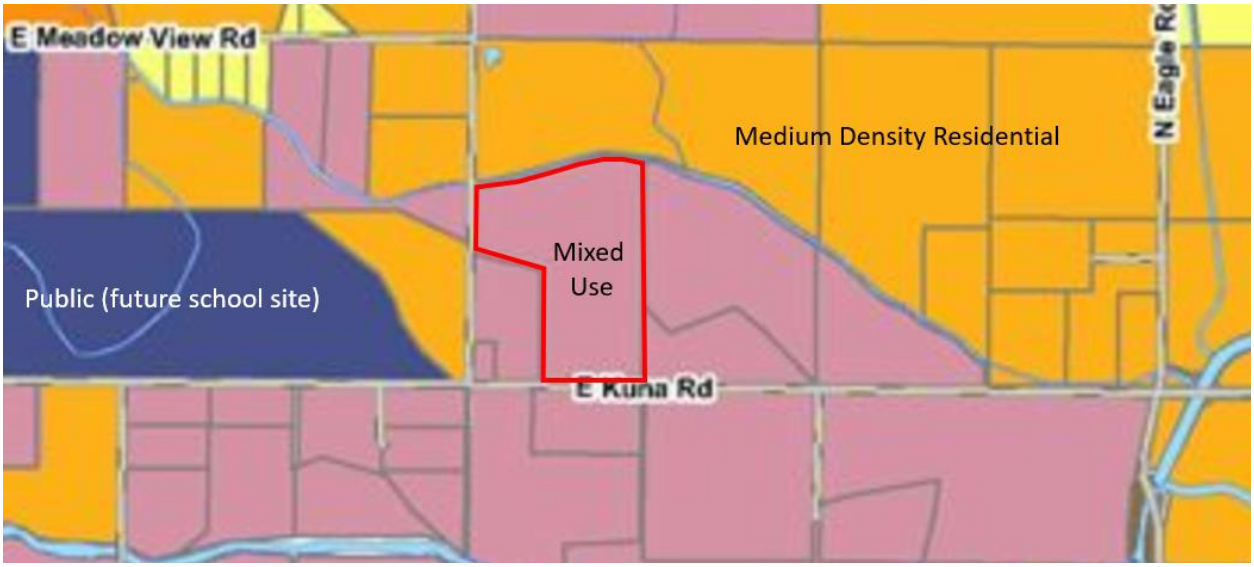
Current Land Uses:

The site is currently within Ada County and categorized in the RR zone. The land uses of the site and surrounding the site are agricultural and residential. To the west of the site is annexed into the City Limits and zoned Agriculture. There is a new large residence on the annexed parcel

adjacent to the Riverton site. To the south, west and east of the site are small farming operations and residences. North of the site is the Kuna Canal and more agriculture land uses.

Comprehensive Plan:

Per the Kuna Future Land Use Map, the subject parcel is demarked as Mixed-Use. Through conversations with the City, they said that a suitable use within the comp plat would be community commercial along the Kuna Rd frontage and then medium density for the remainder of the site. The corresponding map is shown:



Annexation and Zoning:

Given the subject parcel is outside of the City Limits, we are requesting annexation into the City. The path of annexation is through the site west of the site along Locust Grove. The project will take water from the existing line in Kuna Rd and connect to sewer services in Kuna Rd as well.

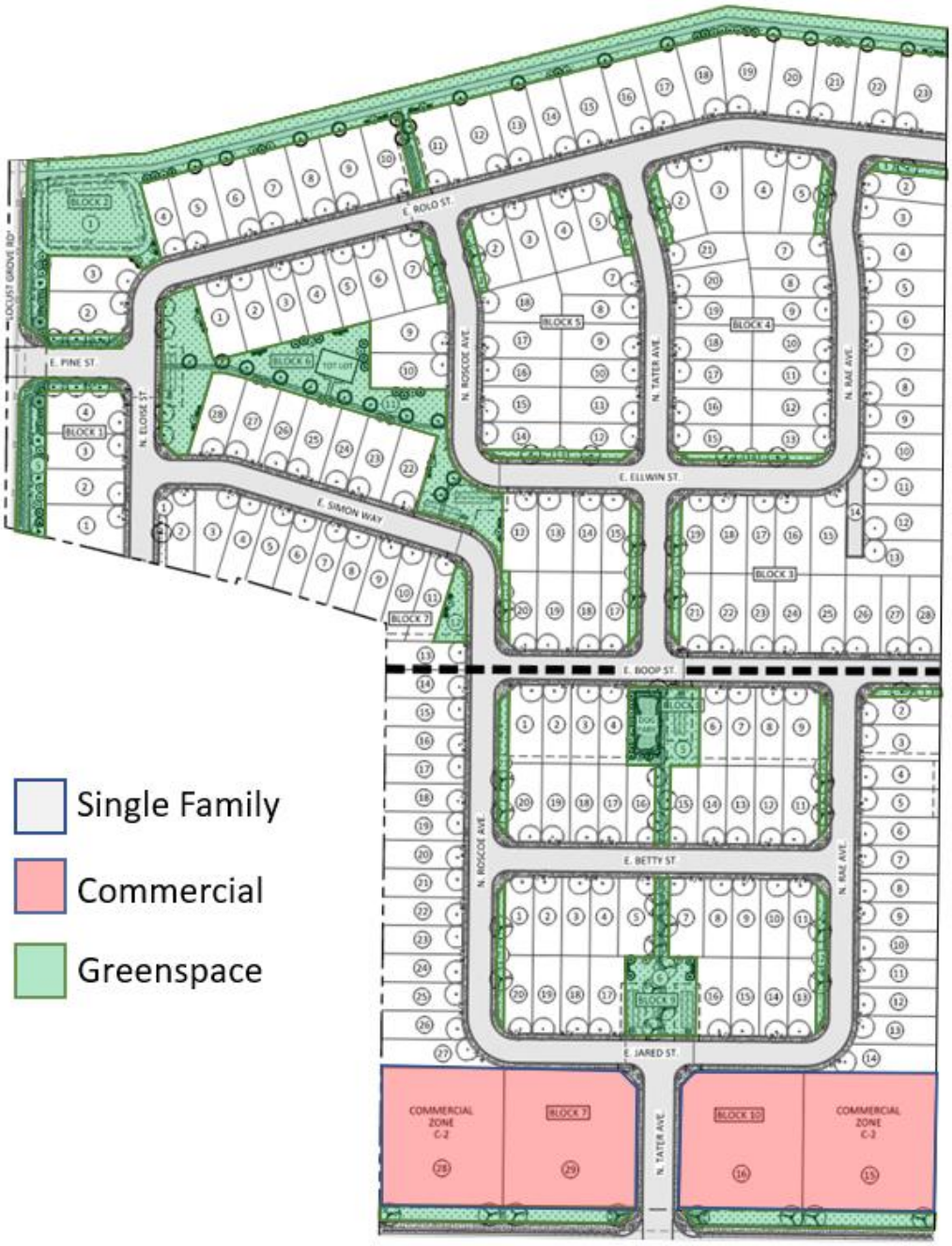
We are also requesting to zone the parcel to R-8 and C-2 designations. The zoning categories allow for a traditional single-family community. The commercial C-2 designation is intended to be for retail and office use.

Preliminary Plat:

The preliminary plat for the project is comprised of 210 lots including 182 single family lots, 4 commercial lots, 23 common lots

and 1 common access lot. The project transitions from C-2 commercial zoning at the southern end to smaller 40’ wide lots and then to larger 50’ and 60’ lots at the northern end of the property. There is a total amount 4.04 acres of qualified open space, which accounts for 11.6% of the residential portion of the project.

The gross density of the project is 5.37 dwelling units per acre and 7.14 units per net acre (excluding ROW and common areas). This density is within the current Kuna zoning standards for R-8 zone, which allows up to 8 units per net acre. The Preliminary plat is shown in the following exhibit:



Single Family:

Riverton includes 40', 50' and 60' wide lots. The inclusion of the different lot sizes supports a diversity of housing options and opens the community to a number of market segments. A detail of these housing products is outlined below.

Housing Product:

The 40' wide lots accommodate our 30' wide housing product. These best-sellers provide a variety of options, configurations and finishes. The home range between 1070 and 1880 square feet and include 4 single story plans and 4 two story plans. An example of the 30' product is shown below:

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 1,220 and 3,259 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. An example of the 40' product is shown below:

Our largest plans are the 50’ wide plans that fit on 60’ 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. An example of the 50’ plans are shown below:

Commercial Use:

The project consists of 3.58 acres of commercial use. We are asking for a zoning of C-2 which would allow of general commercial use along Kuna Rd. An ideal user would be a medical office, retail, or neighborhood restaurant. Working with the City’s Economic Development office, this was suitable arrangement of commercial and residential to comply with the “mixed use” designation on the Future Land Use map. The goal to have more commercial use in this area is to lower the drive-time for Kuna residents to neighboring cities and keep the economic activity and tax revenue within Kuna. In providing opportunities for businesses to locate in Kuna supports the health of a city as a live-work-play community.

Access and Connectivity:

Riverton will have points of access to Kuna Road to the south and Locust Grove to the West. There will also be two stub roads to the east of the site and one to the out parcel southwest of the site. Within the project there are numerous pedestrian pathways through the green spaces to help with pedestrian connectivity within the community.

Landscaping, Open Space and Amenities:

Overall, the project has 4.04 acres of qualified open space. This qualified open space is found in the residential portion of the project and accounts for 11.6% of the area that is residential use. There will be a City pathway and greenbelt behind the single-family lots along the northern boundary and between the Kuna Canal. This will have an asphalt pathway and provide a space for walking and recreation. The project will have 3 pocket parks on the north, central and south end of the property. There will be a tot lot located in the northern park area and a dog park in the central park area. The single family will pathways that run through the blocks and landscaped common areas.

Conclusion:

Thank you for your consideration of Riverton Submission. In the process of submitting this application, we have held multiple meetings with the Planning and Zoning department and all other City agencies to build the best version of this community. We held two neighborhood meetings to discuss the project and update the neighbors of improvements made with the help of their feedback.

We are complying with the city code and not requesting any variances. We are looking forward to working with the City to build this exciting community.

Sincerely,

Patrick Connor

Director of Planning and Design
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 ANGIE STEELE
PIONEER TITLE COMPANY OF ADA COUNTY

2021-063242
04/20/2021 11:44 AM
$15.00

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

File No. 712062 SRM/MA

WARRANTY DEED

For Value Received Melvin B. Satterwhite and Kathleen F. Satterwhite, as Trustees of The Melvin B. Satterwhite and Kathleen F. Satterwhite Restated Revocable Trust dated February 12, 2010, who acquired title as Melvin B. Satterwhite or Kathleen F. Satterwhite, Trustees of The Melvin B. Satterwhite Living Trust dated November 1, 1996, as to a 50% share and Kathleen F. Satterwhite or Melvin B. Satterwhite, Trustees of The Kathleen F. Satterwhite Living Trust dated November 1, 1996 as to a 50% share

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

Kuna 38, LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 203 11th Avenue South, Nampa, ID 83651-3920
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: 19 April 2021

The Melvin B. Satterwhite and Kathleen F. Satterwhite Restated Revocable Trust Agreement dated 2/12/2010

Melvin B Satterwhite, Trustee — Kathleen F. Satterwhite, Trustee

By; Melvin B. Satterwhite
Trustee

Kathleen F. Satterwhite
Trustee

State of Idaho , County of Ada

This record was acknowledged before me on 4/9/2021 by Melvin B. Satterwhite and Kathleen F. Satterwhite , as Trustees of The Melvin B. Satterwhite and Kathleen F. Satterwhite Restated Revocable Trust Agreement dated 2/12/2010 .

Camille A. Baldwin
Signature of notary public
Commission Expires: 7/2/2021

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

That portion of the West half of the Southwest Quarter of Section 20, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying Southerly of the Kuna Canal right of way and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 20, thence
North 89 degrees 58'50" East 538.63 feet to the most Southeasterly corner of that Parcel described in that deed recorded February 22, 1996 as Instrument No. 96015075, said corner being the REAL POINT OF BEGINNING of the subject parcel; thence along the Easterly line of said Parcel described in deed recorded as Instrument No. 96015075,
North 0 degrees 00'00" West 875.89 feet (also shown of record as 876.89 feet) to the Northeasterly corner of said Parcel described in deed recorded as Instrument No. 96015075, said corner lying in the centerline of an existing irrigation ditch; thence along the Northerly line of said Parcel described in deed recorded aa Instrument No. 96005075 the following three (3) courses:
(1) North 73 degrees 47'57" West 219.05 feet; thence
(2) South 14 degrees 16'31" West 7.53 feet; thence
(3) North 77 degrees 02'59" West (also shown of record as 77 degrees 02'39") 334.98 feet (also shown of record as 334.99 feet) to the Northwesterly corner of said Parcel described in deed recorded as Instrument No. 96015075, said corner lying within the West line of said Section 20; thence along said West line,
North 517.60 feet to the South right of way line of Kuna Canal; thence along said right-of-way line of the following three (3) courses:
(1) North 86 degrees 10'57" East 1.98.09 feet; thence
(2) North 74 degrees 54'42" East 838.08 feet; thence
(3) South 84 degrees 19'01" East 317.21 feet to the East line of the West half of the Southwest Quarter of said Section 20; thence
South 0 degrees 02'46" East 1722.05 feet along said East line to the South line of said Section 20; thence
South 89 degrees 58'50" West 785.21 feet along said South line to the REAL POINT OF BEGINNING.

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, DONALD BRANDT (Full Name),

203 11th Ave S. (Address) NAMPA (City) ID (State) 83651

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, LLC (PATRICK CONNOR) (Full Name)

701 S. Allen St #104 (Address) Meridian (City) ID (State) 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 (Date) day of (Month), 20 (Year)

Don Brandt
Signature

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

Print Name Lori West

LORI S. WEST
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 39856
MY COMMISSION EXPIRES 4-10-2027

Affix Seal Here

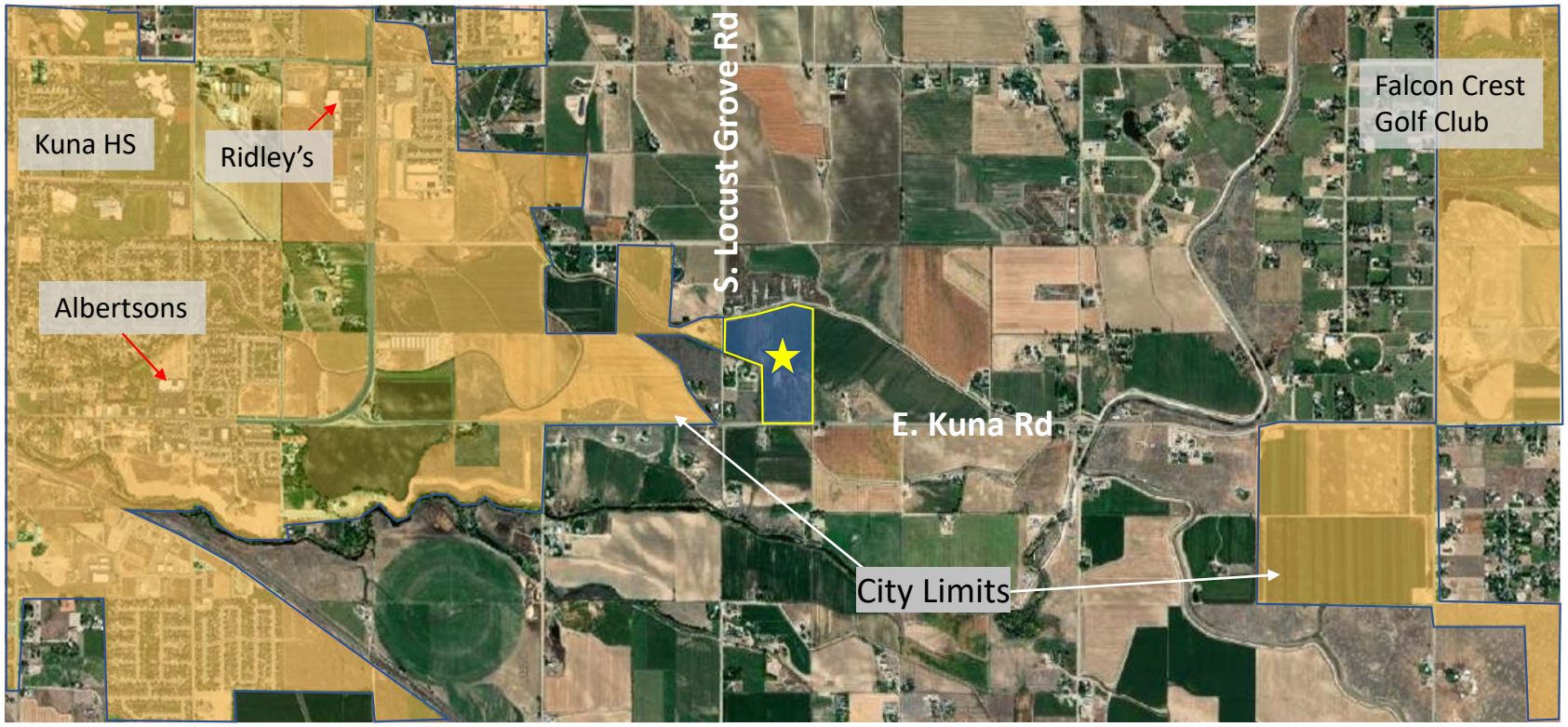
Residing at: 203 (Address) 11th Ave. S.

City Nampa State ID ZIP 83651

My Commission expires: (Date) 4-10-27

Lori S. West
Signature

VICINITY MAP



KUNA
Planning & Zoning

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: 38 ACRE PROJECT, PROPOSED R-8 AND C-2 ZONES. 210 TOTAL LOTS, 182 SINGLE FAMILY LOTS, 4 Commercial lots, 1 common access lot and 23 common lots

Date of Meeting: 7/13/21 & 10/11/21 Time: 5:30 PM

Meeting Location: Kuna Public Library

Site Information

Location: Section 20 Township 2N Range 1E Total Acres 38

Subdivision Name: RIVERTON Lot ____ Block ____

Address: _____

Parcel No(s).: S1420325708

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Kuna 38 LLC

Address: 203 11th Ave S. Nampa ID 83651

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: See Contact person above

Address: _____

Phone: _____ Email: _____

I, [signature] *, 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: [signature] Date: 10/29/21

SIGN-IN SHEET

Project Name: RIVERTON

	Name	Address	Phone
1	Duane Sessions	120 N Locust Caldwell	208-573-0270
2	Rick + Kim Boyack	4270 E Overland Rd, Meridian, ID	208-869-2355
3	Valerie Robinson	415 N Locust Grove	208-283-2542
4			
5			
6	dsessions@dennisdillon.com		
7	kibrdb@aol.com		
8	themaxfour@hotmail.com		
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7·13·21 Number of Attendees: 4

Location: KUNA LIBRARY

Project Description: RIVERTON IS A 37.8 ACRE PROJECT INCLUDING 184 SINGLE FAMILY LOTS, 3.58 AC OF COMMERCIAL LOTS AND 4.08 AC common lots

Attendee Comments or Concerns:

- TRAFFIC CONGESTION ALONG LOCUST GROVE
- RESIDENT (CITY annexed land) IS concerned ABOUT VISABILITY OF DRIVERS HEADED SOUTH ON LOCUST GROVE, SPEED OF THE ROAD AND VISABILITY OF SOUTHBOUND TRAFFIC.
- County property residents concerned about THE AFFECT OF SMALLER SINGLE FAMILY LOTS ON THEIR HOME VALUES ($1m+).
- THINK THE PROPERTY IS TOO DENSE FOR THE AREA BUT ACKNOWLEDGE THAT CHANGE AND GROWTH IS COMING
- SAY THERE IS STRONG OPPOSITION FROM COUNTY RESIDENTS ON LARGE 10+ AC PROPERTIES.

I, PATRICK 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: [signature] Date: 7/13/21

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/13 + 10/11 Number of Attendees: 5 & 2

Location: KUNA PUBLIC LIBRARY

Project Description: 38 ACRE PROJECT, R-8 + C-2 ZONES, 182 SINGLE FAMILY LOTS, 4 commercial lots.

Attendee Comments or Concerns:

- CONCERNS ABOUT TRAFFIC CONGESTION + SAFETY
- PREFER NO-GROWTH
- DET SAFETY w/ increased population
- ONE PROPERTY OWNER OFFERED TO SELL HIS PROPERTY TO US.

I, PATRICK CONNER, *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: 11/2/21

SIGN-IN SHEET

Project Name: RIVERTON NHM #2

	Name	Address	Phone
1	Duane-Macie Sessions	170 N Locust Camp Rd	208-573-0246
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PROVIDENCE
PROPERTIES LLC

June 29, 2021

RE: Notice of Neighborhood Meeting for Riverton

Dear Land Owner:

City of Nampa code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review and discuss a proposed annexation, zoning, Planned Unit Development and Preliminary Plat for Riverton Subdivision.

This is not a public hearing; public officials will not be present. If you have any questions regarding the Kuna City Code regarding neighborhood meeting requirements, please contact the Planning Dept. at (208) 922-5274. If you have questions regarding the application, please contact me, Patrick Connor.

Purpose: To review the proposed application (annexation, zoning, Planned Unit Development and preliminary plat) for 37.8 acres located at the northeast corner of E. Kuna Rd and N. Locust Grove Rd. Proposed use is single family residences and commercial use along E.Kuna Rd.

When: Tuesday, July 13 at 5:30 PM.

Where: Kuna Library Parking Lot, northside of the building. 457 N. Locust Ave, Kuna, ID 83634

If you are unable to make the neighborhood meeting but would like to discuss the project, please contact me below.

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

Sincerely,

Patrick Connor
Director of Planning and Design

km
ENGINEERING

October 11, 2021
Project No. 21-018

Legal Description for
Riverton Subdivision

A parcel of land being a portion of the West 1/2 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an iron pipe marking the Southwest corner of said Section 20, which bears S00°38'46"W a distance of 2,649.78 feet from a brass cap marking the West 1/4 corner of said Section 20, thence following the westerly line of the Southwest 1/4 of said Section 20, N00°38'46"E a distance of 1,004.94 feet to a pk nail being the **POINT OF BEGINNING.**

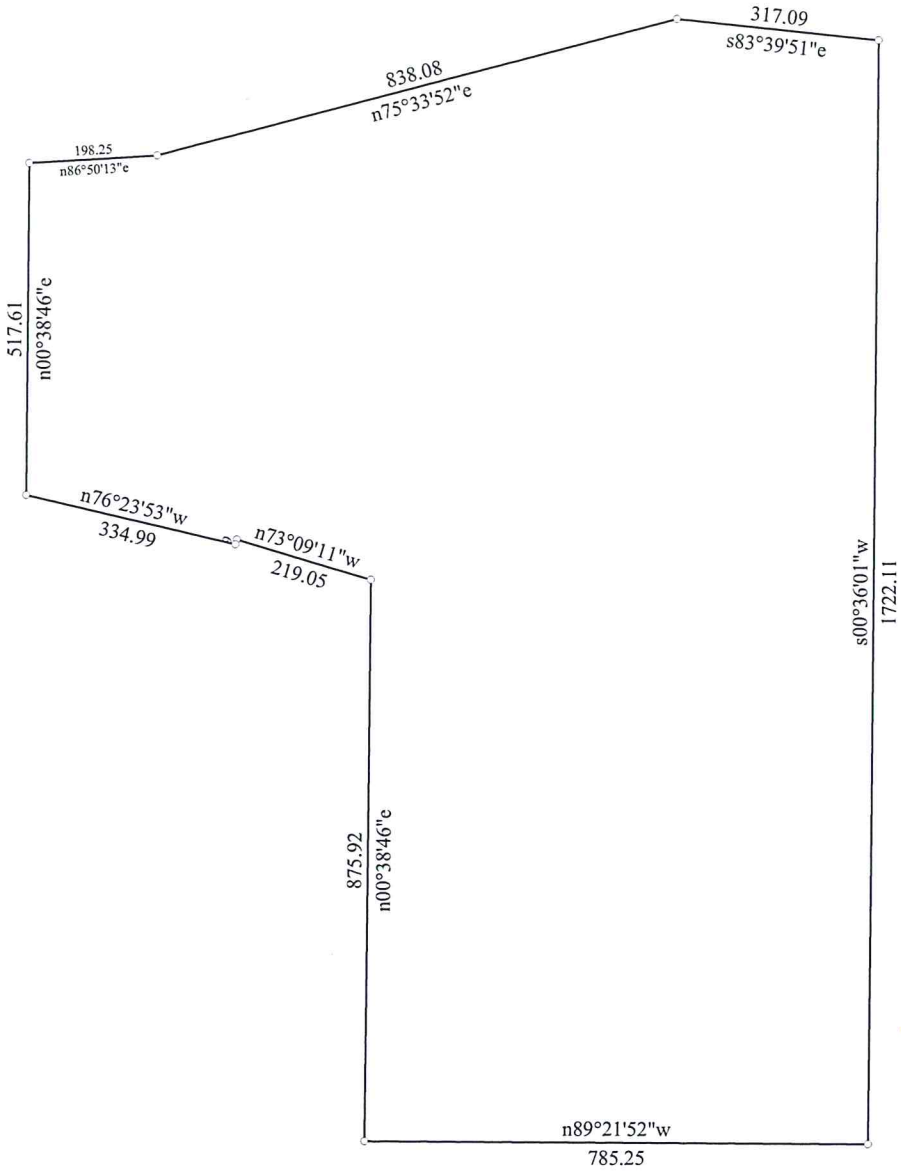
Thence following said westerly line, N00°38'46"E a distance of 517.61 feet to the southerly right-of-way line of the Kuna Canal;
Thence leaving said westerly line and following said southerly right-of-way line the following three (3) courses:

1. N86°50'13"E a distance of 198.25 feet;
2. N75°33'52"E a distance of 838.08 feet;
3. S83°39'51"E a distance of 317.09 feet to a 5/8-inch rebar on the easterly line of the West 1/2 of the Southwest 1/4 of said Section 20;

Thence leaving said southerly right-of-way line and following said easterly line, S00°36'01"W a distance of 1,722.11 feet to the Southeast corner of said West 1/2 of the Southwest 1/4;
Thence leaving said easterly line and following the southerly line of said West 1/2 of the Southwest 1/4, N89°21'52"W a distance of 785.25 feet to a 5/8-inch rebar;
Thence leaving said southerly line, N00°38'46"E a distance of 875.92 feet;
Thence N73°09'11"W a distance of 219.05 feet to a 5/8-inch rebar;
Thence S14°55'17"W a distance of 7.53 feet to a 1/2-inch rebar;
Thence N76°23'53"W a distance of 334.99 feet to the **POINT OF BEGINNING.**

Said parcel contains a total of 38.445 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

10-11-2021



Title: 21-018 Boundary Legal		Date: 10-04-2021
Scale: 1 inch = 300 feet	File:	

Tract 1: 38.445 Acres: 1674643 Sq Feet: Closure = n76.1147w 0.01 Feet: Precision =1/557590: Perimeter = 5816 Feet

001=n00.3846e 517.61	005=s00.3601w 1722.11	009=s14.5517w 7.53
002=n86.5013e 198.25	006=n89.2152w 785.25	010=n76.2353w 334.99
003=n75.3352e 838.08	007=n00.3846e 875.92	
004=s83.3951e 317.09	008=n73.0911w 219.05	

km
ENGINEERING

October 11, 2021
Project No.: 21-018
Riverton Subdivision

Exhibit A
Legal Description for Rezone to R8

A parcel of land being a portion of the West 1/2 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an iron pipe marking the Southwest corner of said Section 20, which bears S00°38'46"W a distance of 2,649.78 feet from a brass cap marking the West 1/4 corner of said Section 20, thence following the westerly line of the Southwest 1/4 of said Section 20, N00°38'46"E a distance of 1,004.94 feet to a pk nail being the **POINT OF BEGINNING.**

Thence following said westerly line, N00°38'46"E a distance of 517.61 feet to the southerly right-of-way line of the Kuna Canal;

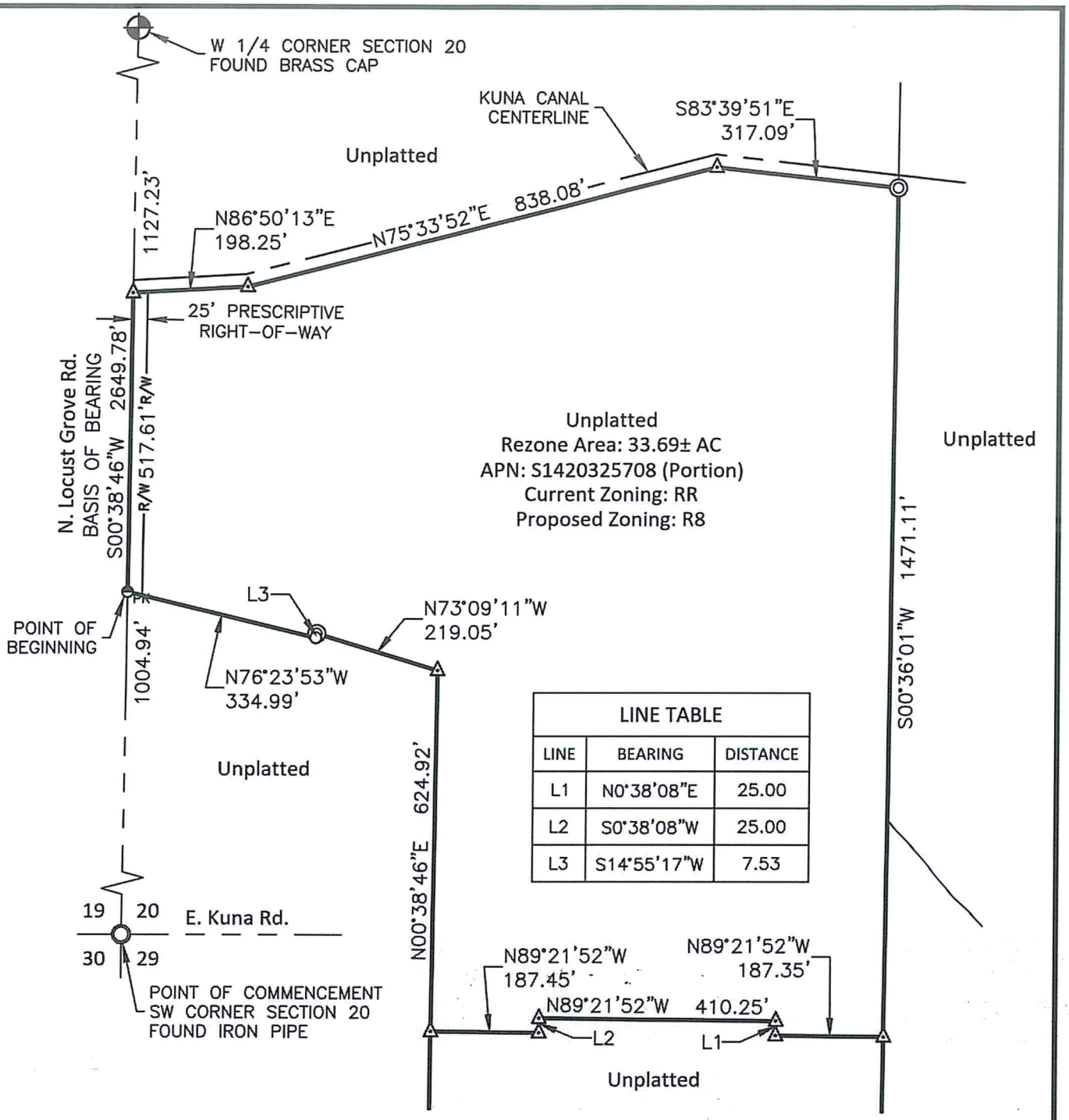
Thence leaving said westerly line and following said southerly right-of-way line the following three (3) courses:

1. N86°50'13"E a distance of 198.25 feet;
2. N75°33'52"E a distance of 838.08 feet;
3. S83°39'51"E a distance of 317.09 feet to a 5/8-inch rebar on the easterly line of said West 1/2 of the Southwest 1/4;

Thence leaving said southerly right-of-way line and following said easterly line, S00°36'01"W a distance of 1,471.11 feet;
Thence leaving said easterly line, N89°21'52"W a distance of 187.35 feet;
Thence N00°38'08"E a distance of 25.00 feet;
Thence N89°21'52"W a distance of 410.25 feet;
Thence S00°38'08"W a distance of 25.00 feet;
Thence N89°21'52"W a distance of 187.45 feet;
Thence N00°38'46"E a distance of 624.92 feet;
Thence N73°09'11"W a distance of 219.05 feet to a 5/8-inch rebar;
Thence S14°55'17"W a distance of 7.53 feet to a 1/2-inch rebar;
Thence N76°23'53"W a distance of 334.99 feet to the **POINT OF BEGINNING.**

Said parcel contains a total of 33.69 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°38'08"E	25.00
L2	S0°38'08"W	25.00
L3	S14°55'17"W	7.53

0 250 500 750

Plan Scale: 1" = 250'

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: September 2021

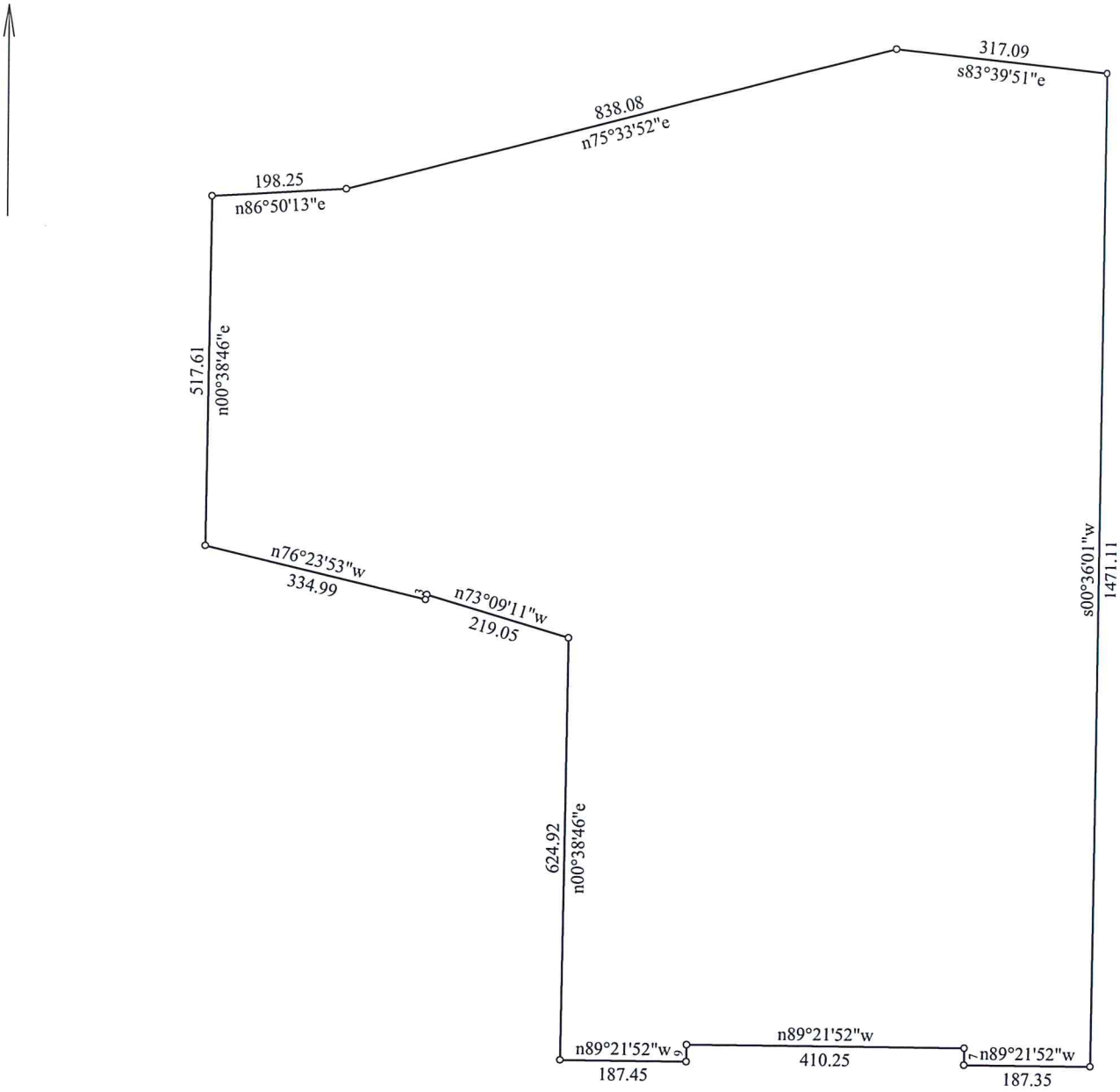
PROJECT: 21-018

SHEET: 1 OF 1

Exhibit B
Rezone to R8

Riverton Subdivision
W1/2 SW1/4 Sec. 20, T2N., R1E., BM., Ada County, Idaho

P:\21-018\CAD\SURVEY\EXHIBITS\210914 ZONE R-8 21-018.DWG, CRAIG DRAPER, 9/15/2021, DWG TO PDF.PC3, 08.5X11 P [PDF]



Title: Riverton Rezone to R8 21-018		Date: 09-15-2021
Scale: 1 inch = 250 feet	File:	

Tract 1: 33.685 Acres: 1467314 Sq Feet: Closure = n74.5314w 0.01 Feet: Precision =1/554221: Perimeter = 5364 Feet

001=n00.3846e 517.61	006=n89.2152w 187.35	011=n00.3846e 624.92
002=n86.5013e 198.25	007=n00.3808e 25.00	012=n73.0911w 219.05
003=n75.3352e 838.08	008=n89.2152w 410.25	013=s14.5517w 7.53
004=s83.3951e 317.09	009=s00.3808w 25.00	014=n76.2353w 334.99
005=s00.3601w 1471.11	010=n89.2152w 187.45	

km
ENGINEERING

October 11, 2021
Project No.: 21-018
Riverton Subdivision

Exhibit A
Legal Description for Rezone to C2

A parcel of land being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

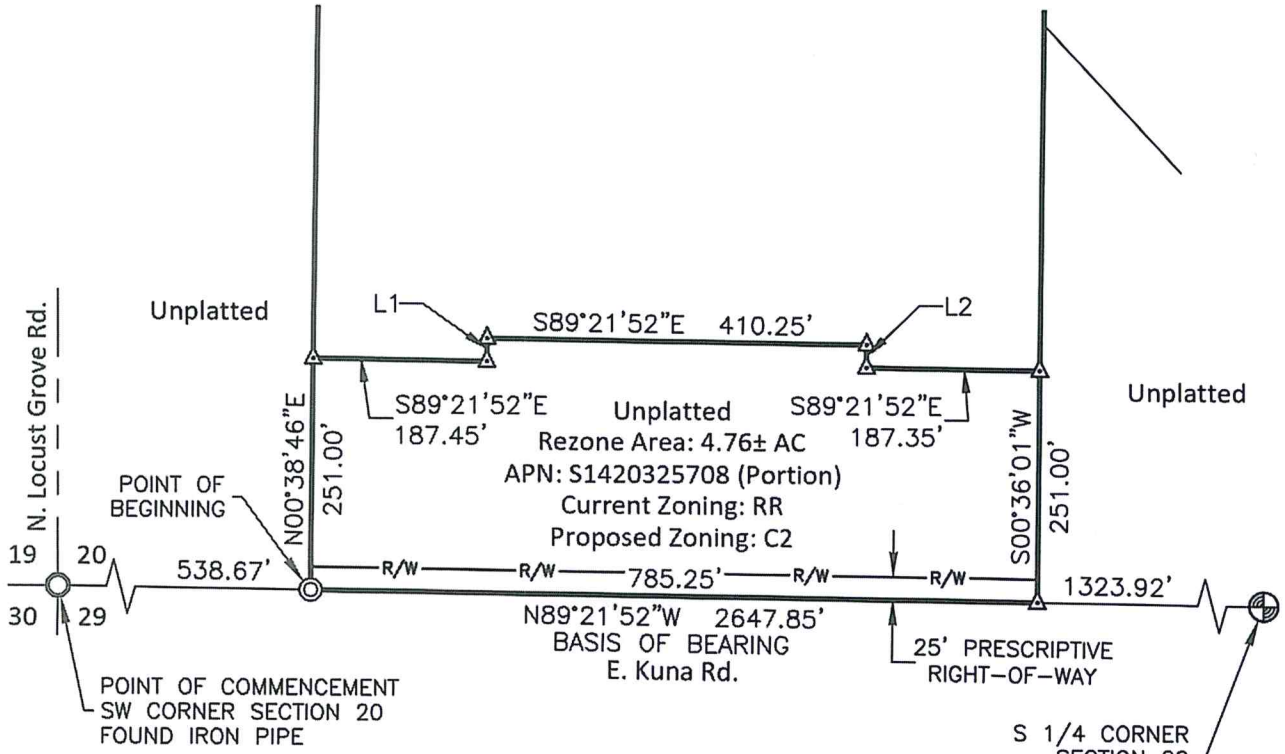
Commencing at an iron pipe marking the Southwest corner of said Section 20, which bears N89°21'52"W a distance of 2,647.85 feet from an aluminum cap marking the South 1/4 corner of said Section 20, thence following the southerly line of said Southwest 1/4 of the Southwest 1/4, S89°21'52"E a distance of 538.67 feet to a 5/8-inch rebar being the **POINT OF BEGINNING.**

Thence leaving said southerly line, N00°38'46"E a distance of 251.00 feet;
Thence S89°21'52"E a distance of 187.45 feet;
Thence N00°38'08"E a distance of 25.00 feet;
Thence S89°21'52"E a distance of 410.25 feet;
Thence S00°38'08"W a distance of 25.00 feet;
Thence S89°21'52"E a distance of 187.35 feet;
Thence S00°36'01"W a distance of 251.00 feet to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 (West 1/16 corner);
Thence following the southerly line of said Southwest 1/4 of the Southwest 1/4, N89°21'52"W a distance of 785.25 feet to the **POINT OF BEGINNING.**

Said parcel contains a total of 4.76 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.

10.11.2021



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°38'08"E	25.00
L2	S0°38'08"W	25.00

0 200 400 600

Plan Scale: 1" = 200'

Exhibit B
Rezone to C2

Riverton Subdivision
SW 1/4 SW 1/4 Sec. 20, T2N., R1E., B.M., Ada County, Idaho

DATE: September 2021
PROJECT: 21-018
SHEET: 1 OF 1

km ENGINEERING
5725 NORTH DISCOVERY WAY
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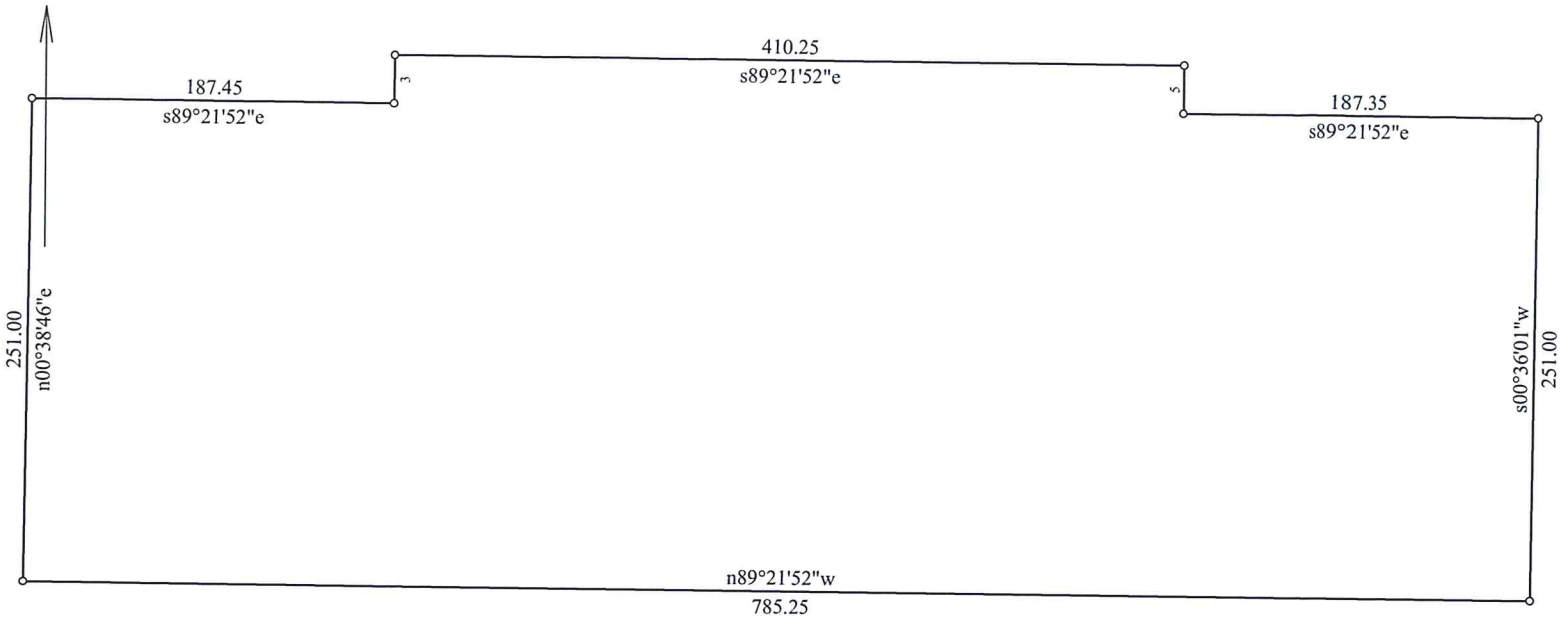
kmengllp.com

P:\21-018\CAD\SURVEY\EXHIBITS\210914 ZONE C-2 21-018.DWG, CRAIG DRAPER, 9/15/2021, DWG TO PDF.PC3, 08.5X11 L [PDF]



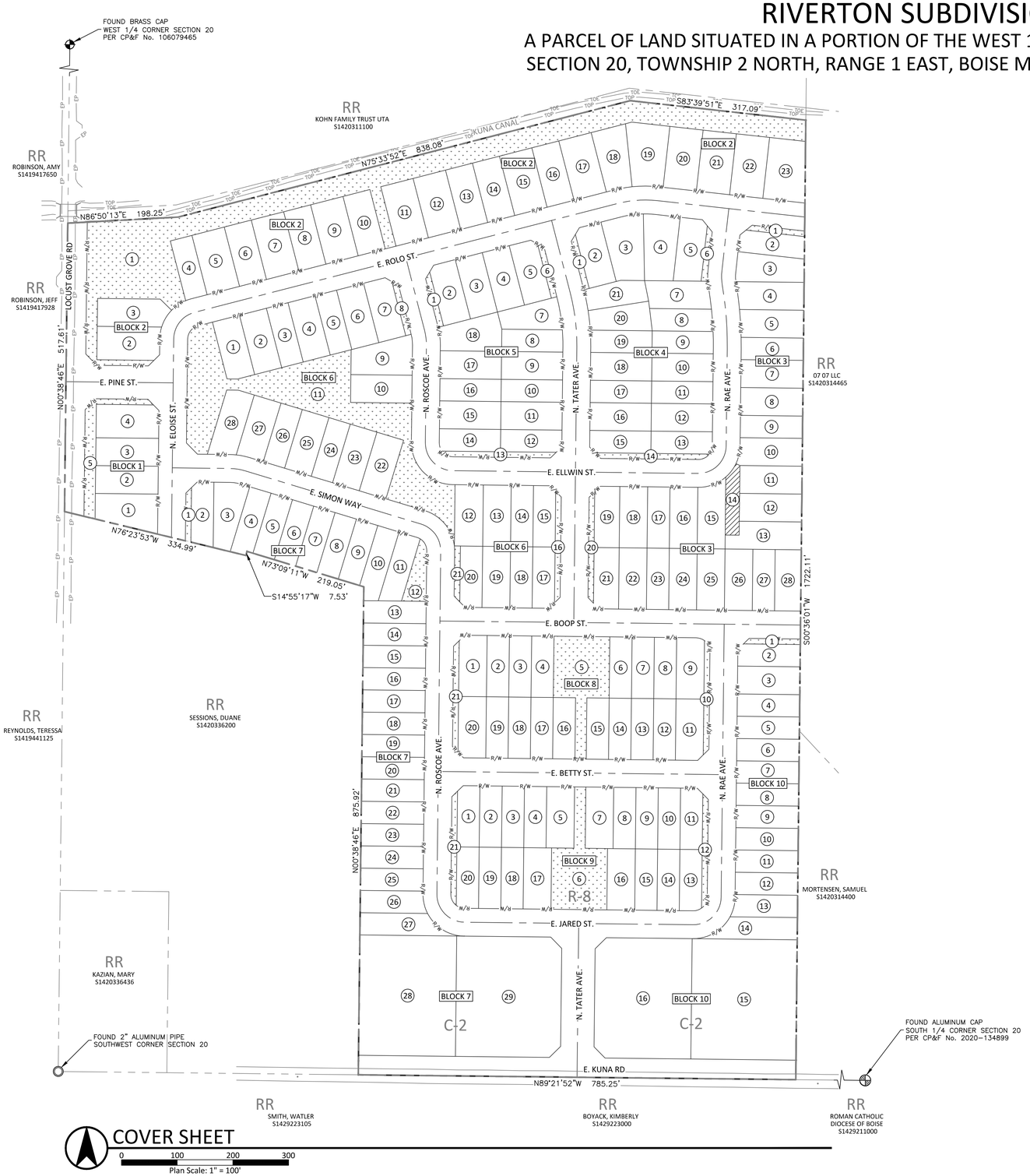
Title: Riverton Rezone to C2 21-018		Date: 09-14-2021
Scale: 1 inch = 100 feet	File:	

Tract 1: 4.760 Acres: 207329 Sq Feet: Closure = s87.2846w 0.00 Feet: Precision >1/999999: Perimeter = 2122 Feet

001=n00.3846e 251.00	004=s89.2152e 410.25	007=s00.3601w 251.00
002=s89.2152e 187.45	005=s00.3808w 25.00	008=n89.2152w 785.25
003=n00.3808e 25.00	006=s89.2152e 187.35	

PRELIMINARY PLAT SHOWING
RIVERTON SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

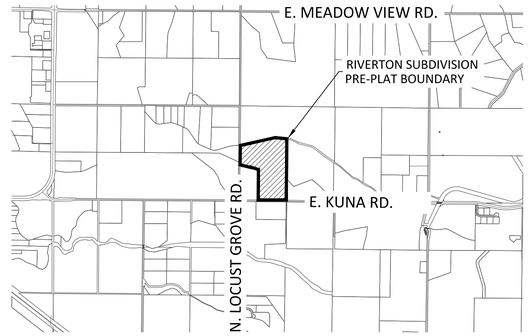


COVER SHEET

0 100 200 300

Plan Scale: 1" = 100'

VICINITY MAP : 1"=2,000'



SITE DATA	
CURRENT SITE ZONING	RR (ADA COUNTY)
PROPOSED ZONING	R-8, C-2
COMPREHENSIVE PLAN DESIGNATION	MED. DENSITY RESIDENTIAL
TOTAL AREA OF SITE	38.44 ACRES
AREA SINGLE-FAMILY RESIDENTIAL	21.38 ACRES
AREA COMMERCIAL	3.58 ACRES
AREA RESIDENTIAL COMMON ACCESS	0.07 ACRES
AREA COMMERCIAL ROW	0.95 ACRES
AREA RESIDENTIAL ROW	8.42 ACRES
AREA COMMERCIAL OPEN SPACE	0.00 ACRES
AREA RESIDENTIAL OPEN SPACE	4.04 ACRES
AREA QUALIFIED COMMON OPEN SPACE	4.04 ACRES

R-8 RESIDENTIAL DENSITY DATA	
TOTAL RESIDENTIAL BUILDABLE LOTS	182 LOTS
RESIDENTIAL BUILDABLE LOT AREA	21.38 ACRES
RESIDENTIAL COMMON AREA	4.11 ACRES
RESIDENTIAL ROW AREA	8.42 ACRES
TOTAL RESIDENTIAL AREA	33.91 ACRES
TOTAL GROSS DENSITY (RES BUILD LOTS/TOTAL RES AREA)	5.37 UNITS/ACRE
TOTAL NET DENSITY (RES BUILD/TOTAL BUILD AND COMMON LOT AREAS)	7.14 UNITS/ACRE

OVERALL LOT DATA	
TOTAL LOTS	210
TOTAL SINGLE FAMILY LOTS	182
TOTAL COMMERCIAL LOTS	4
COMMON ACCESS LOTS	1
COMMON SPACE LOT	23

C-2 DIMENSIONAL STANDARDS	
MAXIMUM BUILDING HEIGHT	60'
MINIMUM REQUIRED LOT SIZE	1,300 SF
MINIMUM PROVIDED LOT SIZE	37,157 SF

R-8 DIMENSIONAL STANDARDS	
MAXIMUM BUILDING HEIGHT	35'
MINIMUM FRONTAGE*	
RECOMMENDED	40'
PROVIDED (SINGLE FAMILY)	40'
FRONT YARD SETBACK (LOCAL)	20'
FRONT SETBACK (ARTERIAL OR COLLECTOR)	30'
REAR SETBACK	15'
INTERIOR SIDE SETBACK	5'
STREET SIDE SETBACK	20'
MINIMUM LOT SIZE*	
REQUIRED	3,300 SF
PROVIDED (SINGLE FAMILY DETACHED)	4,350 SF
AVERAGE RESIDENTIAL LOT	5,120 SF

UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURY LINK
IRRIGATION:	BOISE-KUNA IRR DISTRICT/CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

CONTACT INFORMATION

ENGINEERING CONSULTANT AND SURVEYING

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

OWNER

PROVIDENCE PROPERTIES, LLC
701 S. ALLEN ST. #104
MERIDIAN, IDAHO 83642
CONTACT: PATRICK CONNOR

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP1.1	EXISTING CONDITIONS
PP2.1	PRELIMINARY PLAT LAYOUT NORTH
PP2.2	PRELIMINARY PLAT LAYOUT SOUTH
PP3.1	PRELIMINARY PLAT ENGINEERING
PPL1.0	PRELIMINARY PLAT LANDSCAPE COVER
PPL2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL3.0	PRELIMINARY PLAT LANDSCAPE PLAN

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- EG — EG — EDGE OF GRAVEL
- EP — EP — EDGE OF PAVEMENT
- R-8 ZONING
- (1) LOT NUMBER
- BLOCK 6 BLOCK NUMBER
- FOUND ALUMINUM PIPE
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- COMMON AREA
- COMMON DRIVE
- ASPHALT
- CONCRETE

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE, OR AS OTHERWISE APPROVED.
3. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

RIVERTON SUBDIVISION
KUNA, ID
COVER SHEET

PROFESSIONAL ENGINEER REGISTERED 11804 STATE OF IDAHO MATTHEW S. DERR 10/12/21

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Digitally signed by Matthew S. Derr, PE
Date: 2021.10.12 13:32:29 -06'00'

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP1.0

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EXISTING CONDITIONS

0 100 200 300

Plan Scale: 1" = 100'

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP
- EXISTING DRAINAGE FLOW

EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- EXISTING FENCE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP — EP — EDGE OF PAVEMENT
- EG — EG — EDGE OF GRAVEL
- ED — ED — EDGE OF DIRT
- TREE DECIDUOUS
- 2645 EXISTING GRADE CONTOUR

RIVERTON SUBDIVISION
KUNA, ID
EXISTING CONDITIONS

PROFESSIONAL ENGINEER REGISTERED 11994 10/12/21 STATE OF IDAHO MATTHEW S. DERR

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DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP1.1

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PRELIMINARY PLAT LAYOUT NORTH

0 50 100 150

Plan Scale: 1" = 50'

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LAYOUT NORTH

PROFESSIONAL ENGINEER REGISTERED 11994 10/12/21 STATE OF IDAHO MATTHEW S. DEERE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP2.1

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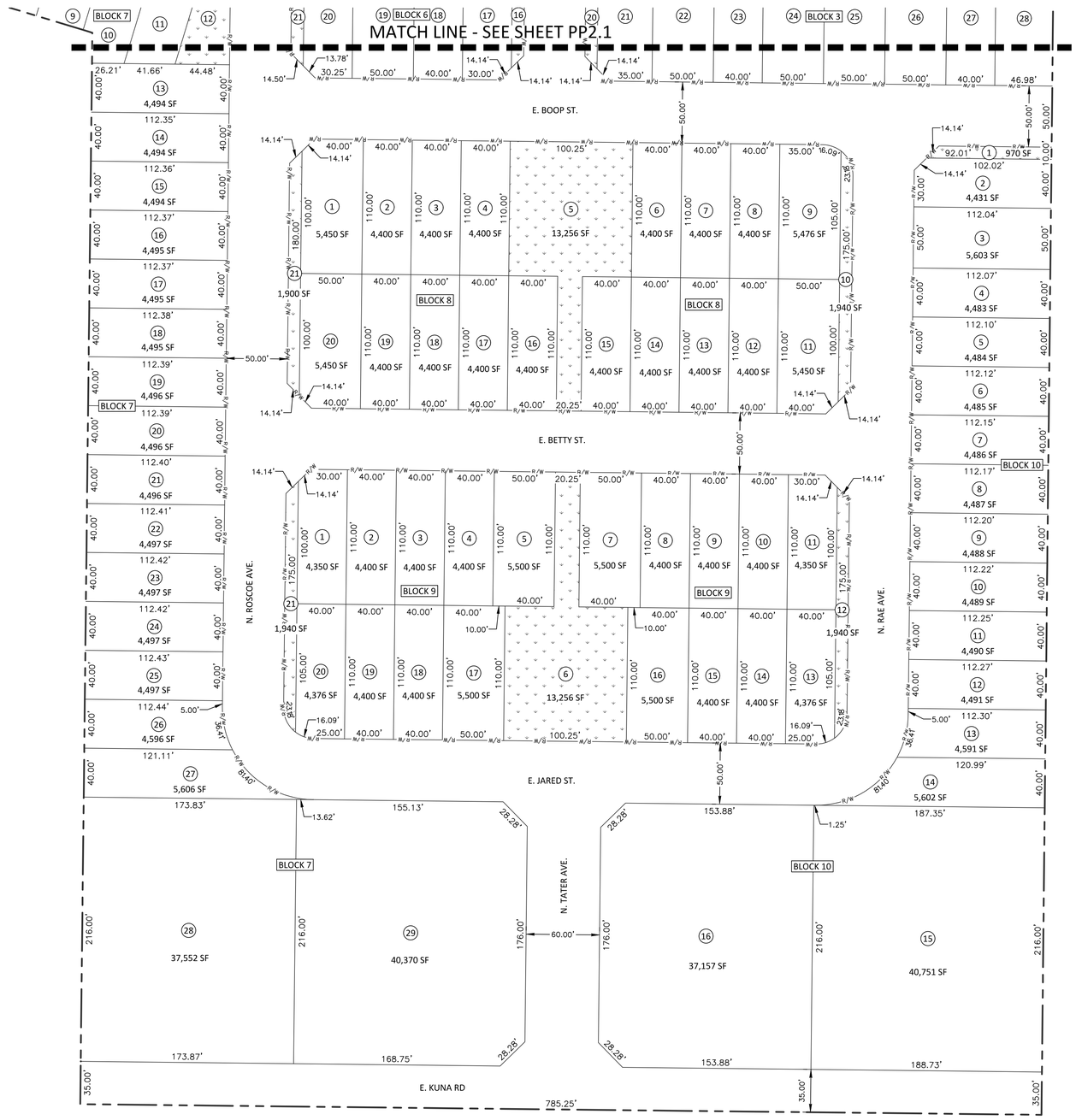

PRELIMINARY PLAT LAYOUT SOUTH

0 50 100 150

Plan Scale: 1" = 50'

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LAYOUT SOUTH

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5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP2.2

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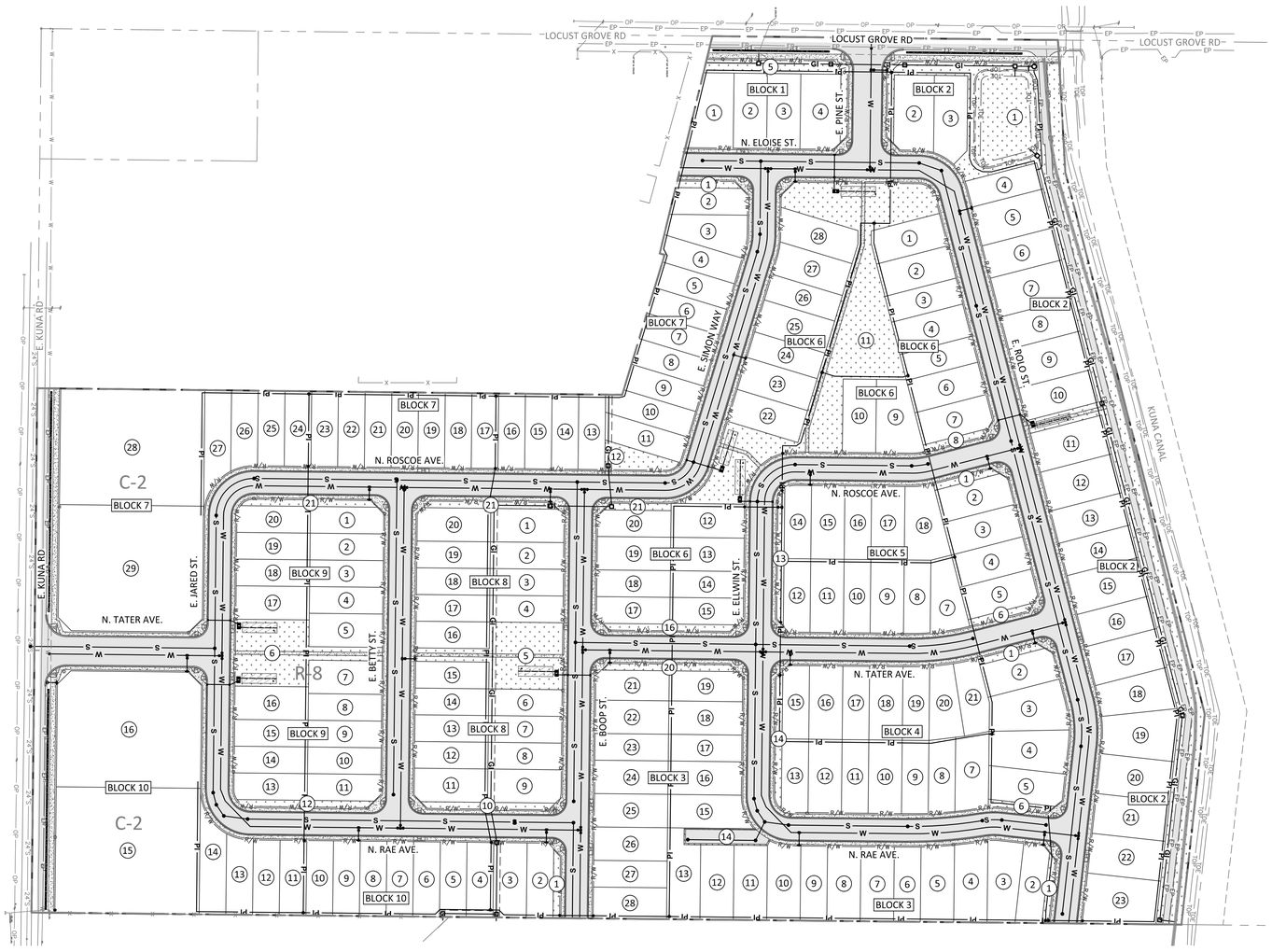


PRELIMINARY PLAT ENGINEERING

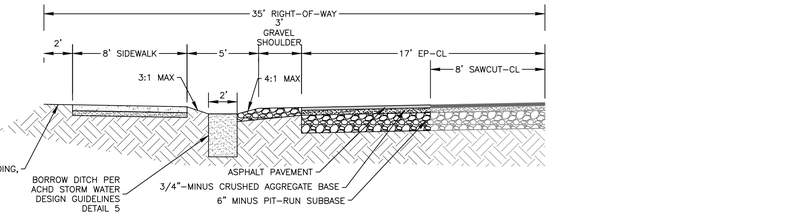
0 100 200 300

Plan Scale: 1" = 100'

LEGEND

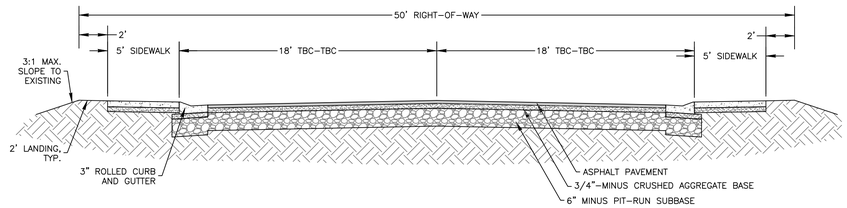
SITE FEATURES

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- R/W — RIGHT-OF-WAY LINE
- EG — EDGE OF GRAVEL
- EP — EDGE OF PAVEMENT
- FOUND 5/8 INCH REBAR
- BRASS CAP
- S — SEWER LINE
- W — WATER LINE
- GI — GRAVITY IRRIGATION LINE
- PI — PRESSURE IRRIGATION LINE
- SD — STORM DRAIN LINE
- SEWER MANHOLE
- FIRE HYDRANT
- R-8 — ZONING
- 1 — LOT NUMBER
- BLOCK 6 — BLOCK NUMBER
- STREET LIGHT
- CATCH BASIN
- COMMON AREA
- COMMON DRIVE
- ASPHALT
- CONCRETE
- SEEPAGE BED



TYPICAL COLLECTOR STREET SECTION (E. KUNA RD/LOCUST GROVE RD)

SCALE: NTS



TYPICAL LOCAL STREET SECTION

SCALE: NTS

NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12" WATER MAIN IN E. KUNA ROAD.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY AN EXISTING 24" SEWER MAIN ALONG E. KUNA RD. ON-SITE SEWER MAINS WILL BE 8". EFFLUENT WILL THEN GRAVITY FLOW TO THE CITY OF KUNA TREATMENT FACILITY.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA MINIMUM STANDARDS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND GUTTER AND ROUTED TO DISCHARGE TO BELOW GRADE INFILTRATION SYSTEMS. THE INFILTRATION SEEPAGE BED SIZES AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
7. SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. MAINTENANCE EASEMENTS WILL BE PROVIDED TO ACHD IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
10. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
11. PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION ARE PRELIMINARY. LOCATION AND SIZING WILL BE DETERMINED DURING FINAL DESIGN.

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT ENGINEERING

PROFESSIONAL ENGINEER REGISTERED 11994 STATE OF IDAHO MATTHEW S. DERR 10/12/21

Digitally signed by Matthew S. Derr, PE
Date: 2021.10.12 13:33:59 -06'00'

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DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PP3.1

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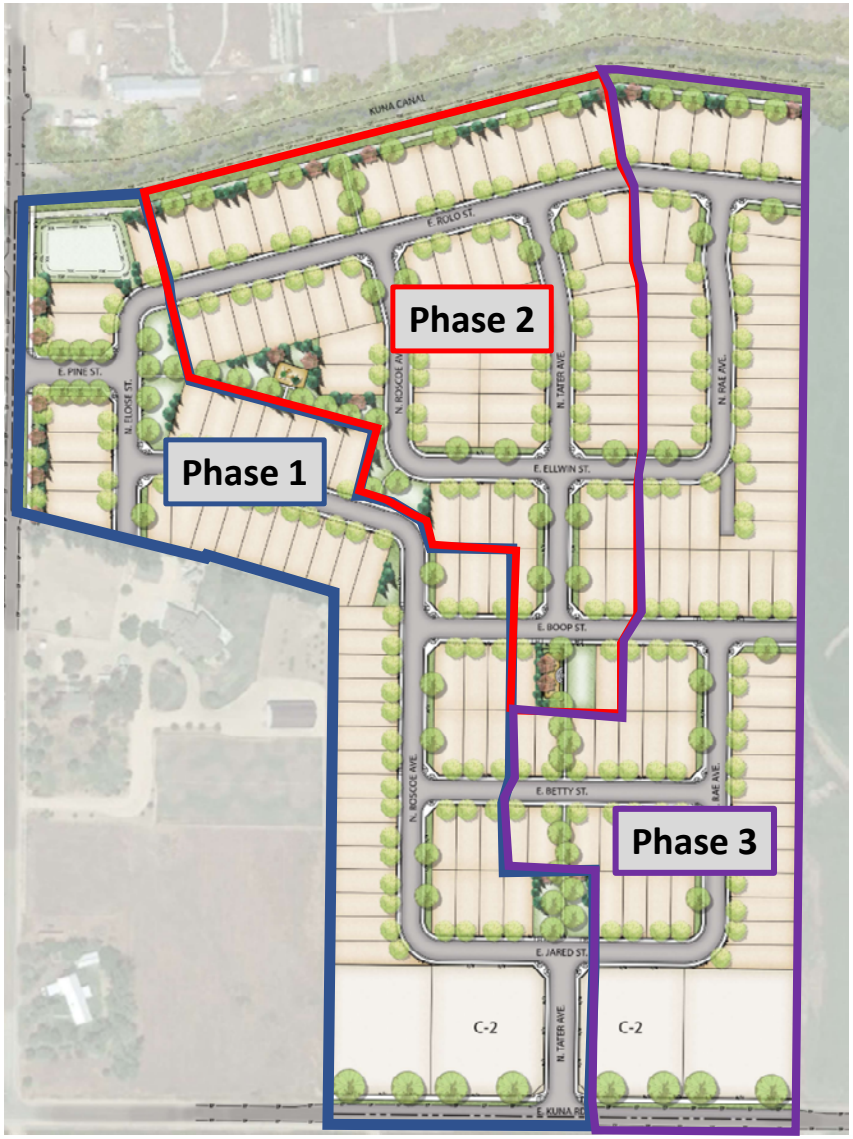
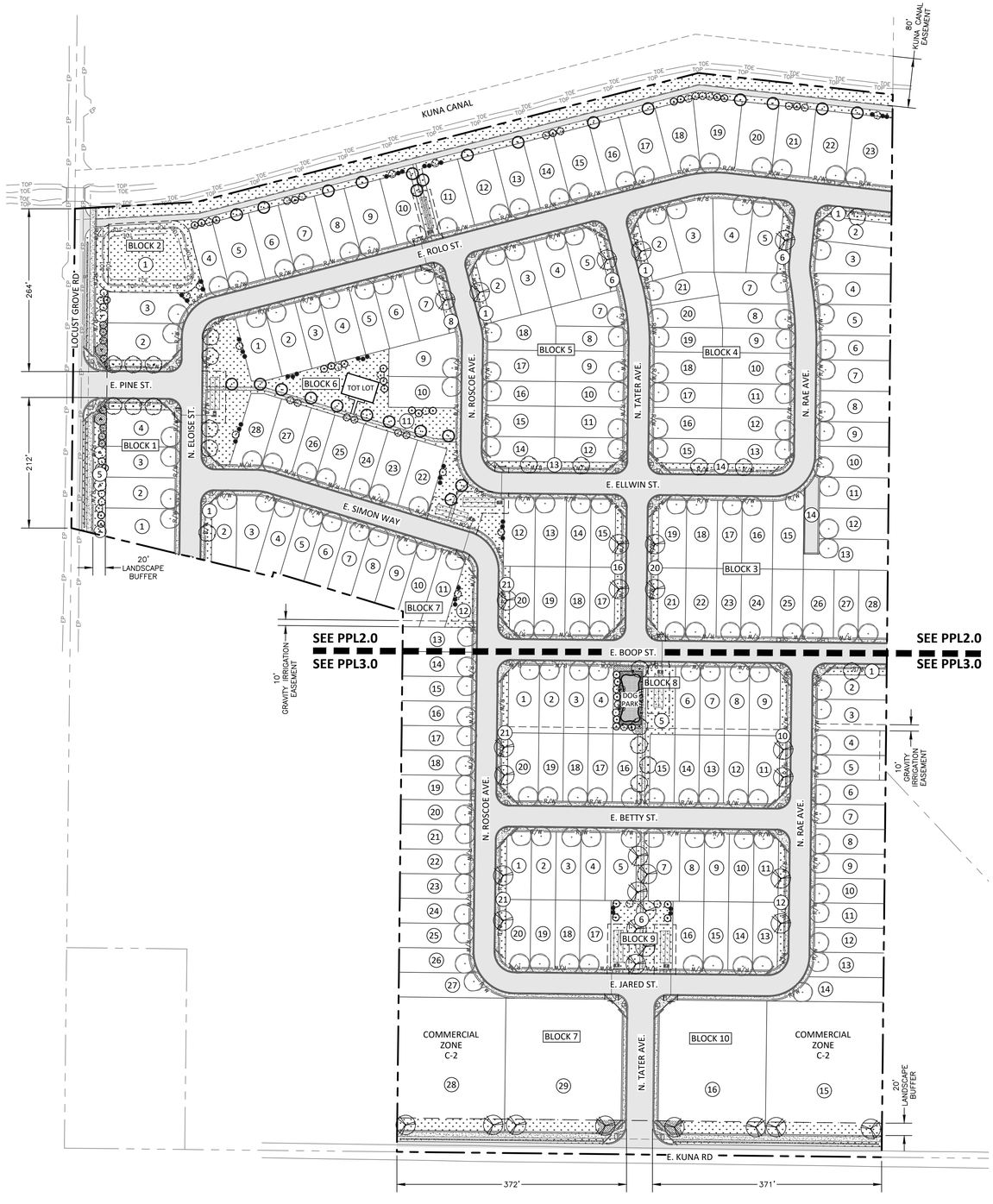
Preliminary Phasing Plan





PRELIMINARY PLAT LANDSCAPE COVER

0 100 200 300

Plan Scale: 1" = 100'

CONTACT INFORMATION

OWNER

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MERIDIAN, IDAHO 83642
CONTACT: PATRICK CONNOR

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
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FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER PLATANOIDES `CRIMSON KING` CRIMSON KING MAPLE	2" CAL. B&B	35`X30`	CLASS II	22
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50`X40`	CLASS II	33
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30`X25`	CLASS I	6
	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM EMERALD CITY TULIP TREE	2" CAL. B&B	55`X25`	CLASS II	26
	PYRUS CALLERYANA `CAPITAL` CAPITAL CALLERY PEAR	2" CAL. B&B	35`X15`	CLASS II	20

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA `KARL FUCHS` FUCHS DEODAR CEDAR	6`-8` B&B	15`X8`	EVERGREEN	38
	PICEA PUNGENS `HOOPSII` HOOPSI BLUE SPRUCE	6`-8` B&B	35`X15`	EVERGREEN	33
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` VANDERWOLF`S PYRAMID PINE	6`-8` B&B	25`X15`	EVERGREEN	35

OTHER TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE. INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B		CLASS II	182

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	178,446 SF

OTHER	BOTANICAL / COMMON NAME	CONT	
	ARTIFICIAL TURF SEE KEY NOTES	NONE	1,767 SF
	SHRUBS AND PERENNIALS	-	4,490 SF

SHRUBS	SIZE	MATURE HXW
CARYOPTERIS X CLANDONENSIS `BLUE MIST` BLUE MIST SHRUB	2 GAL.	3`X3`
JUNIPERUS HORIZONTALIS `BLUE CHIP` BLUE CHIP JUNIPER	2 GAL.	1`X6`
JUNIPERUS SCOPULORUM `BLUE ARROW` BLUE ARROW JUNIPER	6`-8` B&B	12`X3`
PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` SUMMER WINE NINEBARK	2 GAL.	5`X5`
RHAMNUS FRANGULA `FINE LINE` FINE LINE BUCHTHORN	2 GAL.	6`X3`
ROSA X `NOARE` FLOWER CARPET RED GROUNDCOVER ROSE	2 GAL.	3`X3`
SPIRAEA X BUMALDA `GOLDFLAME` GOLDFLAME SPIREA	2 GAL.	3`X3`

ANNUALS/PERENNIALS	SIZE	MATURE HXW
ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.	5`X2`
HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY	1 GAL.	1`X2`
NEPETA X FAASSENII `JUNIOR WALKER` JUNIOR WALKER CATMINT	1 GAL.	1.5` X 4`
RUDBECKIA FULGIDA `GOLDSTRUM` CONEFLOWER	1 GAL.	2`X2`
SALVIA NEMOROSA `MAY NIGHT` MAY NIGHT SAGE	1 GAL.	2`X2`
ZAUSCHNERIA GARRETTII `ORANGE CARPET` HUMMINGBIRD TRUMPET	1 GAL.	.5`X2`

GRASSES	SIZE	MATURE HXW
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	1 GAL.	4`X2`
HELICTOTRICHON SEMPERVIRENS `BLUE OATS` BLUE OAT GRASS	1 GAL.	3`X3`
MISCANTHUS SINENSIS `MORNING LIGHT` EULALIA GRASS	1 GAL.	5`X4`
PANICUM VIRGATUM `HEAVY METAL` BLUE SWITCH GRASS	1 GAL.	4`X2`

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

COMMON LOT TREE REQUIREMENTS (1 TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED
1	5	5,046	975	1	3
			EXCLUDES 35' LANDSCAPE BUFFER		
2	1	72,914	44,597	56	57
			EXCLUDES 35' LANDSCAPE BUFFER AND DRAINAGE EASEMENT		
3	1	1,002	1,002	1	1
3	20	1,900	1,900	2	2
4	1	950	950	1	1
4	6	960	960	1	1
4	14	1,940	1,940	2	2
5	1	950	950	1	1
5	6	950	950	1	1
5	13	1,940	1,940	2	2
6	8	950	950	1	1
6	11	44,230	44,230	55	55
6	16	1,900	1,900	2	2
6	21	977	977	1	1
7	1	919	919	1	1
7	12	3,083	3,083	4	4
8	5	13,256	13,256	17	17
8	10	1,940	1,940	2	2
8	21	1,900	1,900	2	2
9	6	13,256	13,256	17	17
9	12	1,940	1,940	2	2
9	21	1,940	1,940	2	2
10	1	970	970	1	1
TOTAL COMMON LOT TREES				175	178

LANDSCAPE BUFFER REQUIREMENTS

ALONG RESIDENTIAL ZONE: (2) DECIDUOUS, (3) EVERGREEN, AND (12) SHRUBS/100 LF REQUIRED
ALONG COMMERCIAL ZONE: (1) DECIDUOUS AND (5) SHRUBS/100 LF REQUIRED
**CLASS II TREES MAY BE SUBSTITUTED FOR CLASS I TREES AT A 2:1 RATIO

STREET NAME	LF	CALCULATION	REQUIRED	PROVIDED
N. LOCUST GROVE RD.	476	DECIDUOUS = (476/100)*2	10	
		CLASS II DECIDUOUS		7
		**CLASS I ORNAMENTAL(6 TOTAL)		3
		TOTAL DECIDUOUS	10	10
		EVERGREEN = (476/100)*3	14	14
		SHRUBS = (476/100)*12	57	0 *
E. KUNA RD.	743	DECIDUOUS = (743/100)*1	7	
		CLASS II DECIDUOUS		8
		CLASS I ORNAMENTAL(0 TOTAL)		0
		TOTAL DECIDUOUS	7	8
		SHRUBS = (743/100)*5	37	0 *
TOTAL LANDSCAPE BUFFER TREES			31	32
TOTAL TREES REQUIRED/PROVIDED			206	210

* REQUIRED SHRUBS TO BE PROVIDED ON FINAL PLAT.

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE COVER

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10/12/21
REGISTERED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PPL1.0

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MATCH LINE - SEE SHEET PPL3.0

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. SCHEMATIC PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL3.0–2.
5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING. TREES SHALL MEET THE STANDARDS OF THE 2018 TREASURE VALLEY TREE SELECTION GUIDE; CLASS II.
7. 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0–3.
8. 6' HEIGHT LATTICE TOP FENCE. SEE PPL3.0–4.
9. PATHWAY. SEE CIVIL PLANS.
10. SCHEMATIC TOT LOT. SEE PPL3.0–5 FOR REFERENCE PHOTO.
11. SCHEMATIC DOG PARK. LAYOUT IS SCHEMATIC. FINAL DESIGN TO BE APPROVED AS A PART OF THE FINAL PLAT. SEE PPL3.0–6 FOR REFERENCE PHOTO.
12. 4' METAL FENCE. SEE PPL3.0–7 FOR REFERENCE PHOTO.
13. ROADSIDE BURROW DITCH SAND WINDOW. TURF NOT ALLOWED. SEE CIVIL PLANS.

PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE.

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE	2" CAL. B&B
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE
	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8' B&B
	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B

OTHER TREES	BOTANICAL / COMMON NAME	SIZE
	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE. INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

OTHER	BOTANICAL / COMMON NAME	CONT
	ARTIFICIAL TURF SEE KEY NOTES	NONE
	SHRUBS AND PERENNIALS	-

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0–3.
- 6' HEIGHT LATTICE TOP FENCE. SEE PPL3.0–4.
- 4' HEIGHT OPEN VISION METAL FENCE. SEE PPL.3.0–6.

PRELIMINARY PLAT LANDSCAPE PLAN

0 50 100 150
Plan Scale: 1" = 50'

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10/12/21
REGISTERED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PPL2.0

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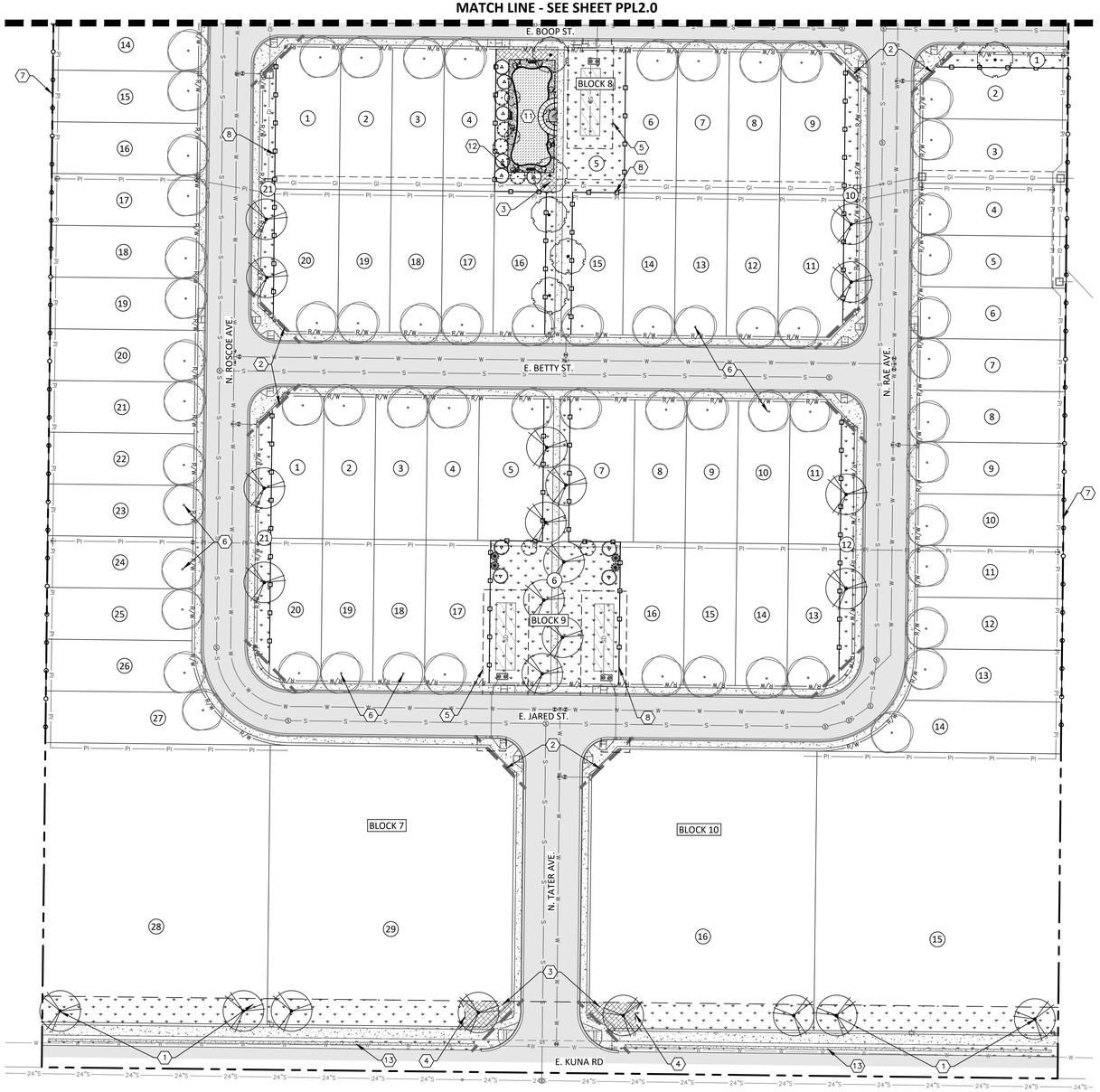

PRELIMINARY PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

KEY NOTES (TYPICAL) (#)

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FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL3.0–3.
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PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE.

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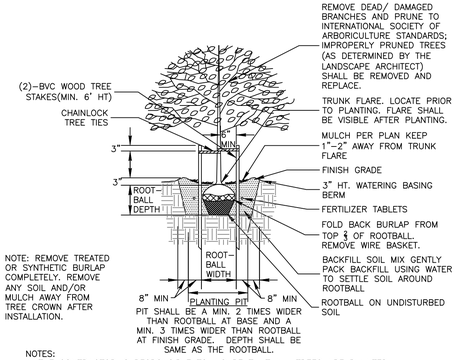
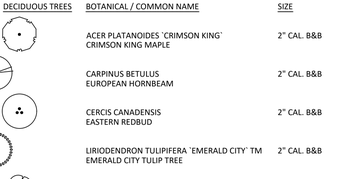
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

OTHER	BOTANICAL / COMMON NAME	CONT
	ARTIFICIAL TURF SEE KEY NOTES	NONE
	SHRUBS AND PERENNIALS	-



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



2 SHOVEL CUT EDGE
NTS

3 6-FOOT HEIGHT VINYL FENCE
NTS

4 6-FOOT HEIGHT LATTICE TOP VINYL FENCE
NTS

5 LARGE TOT LOT (TYPICAL)
NTS

6 DOG PARK REFERENCE PHOTO
NTS

7 4' HEIGHT OPEN VISION METAL FENCE
NTS

RIVERTON SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

STATE OF IDAHO · ALYSSA YENSEN · LA-16577 · 10/12/21 · LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: 10/12/21
PROJECT: 21-018
SHEET NO. PPL3.0

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Patrick Connor

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, April 6, 2021 4:25 AM
To: Patrick Connor
Cc: Aaron L Ballard
Subject: RE: Riverton Subdivision Name Reservation

April 6, 2021

Aaron Ballard, KM Engineering
Patrick Connor, Hubble Homes

RE: Subdivision Name Reservation: **RIVERTON SUBDIVISION**

At your request, I will reserve the name **Riverton 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: Monday, April 5, 2021 9:27 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision name request

Glen,
We would like to submit: “Riverton” as our sub name. I am confident that this name has never been used in Ada County.

Thanks,
Patrick

5.6.1.6.2 Mailboxes and sidewalk abutments around such mailboxes, or any service facility, berms, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

The right to grant such licenses, easements, and rights-of-way is hereby expressly reserved to the Association and may be granted at any time prior to twenty-one (21) years after the death of the issue of the individuals executing this Declaration on behalf of Grantor who are being as of the date hereof.

5.6.2 Duties. In addition to duties necessary and proper to carry out the powers delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.6.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area and Landscape Easement areas (as defined in Section 3), including the repair and replacement of property damaged or destroyed by casualty loss. Specifically, the Association shall, at Grantor's sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Additionally, the Association may, in its discretion, limit or restrict the use of the Common Area to the Owners residing in the Subdivision.

5.6.2.2 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

5.6.2.3 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Common Area or against the Property, the Association, and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state, or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax exempt corporation.

5.6.2.4 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Property all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property.

KUNA
Planning & Zoning

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: Patricia Connor

Signature: _____ Date: 11/10/2021

RIVERTON

CONCEPTUAL, SUBJECT TO CHANGE

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

Planning & Zoning Department

Agency Notification

February 4, 2022

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

File Numbers & Case Name:	21-16-AN (Annexation) & 21-11-S (Preliminary Plat) – ***Riverton Subdivision*** (And a possible DA).
Project Description	KM Engineering, on behalf of Providence Properties, requests approval for Annexation of approx. 37.83 ac. into Kuna City and proposing up to 33.69 ac. as R-8 Medium Density Residential, and up to 4.76 ac. as C-2 (Area Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 24 common lots, and four (4) commercial lots. The site is in Section 20, Township 2 North, Range 1 East (Parcel numbers: S1420325708).
Site Location	Near the NEC of Locust Grove and Kuna Roads., Kuna, ID 83634.
Applicant	**Providence Properties** Patrick Connor 701 S Allen St. Ste. 104 Meridian, ID 83642 208.695.2001 PConnor@hubblehomes.com
Representative	**KM Engineering** 5725 N Discovery Way Boise, ID, 83713 208.639.6939 Meerr@kmengineering.com
***Tentative* Public Hearing Date**	P & Z Commission Public Hearing: Tuesday, **May 10, 2022** 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*	

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

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: **28 June 2022**

RE: **Public Works Comments**

Riverton Subdivision, 21-16-AN (Annexation), 21-11-S (Preliminary Plat)

The Riverton Subdivision, 21-16-AN, 21-11-S, annexation, and preliminary plat request dated 4 February 2022 has been reviewed. The applicant wishes to annex with City of Kuna (City) R-8 (medium density residential), and C-2 (area commercial) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support this annexation and preliminary plat on the conditions that adequate water pressure is achieved per DEQ's recommended pressure and a pressurized irrigation pump and pond is designed and constructed. The applicant is currently proposing a pressurized irrigation pump and pond and is in communications with Public Works to achieve water pressures.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests approximately 38 acres to be annexed into the City.

b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 579. Commercial EDUs will be determined at the time a building permit is issued.
c) At least two access points are required in Phase I and subsequent phases per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
d) 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.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
j) Fire suppression shall be available and approved by KRFD.
k) No building permits will be issued and no construction can begin without adequate fire protection.

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 the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located on the south boundary of the property in E Kuna Rd.
b) 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.
c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 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. The associated costs shall be paid by the developer.

h) Sewer connection fees apply to each lot containing a home or other facility.
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) Existing infrastructure cannot provide adequate water pressure for this development. The applicant shall be required to provide adequate water pressure for this development and may be required to design and construct any necessary looping, a well, and/or a booster station.
b) The applicant's property is not connected to City services. The closest connection to water is located on the south boundary of the property in E Kuna Rd. The applicant shall be required to design and construct water main line in N Locust Grove Rd.
c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
d) 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
e) 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.
f) All water infrastructure must meet or exceed City of Kuna requirements.
g) Water connection fees apply to each lot containing a home or other facility.
h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest connection to pressurized irrigation is located approximately 0.5 miles to the west in E Kuna Rd. This development is not planning to connect and will opt to design and construct a stand-alone pressurized irrigation pump and pond until future developments are closer. The applicant shall be required to design and construct pressure irrigation main line along N Locust Grove Rd and E Kuna Rd.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots

adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) 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. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) 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.

8) As-Built Drawings

a) As-built (record) 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) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.

Project/File: **Riverton Subdivision/ KPP22-0003/ 21-16-AN/ 21-11-S**
This is an annexation and rezone application to annex 37.83 acres into the City of Kuna and a preliminary plat application to develop 210 lots. This application includes a development agreement with the City of Kuna.

Lead Agency: City of Kuna

Site Address: N Locust Grove Road

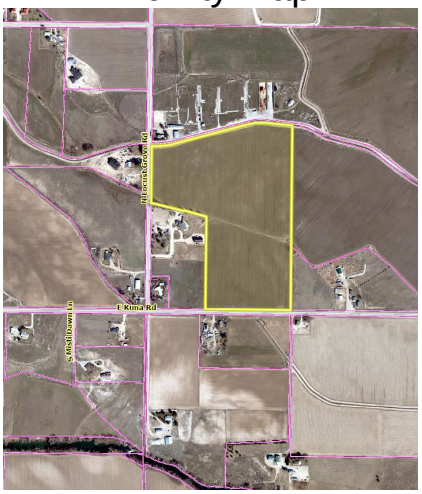
Staff Approval: May 16th, 2022

Applicant: Patrick Connor
Providence Properties
701 S Allen Street, Suite 104
Meridian, ID 83642

Representative: Matthew Derr
KM Engineering
5725 N Discovery Way
Boise, ID 83713

Staff Contact: Kelly Bruner
Phone: (208)387-6132
E-mail: kbruner@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** This is an annexation and rezone application to annex 37.83 acres into the City of Kuna with R-8 and C-2 zoning and a preliminary plat application to develop 182 residential lots, 24 common lots, and 4 commercial lots. This application includes a development agreement with the City of Kuna.

   This applicant's proposal is consistent with the City of Kuna's future land use map, which designates this area as Mixed Use.

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

Direction	Land Use	Zoning
North	Medium Density Residential	RR – Rural Residential (Ada County)
South	Mixed Use	RR – Rural Residential (Ada County)
East	Mixed Use	RR – Rural Residential (Ada County)
West	Mixed Use	RR – Rural Residential (Ada County)

3. **Site History:** ACHD has not previously reviewed this site for a development application.

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

- Rising Sun West, a mixed-use development for 112 lots on 42 acres located west of the site was approved by ACHD on March 10th, 2022.

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

6. **New Center Lane Miles:** The proposed development includes 1.4 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

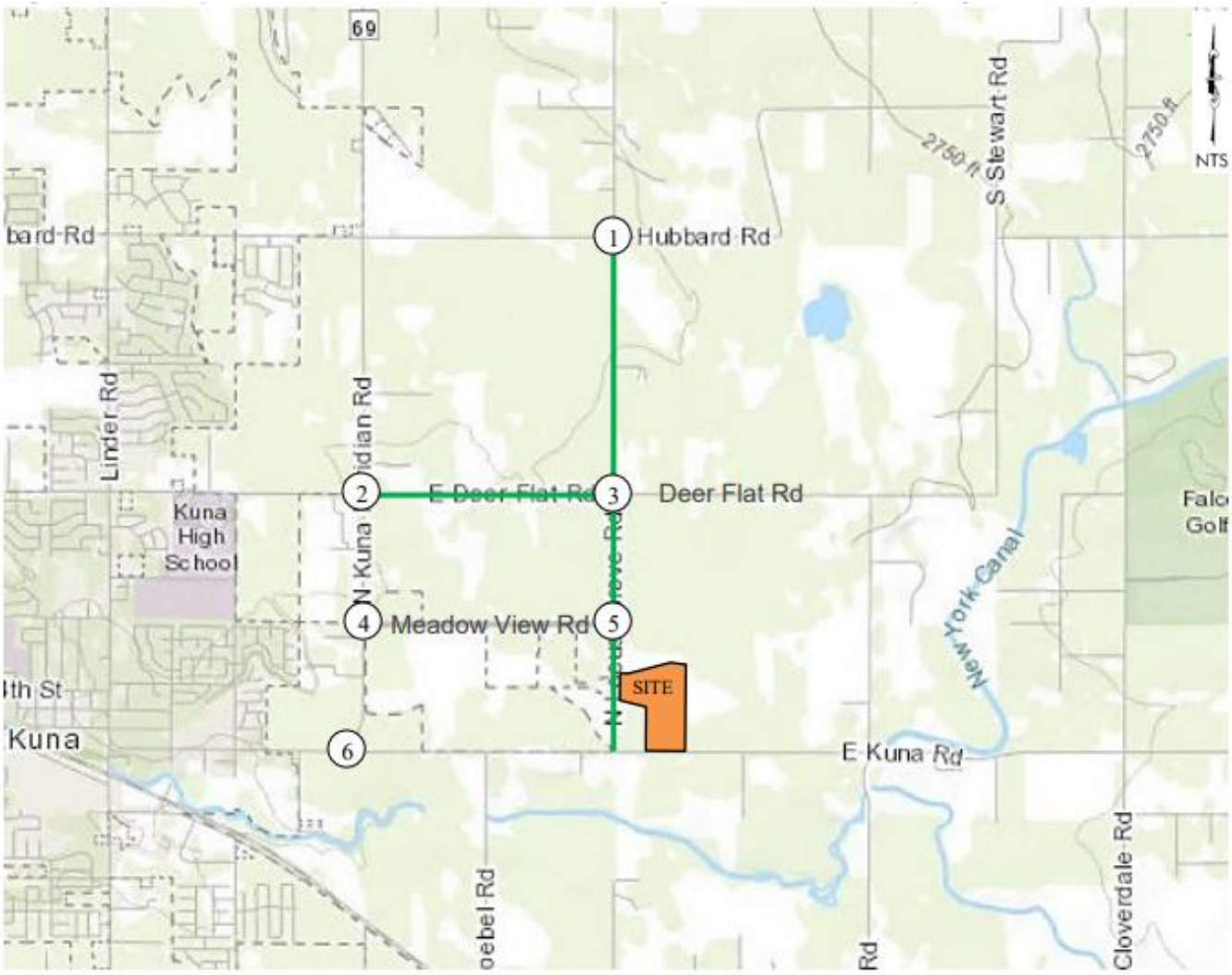
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   The BMP identifies Kuna Road as a Level 3 facility and Locust Grove a Level 2 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,571 vehicle trips per day and 126 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 Riverton Subdivision. Below is an executive summary of the findings **as presented by CR Engineering, Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



Staff Comments/Recommendations: Staff comments are provided by District Traffic Services and Development Review staff.

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.

Average Daily Traffic (ADT): District Policy 7207.3.1 states that ADT on new and existing local streets should typically be less than 2,000. This ADT applies to both existing and new streets. For new streets that are stubbed to connect to adjacent land that is not fully developed, the allowable ADT for the new street will typically be no more than 1,000 ADT, to accommodate future additional traffic from the adjacent land, depending on the location and type of the stub street and the location and size of the adjacent undeveloped land. When stub streets are connected and properties fully developed, local streets should not exceed 2,000 ADT.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following sections list the recommended improvements based on the study and District policy.

Deer Flat Road/ Meridian Road Intersection:

The intersection of Deer Flat Road and Meridian Road meets ACHD's level of service planning thresholds with the exception of the eastbound left-turn lane, which operates with a V/C ratio in excess of 1.00 under existing traffic conditions. The TIS recommends that an additional eastbound left-turn be constructed at this intersection to mitigate existing traffic conditions.

This site contributes 4.3% of PM peak hour traffic to the Deer Flat Road/ Meridian Road intersection. District Level of Service Planning Threshold Policy requires sites that contribute 10% or more to a failing intersection to construct required mitigations. Therefore, staff will not require the additional eastbound left-turn lane required by the TIS to be construct with this development.

All other study intersections/roadway segments meet ACHD's LOS planning thresholds for 2027 total traffic conditions.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	785-feet	Minor Arterial	206	Better than "E"
Locust Grove Road	530-feet	Minor Arterial	57	Better than "E"

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

Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Kuna Road west of Cloverdale Road was 3,176 on 08/05/20.
- The average daily traffic count for Locust Grove Road north of Kuna Road was 575 on 05/15/19.

C. Findings for Consideration

1. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 26-feet of pavement (13-feet from centerline), and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Kuna Road (26-feet from centerline).

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Residential Arterial with 2-lanes and on-street bike lanes, a 34-foot street section within 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to improve Kuna Road with pavement widening to total 17-feet from centerline, a 3-foot wide gravel shoulder, borrow ditch, and an 8-foot wide concrete sidewalk.

The applicant has also proposed to dedicate additional right-of-way to total 35-feet from centerline of Kuna Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to improve Kuna Road with pavement widening, gravel shoulders, a borrow ditch, and 8-foot concrete sidewalks meet District policy and should be approved as proposed.

The applicant should be required to locate the sidewalk a minimum of 31-feet from the centerline of Kuna Road. If the sidewalk is located outside of the dedicated right-of-way a permanent right-of-way easement should be provided.

The applicant's proposal to dedicate additional right-of-way to total 35-feet from centerline of Kuna Road meets District policy and should be approved as proposed.

2. Locust Grove Road

a. Existing Conditions: Locust Grove Road is improved with 2-travel lanes, 25-feet of pavement (12-feet from centerline), and no curb, gutter or sidewalk abutting the site. There is 44-feet of right-of-way for Locust Grove Road (24-feet from centerline).

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet

of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Locust Grove Road is designated in the MSM as a Residential Arterial with 2-lanes and on-street bike lanes, a 40-foot street section within 78-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to improve Locust Grove Road with pavement widening to total 17-feet from centerline, a 3-foot wide gravel shoulder, borrow ditch, and an 8-foot wide concrete sidewalk.

The applicant has also proposed to dedicate additional right-of-way to total 35-feet from the centerline of Locust Grove Road.

d. Staff Comments/Recommendations: The applicant's proposal to improve Locust Grove Road with pavement widening, gravel shoulders, a borrow ditch, and 8-foot concrete sidewalks meet District policy and should be approved as proposed.

The applicant should be required to locate the sidewalk a minimum of 31-feet from the centerline of Locust Grove Road. If the sidewalk is located outside of the dedicated right-of-way a permanent right-of-way easement should be provided.

The applicant's proposal to dedicate additional right-of-way to total 35-feet from centerline does not meet District policy which requires 78-feet of right-of-way for Locust Grove Road in

accordance with the MSM. The applicant should be required to dedicate additional right-of-way to total 39-feet from centerline.

3. Internal Local Roads

a. Existing Conditions: There are no existing local roads 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: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

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

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

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

c. Applicant's Proposal: The applicant has proposed to construct all internal local roads as 36-foot wide local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct the entry portions of Pine Street and Tater Avenue as 46-foot wide street sections with curb, gutter, and 5-foot wide attached concrete sidewalks.

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

4. Roadway Offsets

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

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect

collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

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

c. Applicant's Proposal: The applicant has proposed to construct a new local roadway, Pine Street, to intersect Locust Grove Road approximately 1,240-feet north of Kuna Road, and a new local roadway, Tater Avenue, to intersect Kuna Road approximately 930-feet east of Locust Grove Road.

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

5. Stub Streets

a. Existing Conditions: There are no existing stub streets within the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

c. Applicant Proposal: The applicant has proposed to construct 3 stub streets:

- A stub street to the east property line, located 1,525-feet north of the site's south property line.
- A stub street to the east property line, located 790-feet north of the site's south property line.
- A stub street on the south property line, located 195-feet east of the site's west property line.

All proposed stub streets are less than 150-feet in length.

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

6. Driveways

6.1 Locust Grove Road

a. Existing Conditions: There are 3 existing driveways from the site on to Locust Grove Road:

- A 14-foot wide unpaved driveway located 435-feet south of the site's north property line.
- A 14-foot wide unpaved driveway located 200 feet south of the site's north property line.
- A 12-foot wide unpaved driveway located at the site's north property line. This driveway provides access to a service road for the Kuna Canal.

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.

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

c. Applicant's Proposal: The applicant has proposed to close the existing driveways located 435-feet and 200-feet south of the site's north property line with gravel shoulder, borrow ditch, and 8-foot side concrete sidewalk.

The applicant has proposed to pave the existing driveway/canal access road located at the site's north property line.

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

7. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: The applicant has proposed to construct Rolo Street with horizontal curves as passive traffic calming elements.

c. Staff Comments/Recommendations: The applicant's proposal does not meet District policy, which requires horizontal curves to have deflection angles of a minimum of 45 degrees to be considered traffic calming. The applicant should be required to redesign Rolo Street or install District approved traffic calming prior to plan approval.

8. Tree Planters

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

9. Landscaping

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

10. Other Access

Kuna Road and Locust Grove Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Improve Kuna Road with pavement widening to total 17-feet from centerline, a 3-foot wide gravel shoulders, a borrow ditch, and an 8-foot wide concrete sidewalk located a minimum of 31-feet from centerline of Kuna Road.

2. Dedicate additional right-of-way for Kuna Road to total 35-feet from centerline, as proposed.

3. Improve Locust Grove Road with pavement widening to total 17-feet from centerline, a 3-foot wide gravel shoulders, a borrow ditch, and an 8-foot wide concrete sidewalk located a minimum of 31-feet from centerline of Locust Grove Road.

4. Dedicate additional right-of-way for Locust Grove Road to total 39-feet from centerline, consistent with the MSM.

5. For sidewalks located outside of the dedicated right-of-way, provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

6. Construct all internal local roads as 36-foot local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, as proposed.

7. Construct the entry portions of Pine Street and Tater Avenue as 46-foot wide street sections with curb, gutter, and 5-foot wide attached concrete sidewalks, as proposed.

8. Construct a new local street, Pine Street, to intersect Locust Grove Road 1,240 feet north of Kuna Road, as proposed.

9. Construct a new local road, Tater Avenue, to intersect Kuna Road 930-feet east of Locust Grove Road, as proposed.

10. Construct a stub street to the east property line located 1,525-feet north of the site's south property line, as proposed.

11. Construct a stub street to the east property line located 790-feet north of the site's south property line, as proposed.

12. Construct a stub street to the south property line located 195-feet east of the site's west property line, as proposed.

13. Install a sign at the terminus of all stub streets stating, "THIS ROAD WIL BE EXTENDED IN THE FUTURE."

14. Close the existing driveways located 435-feet and 200-feet south of the site's north property line with gravel shoulder, a borrow ditch, and 8-foot wide concrete sidewalk, as proposed.

15. Pave the existing driveway/canal access road located at the site's north property line, as proposed.

16. Redesign Rolo Street or install Disrict approved traffic calming.

17. Direct lot access to Kuna Road and Locust Grove Road is prohibited other than the access specifically approved with this site.

18. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

19. Payment of impact fees is due prior to issuance of a building permit.

20. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

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

F. Conclusions of Law

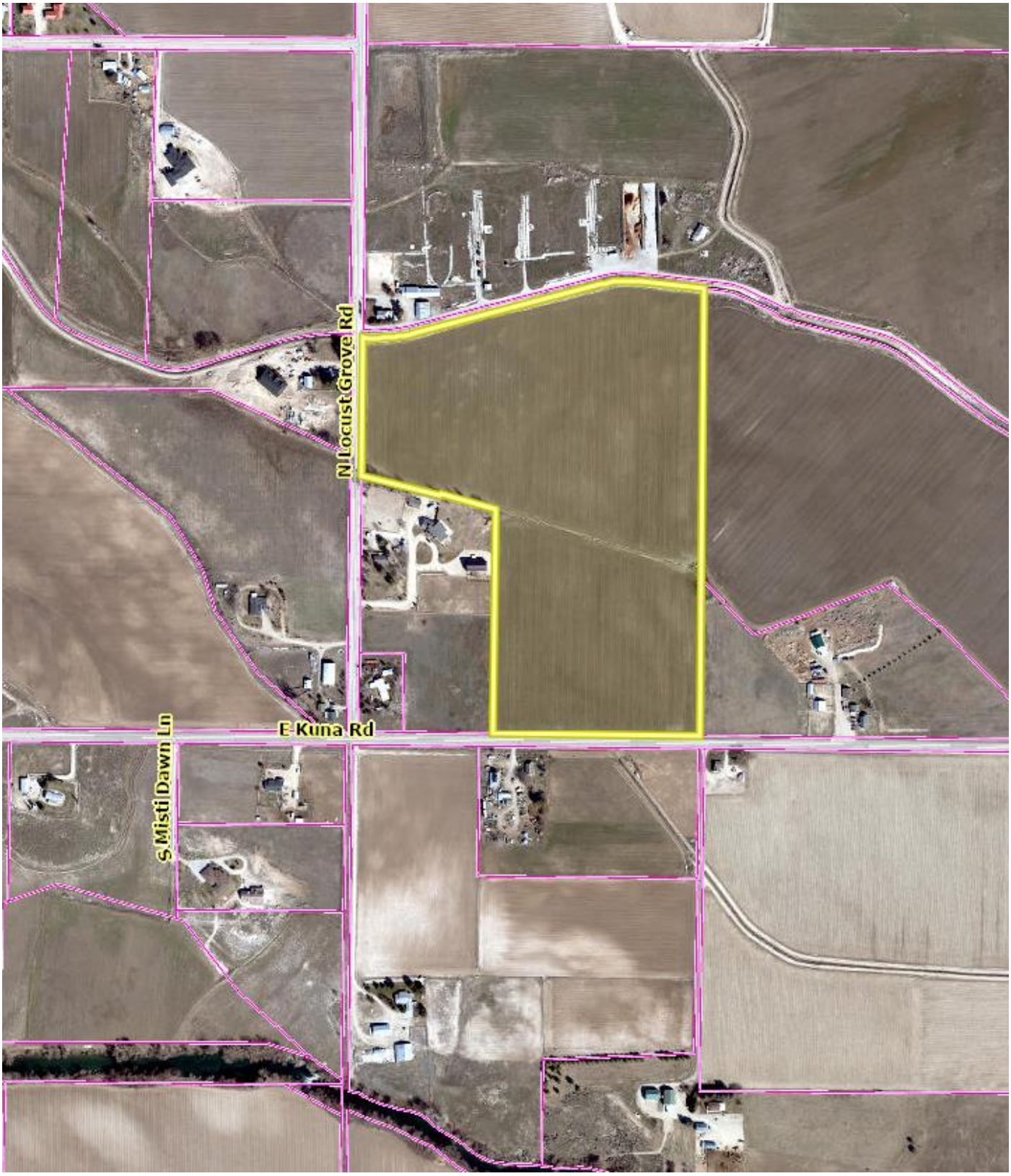
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

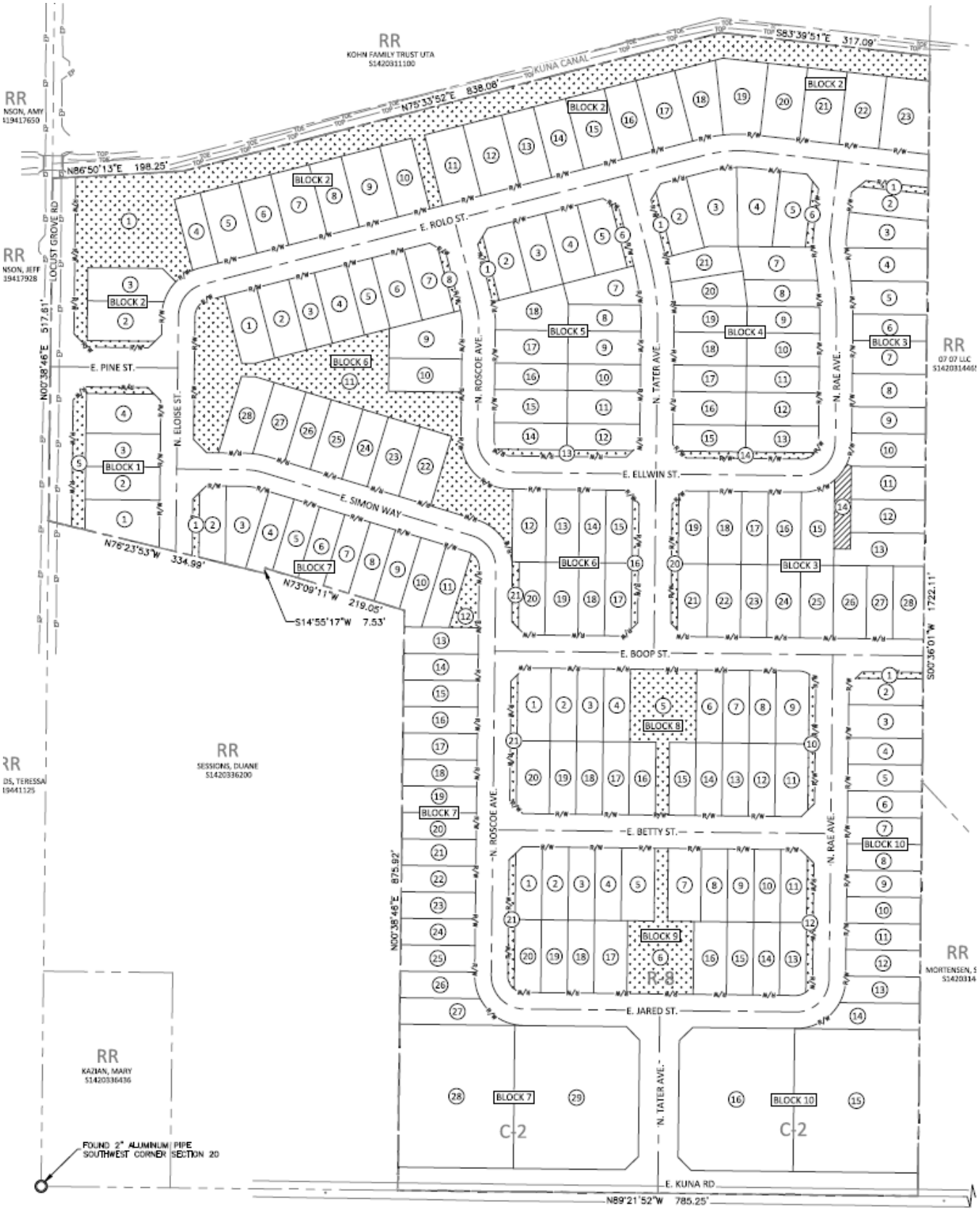
G. Attachments

1. Vicinity Map
2. Site Plan
3. TIS Executive Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN


RR
KOHN FAMILY TRUST UTA
S1420311100
KUNA CANAL
S83°39'51"E 317.09'
N75°33'52"E 838.08'
N86°50'13"E 198.25'
RR
NSON, AMY
S19417650
RR
NSON, JEFF
19417928
LOCUST GROVE RD
N00°38'46"E 517.61'
E. PINE ST.
E. ROLO ST.
N. ELOISE ST.
N. ROSCOE AVE.
N. TATER AVE.
N. RAE AVE.
E. ELLWIN ST.
E. SIMON WAY
E. BOOP ST.
E. BETTY ST.
E. JARED ST.
E. KUNA RD.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
N76°23'53"W 334.99'
N73°09'11"W 219.05'
S14°55'17"W 7.53'
N00°38'46"E 875.92'
S00°36'01"W 1722.11'
N89°21'52"W 785.25'
RR
07 07 LLC
S1420314465
RR
SESSIONS, DUANE
S1420336200
RR
KAZIAN, MARY
S1420336436
RR
MORTENSEN, S
S1420314
C-2
C-2
R-8
FOUND 2" ALUMINUM PIPE
SOUTHWEST CORNER SECTION 20

EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Riverton Subdivision development located northeast of the Kuna Road and Locust Grove Road intersection 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, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2025 Build-out year background traffic
- 2025 Build-out year total traffic

1.0 Proposed Development

1.1 Riverton Subdivision is a mixed-use development estimated to contain 182 single-family lots and 32,000 square feet of retail use. The expected build-out year is 2025 but may change depending on market conditions.

1.2 Based on the procedures outlined in the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 3,493 trips per weekday with 204 trips during the AM peak hour and 352 trips during the PM peak hour.

- Based on the proposed land uses and ITE internal trip capture methodology, the development is estimated to retrain trips four (4) trips within the site during the AM peak hour and 64 trips during the PM peak hour
- Based on the proposed land use, the development is not expected to attract pass-by trips
- 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:

- 10% with origins/destinations west of the site traveling on Deer Flat Road
- 15% with origins/destinations west of the site traveling on Avalon Street
- 5% with origins/destinations east of the site traveling on Hubbard Road
- 5% with origins/destinations east of the site traveling on Deer Flat Road
- 10% with origins/destinations east of the site traveling on Kuna Road
- 35% with origins/destinations north of the site traveling on Meridian Road
- 20% with origins/destinations north of the site traveling on Locust Grove Road

Table 1 – Proposed Roadway and Intersection Improvements Summary

Study Area Intersection or Roadway		2021 Existing	2025 Build-Out Year	
			Background	Total
1	Hubbard Rd and Locust Grove Rd	None	None	None
2	Deer Flat Rd and Meridian Rd	**Dual EB left-turn lanes and SBR overlap phase** [1]	**Dual EB left-turn lanes and SBR overlap phase** [1]	**Dual EB left-turn lanes and SBR overlap phase** [1] **or Pay into Priority Corridor Fund**
3	Deer Flat Rd and Locust Grove Rd	None	None	None
4	Meadow View Rd and Locust Grove Rd	None	None	None
5	Meadow View Rd and Locust Grove Rd	None	None	None
6	Kuna Rd and Meridian Rd	None	None	None
7	Pine St and Locust Grove Rd	Future site access intersection	Future site access intersection	**Unsignalized T-intersection**
8	Tater Ave and Kuna Rd	Future site access intersection	Future site access intersection	**Unsignalized T-intersection**
Locust Grove Rd, Hubbard Rd to Deer Flat Rd		None	None	None
Locust Grove Rd, Deer Flat Rd to Site		None	None	None
Deer Flat Rd, Meridian Rd to Locust Grove Rd		None	None	None
Meadow View Rd, Meridian Rd to Locust Grove Rd		None	None	None

[1] One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

2.0 Site Access

2.1 Riverton Subdivision is proposing one full site access on Locust Grove Road and one full site access on Kuna Road:

- Pine Street on Locust Grove Road
  - Located 1,130 feet north of Kuna Road and 180 feet south of a private driveway on the west side
    - Meets minimum 660-feet local road spacing on a minor arterial
    - Meets minimum 440-feet driving spacing from a future signal with a single left-turn lane
  - Not anticipated to require turn lanes based on ACHD turn lane guidelines under 2025 total traffic conditions
  - Anticipated to meet minimum operational thresholds under 2025 total traffic conditions
  - Based on field review, the intersection sight distance exceeds 555 feet, the minimum intersection sight distance for a 50-mph posted speed limit on Locust Grove Road
    - The existing Kuna Canal to the north does not restrict the intersection sight distance to below the 555 feet minimum requirement
    - Proposed building setback and landscape design should not obstruct the intersection sight distance

- Tater Avenue on Kuna Road
  - Located 930 feet east of Locust Grove Road and 400 feet west of a private driveway on the south side
    - Meets minimum 660-feet local road spacing on a minor arterial
    - Meets minimum 440-feet driving spacing from a future signal with a single left-turn lane
  - Not anticipated to require turn lanes based on ACHD turn lane guidelines under 2025 total traffic conditions
  - Anticipated to meet minimum operational thresholds under 2025 total traffic conditions
  - Based on field review, the intersection sight distance exceeds 500 feet, the minimum intersection sight distance for a 45-mph posted speed limit on Kuna Road
    - Kuna Road alignment along the site frontage is generally straight and flat
    - Proposed building setback and landscape design should not obstruct the intersection sight distance

- Both site accesses as proposed are needed to serve the site:
  - According to ACHD Policy Section 7207.3.1, the maximum ADT on local roads is 2,000
    - With one site access, some internal local roads would exceed 2,000 ADT
    - Two site accesses help separate commercial and residential site traffic on the internal local roads

3.0 Improvements Needed to Mitigate 2021 Existing Traffic

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 mitigation improvements are:

- **Deer Flat Road and Meridian Road intersection**
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours, exceeding the ACHD 1.00 threshold ITD 0.90 threshold
  - The eastbound left-turn lane group is also anticipated to operate with a v/c ratio exceeding 1.00 during the shoulder hours
  - According to the ACHD 2020 Capital Improvement Plan (CIP), the intersection is programmed to be widened to add dual left-turn lanes on the eastbound and westbound approaches, an exclusive right-turn lane on the northbound and westbound approaches, and dual southbound right-turn lanes
  - According to the ITD Idaho 69 Corridor Plan (Draft), the intersection is programmed to be reconstructed as a Median U-Turn (MUT) with dual left-turn lanes on the eastbound and westbound approaches
  - The following interim improvements are proposed to mitigate 2021 existing traffic operations:
    - Construct one additional eastbound left-turn lane
      - The existing eastbound left-turn volume exceeds 350 vehicles per hour (vph) in the AM and exceeds 200 vph in the PM peak hour
    - Modify the signal to allow an overlap phase for the southbound right-turn movements
      - The southbound right-turn volume exceeds 400 vph in the PM peak hour
  - With these improvements, the eastbound left-turn lane group is expected to operate with a v/c ratio of 0.91 in the AM peak hour, which exceeds the ITD 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold
    - The intersection and all other lane groups are expected to meet minimum operational thresholds

3.2 With 2021 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2021 existing traffic operations.

4.0 Improvements Needed to Mitigate 2025 Background Traffic

4.1. With 2025 background traffic, one study area intersection is expected to continue to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersection, operational deficiencies, and mitigation improvements are:

- **Deer Flat Road and Meridian Road intersection**
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a v/c ratio of above 1.00 during the AM and PM peak hours, exceeding ACHD and ITD minimum threshold
  - The eastbound left-turn lane group is also anticipated to operate with a v/c ratio exceeding 1.00 during the shoulder hours
  - As with 2021 existing traffic, the following improvements are proposed to mitigate 2025 background traffic operations:
    - Construct one additional eastbound left-turn lane
    - Modify the signal to allow an overlap phase for the southbound right-turn movements

- With these improvements, the eastbound left-turn lane group is expected to operate with a v/c ratio of 0.92 in the PM peak hour, which exceeds the ITD 0.90 threshold but is within the ACHD 1.00 threshold.
  - The intersection and all other lane groups are expected to meet minimum operational thresholds

4.2. The Kuna Road and Meridian Road intersection is expected to operate at LOS D under 2025 PM peak hour background traffic conditions. The intersection is expected to meet MUTCD signal warrants under 2025 background traffic conditions. No improvements are proposed as the intersection meets ACHD and ITD minimum operational thresholds.

4.3. With 2025 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2025 background traffic operations.

5.0 Improvements Needed to Mitigate 2025 Build-Out Year Total Traffic

5.1 With 2025 total traffic, one study area intersection is expected to continue to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersection, operational deficiencies, and mitigation improvements are.

Deer Flat Road and Meridian Road intersection

- The intersection is anticipated to meet minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a v/c ratio exceeding 1.00 during the AM and PM peak hours, exceeding the ACHD and ITD minimum threshold
- The eastbound left-turn lane group is also anticipated to operate with a v/c ratio exceeding 1.00 during the shoulder hours
- As with 2021 existing and 2025 background traffic, the following improvements are proposed to mitigate 2025 background traffic operations:
  - Construct one additional eastbound left-turn lane
  - Modify the signal to allow an overlap phase for the southbound right-turn movements
- With these improvements, the eastbound left-turn lane group is expected to operate with a v/c ratio of 0.92 in the PM peak hour, which exceeds the ITD 0.90 threshold but is within the ACHD 1.00 threshold.
  - The intersection and all other lane groups are expected to meet minimum operational thresholds

  These improvements may not be feasible by 2025. As an alternative to constructing the intersection improvements, the developer should pay into the Priority Corridor Fund to be established by ACHD and ITD.

5.2 The Kuna Road and Meridian Road intersection is expected to operate at LOS D in the AM peak hour and LOS E in the PM peak hour. The intersection is anticipated to meet MUTCD signal warrants under 2025 total traffic conditions. No improvements are proposed as the intersection meets minimum operational thresholds.

5.3 The estimated site traffic as a percentage of the 2025 total traffic at the study area intersections are:

- Hubbard Road and Locust Grove Road intersection : AM Peak = 16.5%, PM peak = 21.0%
- Deer Flat Road and Meridian Road intersection : AM Peak = 4.4%, PM peak = 4.3%
- Deer Flat Road and Locust Grove Road intersection : AM Peak = 21.9%, PM peak = 23.9%
- Meadow View Road and Meridian Road intersection : AM Peak = 4.6%, PM peak = 5.1%
- Meadow View Road and Locust Grove Road intersection : AM peak = 58.8%, PM peak = 57.4%
- Kuna Road and Meridian Road intersection : AM Peak = 5.8%, PM peak = 6.9%

5.4 With 2025 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. No roadway capacity improvements are needed to mitigate 2025 total traffic operations.

5.5 The estimated site traffic as a percentage of 2025 total traffic on the study area roadway segments are:

- Locust Grove Road from Hubbard Road to Deer Flat Road : AM Peak = 28.2%, PM peak = 39.8%
- Locust Grove Road from Deer Flat Road to the site : AM Peak = 74.3%, PM peak = 61.8%
- Deer Flat Road from Meridian Road to Locust Grove Road : AM Peak = 12.3%, PM peak = 6.1%
- Meadow View Road from Meridian Road to Locust Grove Road: AM Peak = 21.6%, PM Peak = 18.2%

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.

,VID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
FEB 09 2022
CITY OF KUNA

07 February 2022

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

RE:	Riverton Subdivision	**21-16-AN, 21-11-S**
	Locust Grove and Kuna Roads	
	Kuna, Id 83634	
	Boise-Kuna Irrigation District	BK-1212
	New York Irrigation District	NY-151-002-00
	Kuna Canal 44+50, Wilcox Lateral 45+10	
	Sec. 20, T2N, R1E, BM.	

Troy Behunin, Senior Planner:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 35 feet north and 35 feet south of the canal'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.

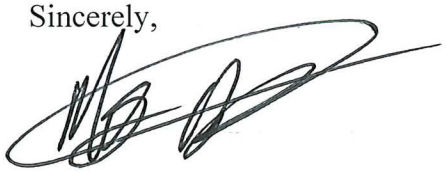
The proposed irrigation system for this development must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a full-size hard 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 even 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	

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-11-S

Riverton

☐ 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: Lora Boal

Date: 2/18/22

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

February 18, 2022

By e-mail: TBehunin@KunaId.Gov

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

Subject: Riverton Subdivision, 21-16-AN/21-11-S

Dear Mr. Behunin:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: 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 Pollutant 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Rebecca Blankenau, 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.

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

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK314

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: 2/9/2021
From: Kuna Rural Fire Protection District

Regarding: Riverton Subdivision Preliminary Plat
Preliminary Plat 21-11-S
Kuna, ID

The Fire District can support approval for Riverton Subdivision with the following conditions. This development indicates three phases with each phase providing two access points for emergency services serving the residential units. Final approval will be subject to satisfactory plan review of fire hydrant locations and final field inspection by Fire District personnel.

- Fire Apparatus Access:

  Plans indicate service roadway connections at S Locust Grove and Kuna Road. These service roadways shall be maintained unobstructed and available for emergency services access during construction. No Parking Fire Lane signs or removable bollards maybe necessary in areas determined to have significant potential to obstruct emergency access and firefighting operations. Refer to IFC section 312 and appendix "D" for details.

- Fire Hydrants:

  At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

Premises Identification:

- New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire Protection District
935 Linder Road #15
Kuna, ID 83634
1.208.922.1144 (main)

RECEIVED
FEB 22 2022
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

February 14, 2022

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

RE: 21-16-AN & 21-11-S/ Riverton Subdivision

Dear Troy:

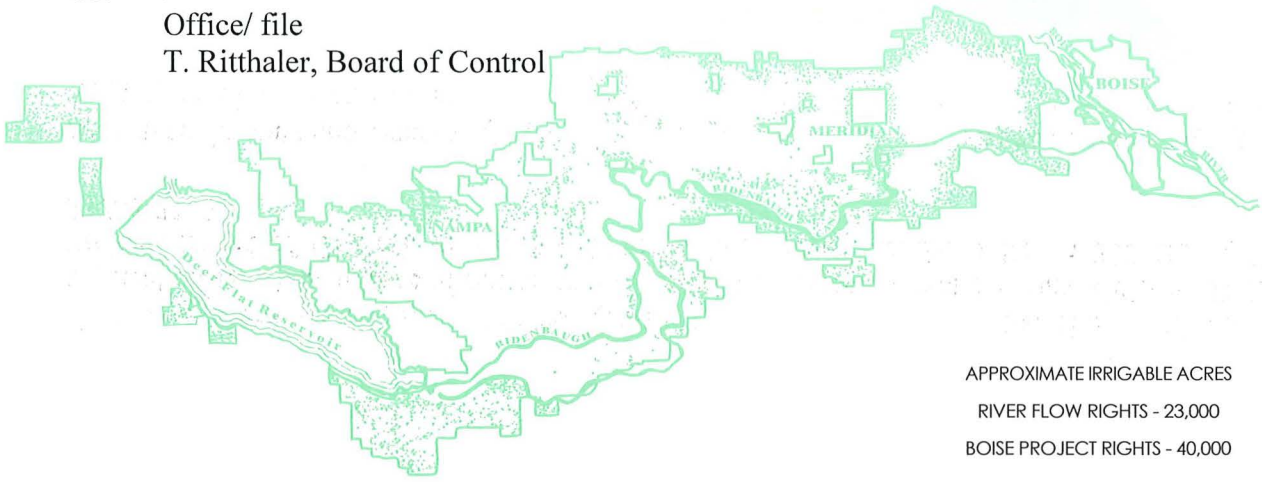
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control



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

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (541) 331-6473 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/18/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
261573	PH - 21-16-AN	07/20/22	07/20/22	1	$56.62

LEGAL NOTICE

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

Case Nos. 21-16-AN (Annexation), & 21-11-S (Preliminary Plat), for Riverton Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, August 9, 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 Riverton Subdivision. Providence Properties LLC requests Annexation for approx. 38 acres into the City of Kuna with the C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 24 common lots, and four (4) commercial lots. The site is in Section 20, Township 2 North, Range 1 East (APN: S1420325708).

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

July 20, 2022 261573

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$56.62**
Paid Amount:**$0.00**

Amount Due:**$56.62**

We Appreciate Your Business!

AD# 261573

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

EOPOST FIRST-CLASS MAIL
7/21/2022
US POSTAGE $000.00º
ZIP 83634
041M11460992

SENT. 7.21.22
TKB.
JR 7.20.22

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **August 9, 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. 21-16-AN (Annexation), and 21-11-S (Preliminary Plat) for Riverton Subdivision

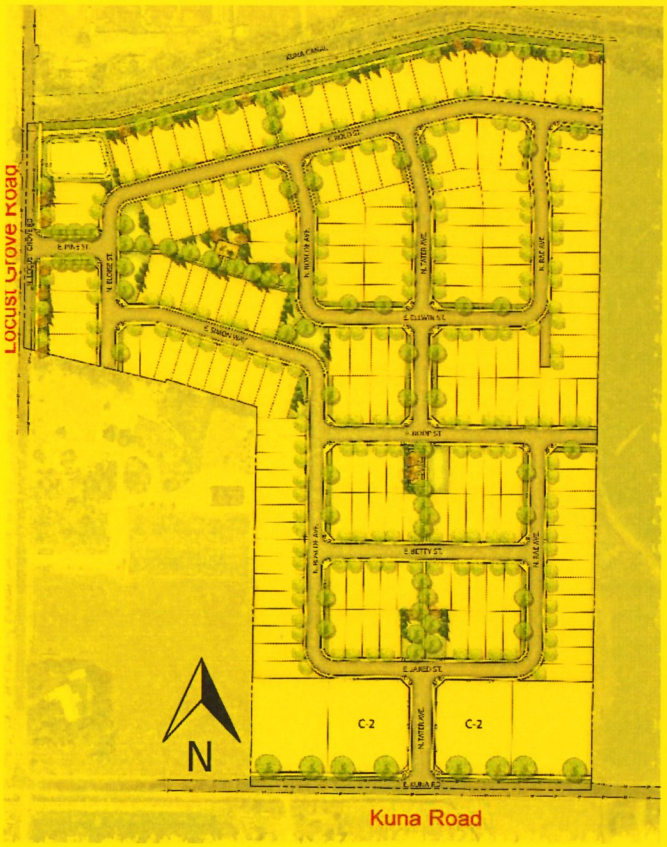
A request for Annexation for approx. 38 acres into the City of Kuna with the C-2 (Area Commercial), and R-8 (High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 182 single-family lots, 24 common lots, and four (4) commercial lots. The site is in Section 20, Township 2 North, Range 1 East (APN: S1420325708).

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 **August 3, 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 7.21.2022

LEGAL NOTICE



KUNA
Planning & Zoning

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 (21-16-AN) AND (21-11-S) RIVERTON SUBDIVISION was posted, as required per Kuna City Code 5-1A-8, on 7-25-2022. 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 25 day of July, 2022.

Signature: [signature] Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 25th day of July, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

Penny Smith
Printed Name

Residing at: 2918 E Meadow
Meridian ID 83646

My Commission expires: 2-16-2025

[signature]
Signature

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on August 9, 2022 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634
PURPOSE: Annexation (21-16-AN) and Preliminary Plat (21-11-S) for Riverton Subdivision. Proposed zoning R-8 and C-2. Project size is 38.44 acres with 182 single family lots, 3.58 acres of commercial, & 4.04 acres of qualified open space.
LOCATION: NE corner of E. Kuna Rd and N. Locust Grove Rd
APPLICATION BY: Providence Properties, LLC
CITY CONTACT: 208.922.5274

CITY OF KUNA
PUBLIC HEARING NOTICE

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CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

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CITY OF KUNA
PUBLIC HEARING NOTICE

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

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Kuna Planning & Zoning Department

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

August 4, 2022

RE: Riverton

Dear City of Kuna Officials.

Kuna School District has reviewed the application of Riverton and provides the following comments for your consideration. Kuna School District has experienced unprecedented student growth over the last ten years. The approved plats in this zone are beyond school capacity at Hubbard Elementary, Fremont Middle School, and Kuna High School. We can serve the children in this development with the voluntary partnership as discussed and are currently in the approval process.

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 accommodate additional students, we seek voluntary partnerships with the developers.

In order to reduce our reliance on bonds, and to promote growth within our district, we generally seek voluntary partnerships with the residential developers of this area. Voluntary 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). Hubble Homes has consistently demonstrated support for the students in the Kuna School District and we are grateful for their engagement.

Best Regards,

Danielle Horras and Robbie Reno

School District Planners

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Riverton

City of Kuna
Planning and Zoning
August 9, 2022

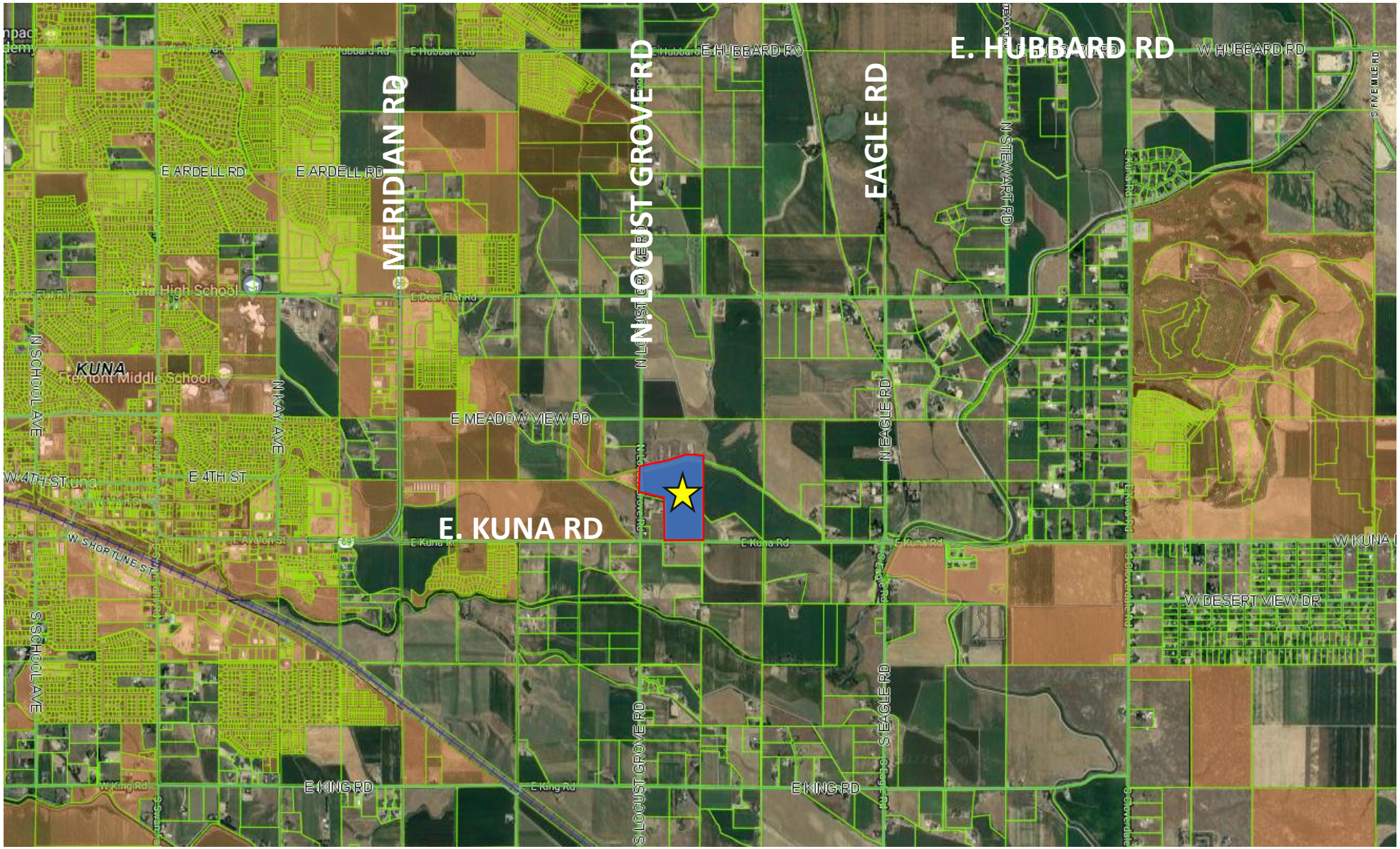
Riverton

We are requesting recommendation of approval for:

1. Annexation of 38.44 acres
   - 33.69 acres R-8 Zone
   - 4.76 acres C-2 zone

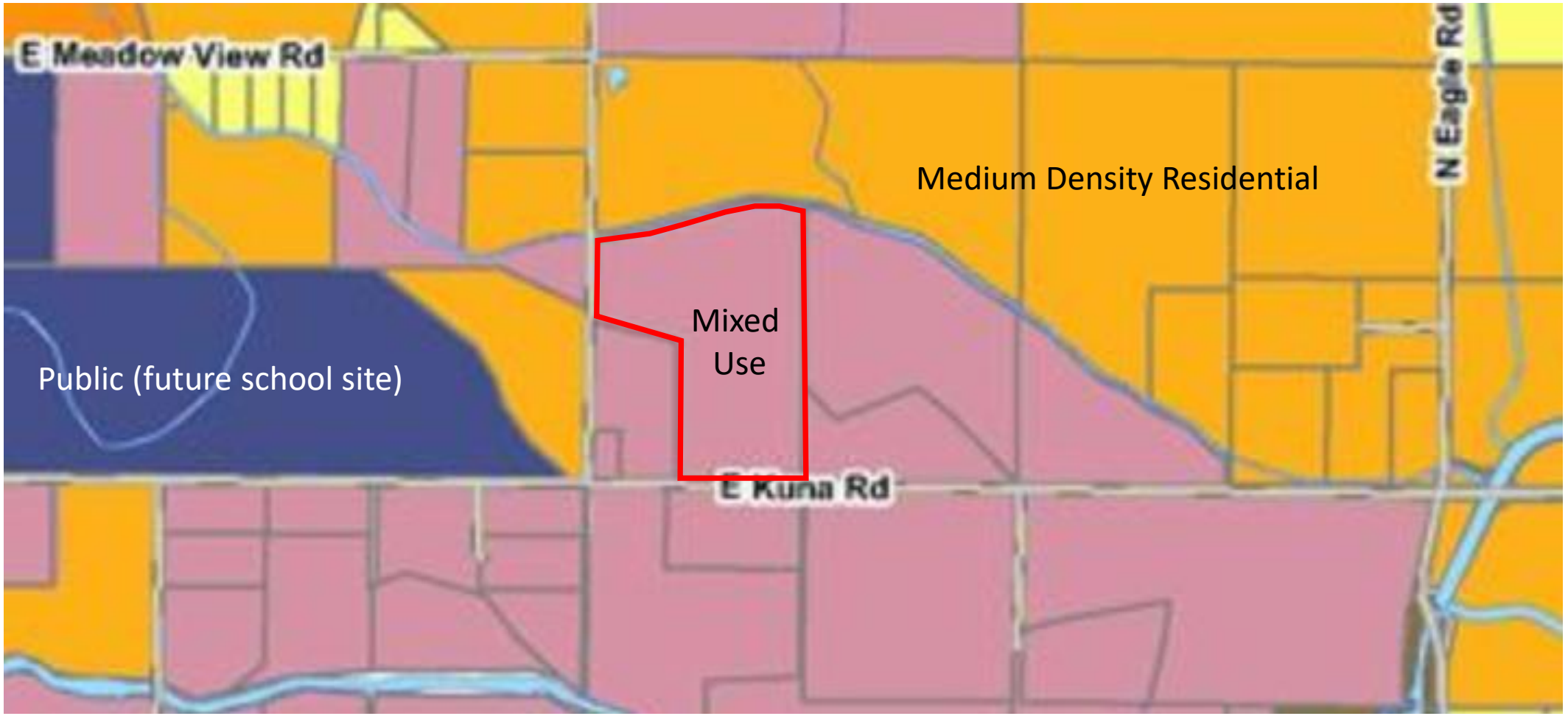
2. Preliminary Plat
   - 210 total lots
   - 182 single family lots
   - 24 common lots
   - 4 commercial lots, 4.76 acres
   - 4.04 acres of qualified open space, 11.6%

Riverton *Vicinity Map*

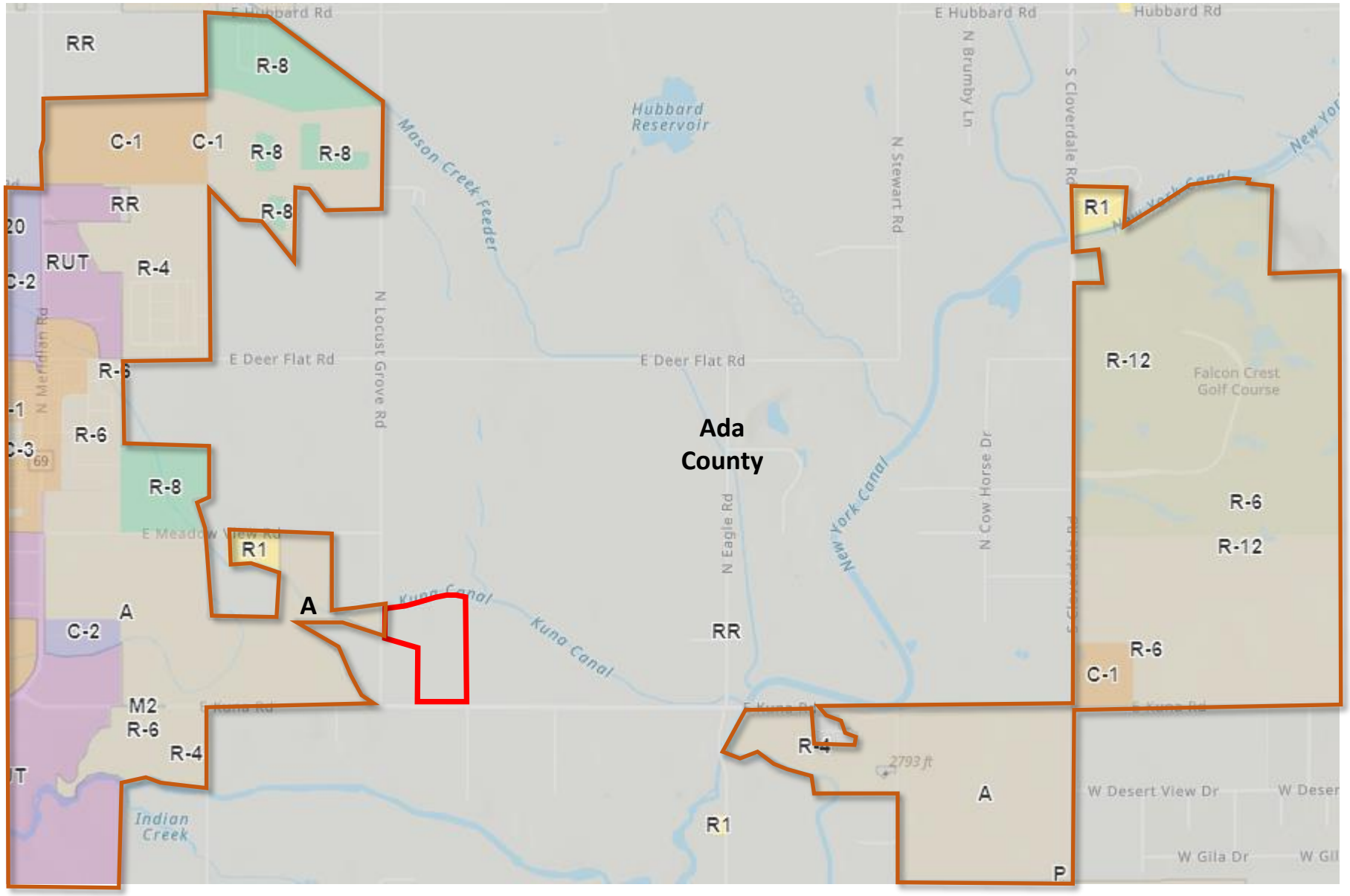


Riverton *Vicinity Map*

Riverton *Future Land Use Map*



Riverton *Current Zoning Map*

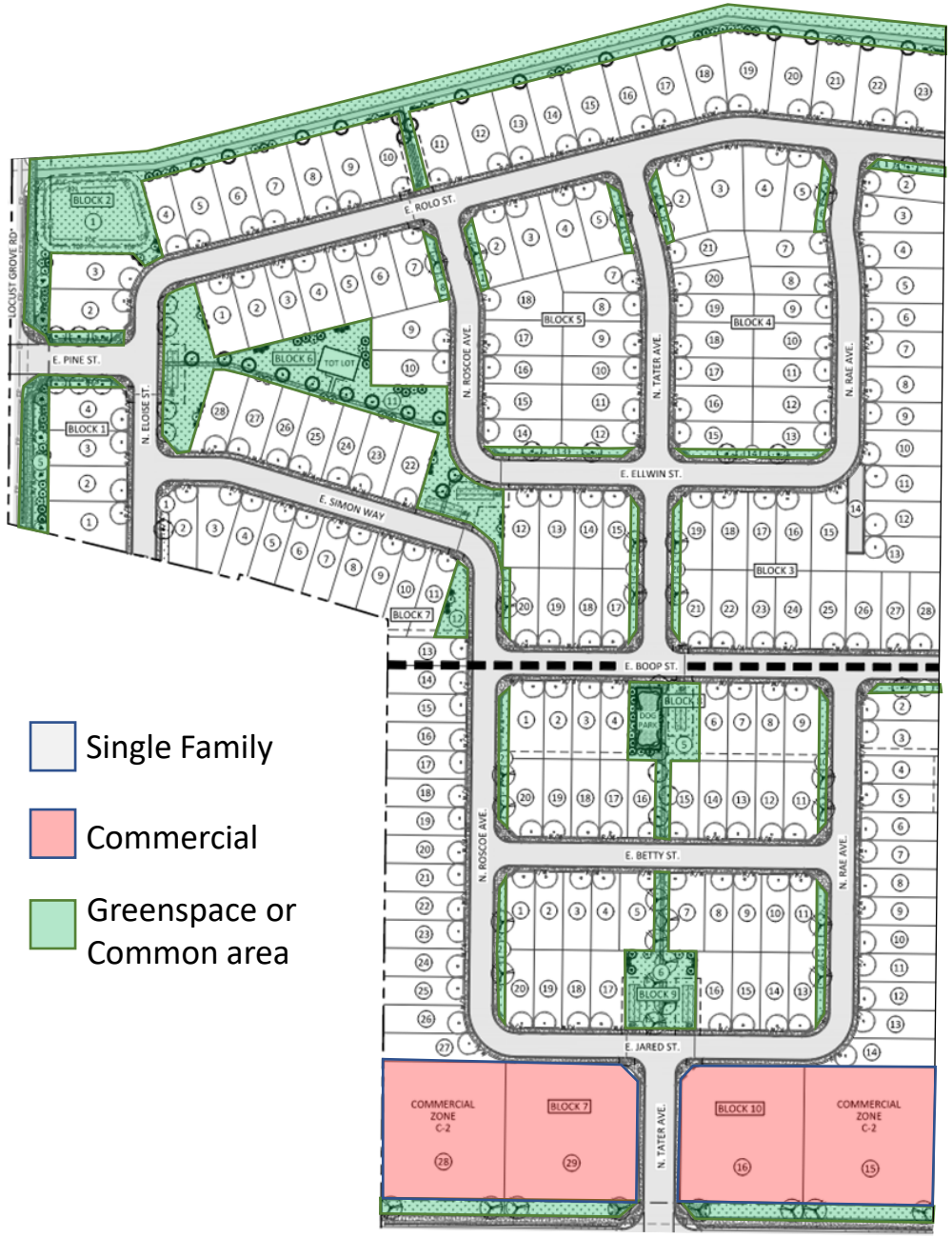


Riverton *Proposed Zoning*

33.69 acres R-8 Zone
4.76 acres C-2 zone

Riverton *Preliminary Plat*

- 210 total lots
- 182 single family lots
- 23 common lots
- 4 commercial lots, 4.76 acres
- 4.04 acres of qualified open space, 11.6%
- Residential Density
  - ✓ Gross 5.37 units/acre
  - ✓ Net 7.14 units/acre



Riverton *Home Renderings*

Homes for 50’ wide lots

Homes for 40’ wide lots

Riverton *Home Renderings*

Homes for 60’ and greater wide lots

Riverton *Amenities*

Pressurized Irrigation Pond

Playground

Canal Pathway

Dog Park

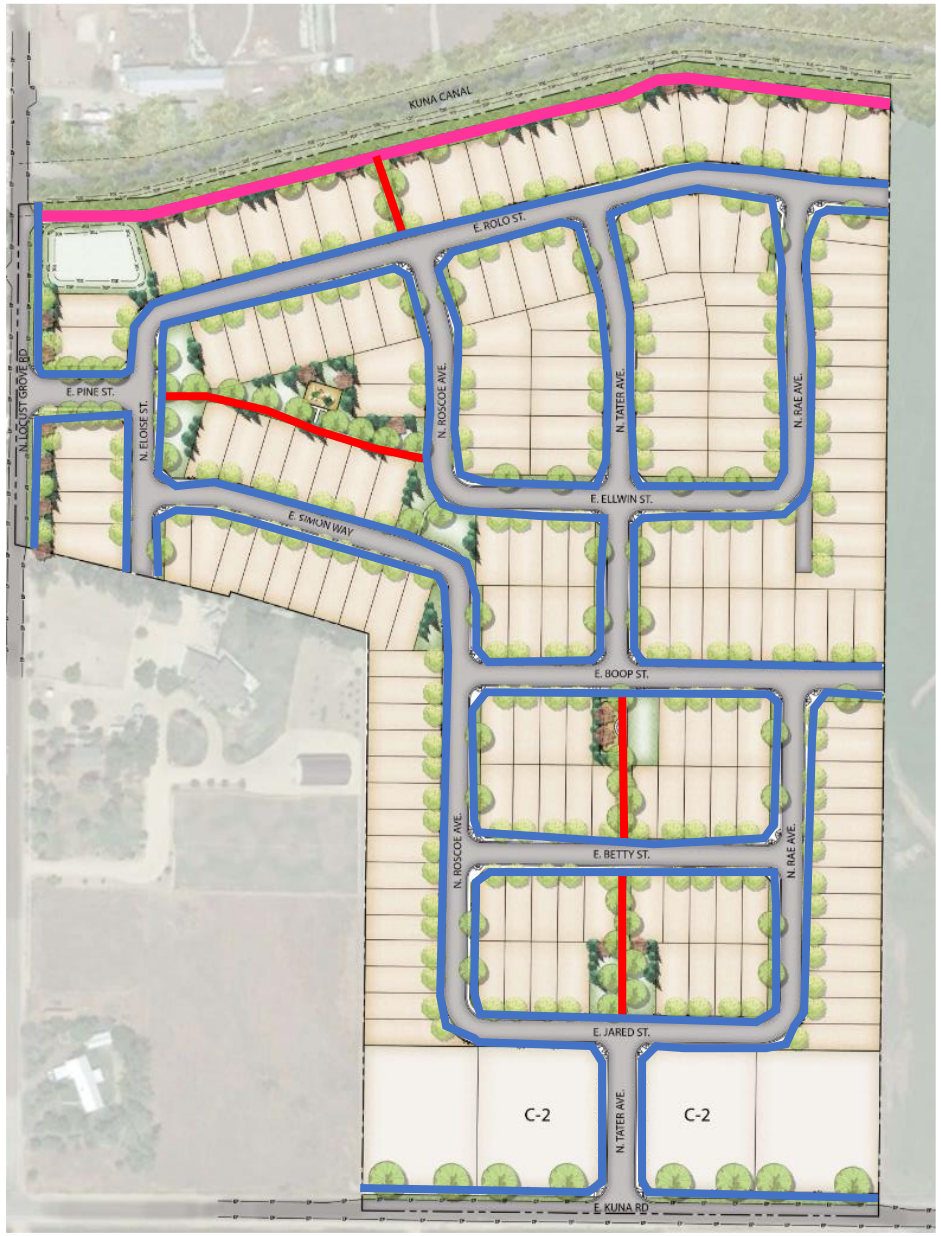
Mid block pathways

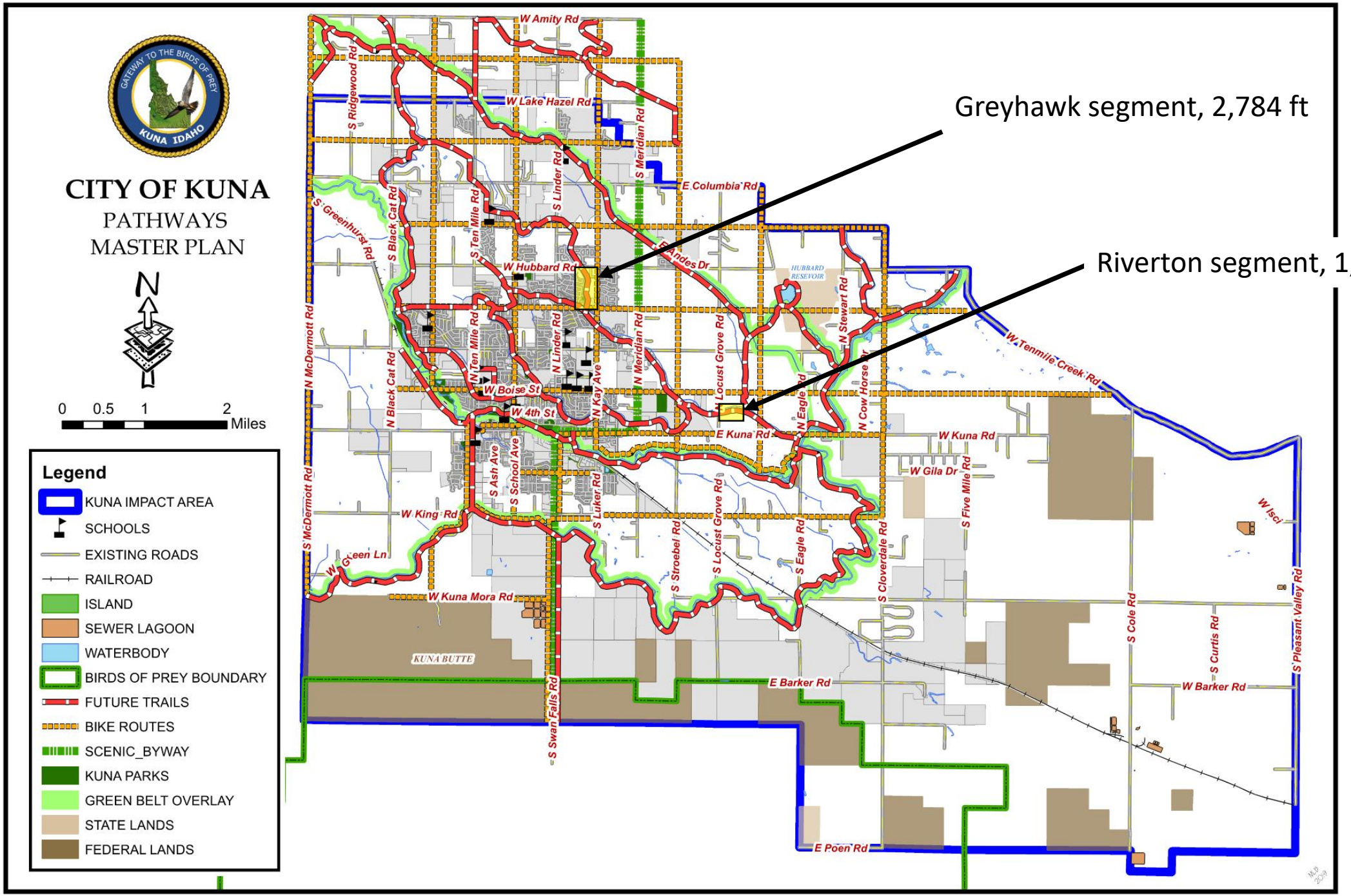
Riverton *Pathway Network*

City sidewalks

HOA pathways

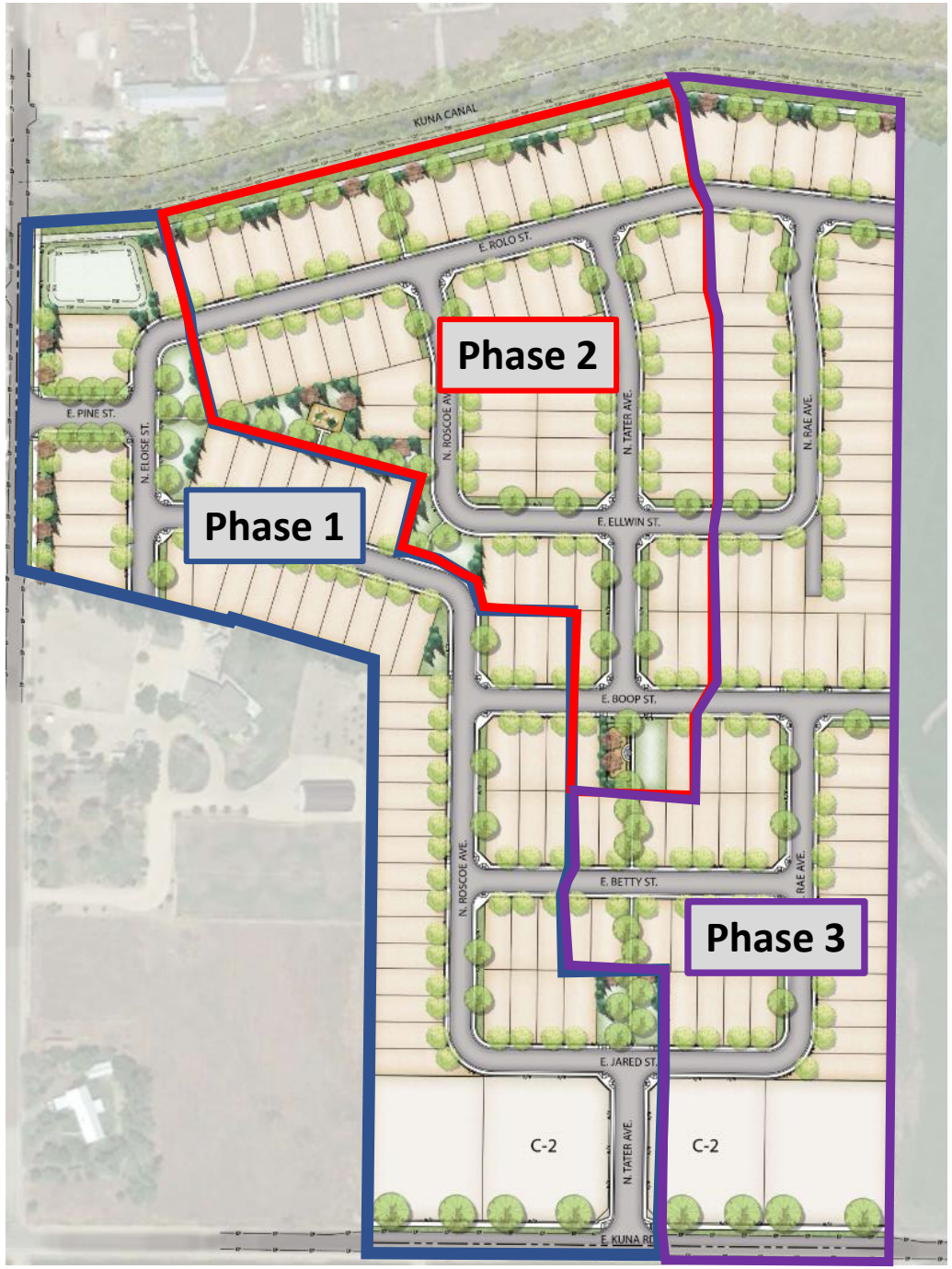
Kuna Canal Trail
(Pathways Master Plan)




CITY OF KUNA
PATHWAYS
MASTER PLAN
N
0 0.5 1 2
Miles
Legend
KUNA IMPACT AREA
SCHOOLS
EXISTING ROADS
RAILROAD
ISLAND
SEWER LAGOON
WATERBODY
BIRDS OF PREY BOUNDARY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
KUNA PARKS
GREEN BELT OVERLAY
STATE LANDS
FEDERAL LANDS
Greyhawk segment, 2,784 ft
Riverton segment, 1,525 sf
W Amity Rd
W Lake Hazel Rd
E Columbia Rd
W Hubbard Rd
W Boise St
W 4th St
E Kuna Rd
W Kuna Rd
W Gila Dr
W King Rd
W Kuna Mora Rd
E Barker Rd
W Barker Rd
E Poen Rd
W Tenmile Creek Rd
S Ridgewood Rd
S Greenhurst Rd
S Black Cat Rd
N Black Cat Rd
S Ten Mile Rd
N Ten Mile Rd
S Linder Rd
N Linder Rd
S Meridian Rd
N Meridian Rd
N McDermott Rd
S McDermott Rd
N Kay Ave
S Ash Ave
S School Ave
S Luker Rd
S Stroebel Rd
S Locust Grove Rd
N Locust Grove Rd
S Eagle Rd
N Eagle Rd
S Cloverdale Rd
S Five Mile Rd
N Stewart Rd
N Cow Horse
S Cole Rd
S Curtis Rd
S Pleasant Valley Rd
S Swan Falls Rd
Andes Dr
W Green Ln
HUBBARD RESEVOIR
KUNA BUTTE

Riverton *4.76 acres of Commercial*

Preliminary Phasing Plan (proposed)



Hubble Hero House in Kuna

2022 HUBBLE™ HERO HOUSE

HEART OF HUBBLE

25 Years HUBBLE HOMES

BOYS & GIRLS CLUB

WCA

KUNA FOOD BANK
Alliance Serving Kuna, Inc.

ICSH
Idaho Crisis & Suicide Hotline

HIDDEN PARADISE
HOME OF CAMP RAINBOW GOLD

ADVOCATES AGAINST FAMILY VIOLENCE

IDAHO HUMANE SOCIETY

Thank you for considering our request for a recommendation of approval of Riverton Subdivision, 21-16-AN (annexation) and 21-11-2 (prelim plat).

1. Annexation of 38.44 acres
   - 33.69 acres R-8 Zone
   - 4.76 acres C-2 zone

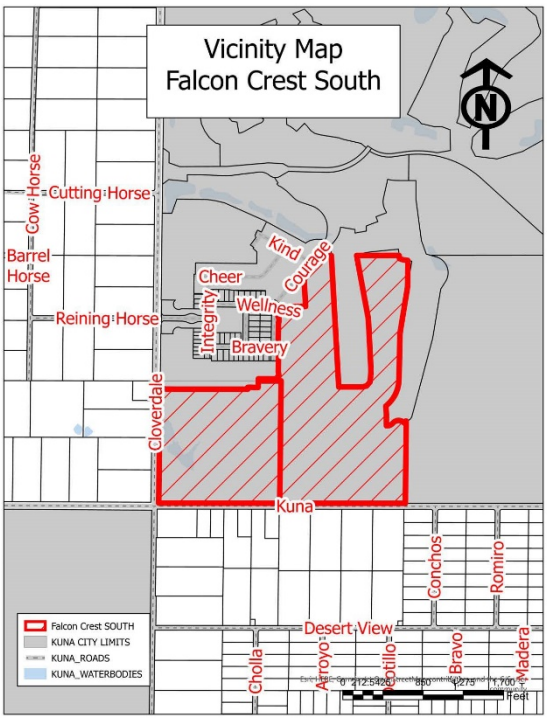
2. Preliminary Plat
   - 210 total lots
   - 182 single family lots
   - 24 common lots
   - 4 commercial lots, 4.76 acres
   - 4.04 acres of qualified open space, 11.6%

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-05-S (Preliminary Plat) and 22-14-DR (Design Review).**
FALCON CREST, LLC, AND M3 ID FALCON CREST, LLC	)	
For a Preliminary Plat and Design Review Request for Falcon Crest South Subdivision.	)	**STAFF REPORT FOR A 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:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X

2.2	Preliminary Plat Application			X
2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map			X
2.6	Legal Description			X
2.7	Warranty Deed			X
2.8	Affidavit of Legal Interest – M3 Comp.			X
2.9	Affidavit of Legal Interest - Falcon Crest Club Partners			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Subdivision Name Reservation			X
2.13	Preliminary Plat Revised			X
2.14	Landscape Plans Revised			X
2.15	Landscape Plan Illustrative OVERALL Master Plan			X
2.16	Phasing Plan			X
2.17	Prelim. Plat Showing Changes from Original Approval			X
2.18	Maintenance for Common Lots – CC&R's			X
2.19	Agency Transmittal			X
2.20	City Engineer's Memo			X
2.21	Ada County Highway District (ACHD)			X
2.22	Central District Health Department			X
2.23	COMPASS			X
2.24	Idaho Transportation Department (ITD)			X
2.25	Nampa Meridian Irrigation District			X
2.26	Kuna School District No. 3			X
2.27	Commission Kuna Melba News Proof			X
2.28	Commission 300' Mailer			X
2.29	Commission Proof of Property Posting			X
2.30	Commission Website Notice			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Design Reviews are designated as Public Meetings with the Planning and Zoning Commission (acting as Design Review Commission), as the decision-making body, while 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: October 7, 2021 (1 Attendees)

2.1.1.2 Agency Comments Request: June 18, 2022

2.1.1.3 300 FT Legal Mailer Notice: July 20, 2022

2.1.1.4 Kuna Melba News Newspaper: July 20, 2022

2.1.1.5 Site Posted: July 28, 2022

III
APPLICANTS REQUEST

3.1 Falcon Crest, LLC and M3 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approximately 41 acres zoned as R-6 (Medium Density Residential) and R-12 (High Density Residential), into 172 single-family lots, nine (9) common lots, two (2) shared driveway lots, and one (1) Private Road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads, in Section 22, Township 2 North, Range 1 East (APN: S1422336100 & S1422315000).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The lands are located within the City of Kuna Corporate Limits. Historically the subject site has been used for golfing and agricultural purposes.

4.2 Surrounding Land Uses

North	R-6 R-12	Medium Density Residential – City of Kuna High Density Residential – City of Kuna
South	RR	Rural Residential – Ada County
East	R-6 R-12	Medium Density Residential – City of Kuna High Density Residential – City of Kuna
West	R-6 C-2	Medium Density Residential – City of Kuna Area Commercial – City of Kuna

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1422336100
- **4.3.1.1** Falcon Crest, LLC
- **4.3.1.2** Approximately 36 acres
- **4.3.1.3** C-2 (Area Commercial)

4.3.2 S1422315000

4.3.2.1 Falcon Crest, LLC

4.3.2.2 Approximately 63.75 acres

4.3.3.3 R-6 (Medium Density Residential) & R-12 (High 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 vegetation consistent with that of a golf course and 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 and the subject site is well outside the boundary of 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-Uses.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map does not indicate a future trail or pathway within the site or a future Bike route along the Road frontages. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to greenspaces / parks.

4.9 Agency Responses

Agency	**Exhibit No.**
City Engineer's Memo	2.20
ACHD – Ada County Highway District	2.21
Central District Health Department	2.22
COMPASS	2.23
ITD	2.24
Nampa Meridian Irrigation District	2.25
Kuna School District No. 3	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 According to the ACHD report the intersection of Kuna Road and Cloverdale Road is listed in the Capital Improvement Plan (CIP) to be reconstructed as a multi-lane round-about with 2 lanes on the northbound and southbound approaches and 1 lane on the east and westbound approaches. Also, Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040. These are both a part of the ACHD Integrated Five Year Work Plan (IFYWP. The applicant submitted a Traffic Impact Study (TIS) for ACHD's review and acceptance.

The Roadways to Bikeways Master Plan (BMP) for ACHD identifies Kuna Road as a Level 3 facility that will be constructed as part of a future ACHD project.

ACHD recommends the Applicant that a dedicated eastbound left-turn lane be constructed on Kuna Road at the Ocotillo Lane intersection since this will be warranted with future growth of the area.

Consistent with ACHD action for the 2018 Falcon Crest application, the Applicant should be required to dedicate additional Rights-of-way (ROW) to total a min. of 48-feet from centerline of Kuna Road abutting the site. ACHD policy is a 5-foot wide sidewalk located a min. of 42-feet from centerline of Kuna Road, widen the pavement on Kuna Rd. to a total of 17-feet from centerline and construct a 3-foot wide gravel shoulder; if the sidewalk is located outside of the dedicated ROW a permanent ROW easement should be provided.

ACHD policy states that the lead land use agencies shall establish the requirements for private streets. ACHD retains authority and will review the proposed intersection of a private road and public street for compliance with ACHD intersection policies and standards. ACHD recommends that If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. ACHD recommends private roads should have the following requirements: Designed to discourage through traffic between two public streets, graded to drain away from the public streets, and, if a private road is gated, the gate or keypad (if applicable) shall be located a min. of 50-feet from the near edge of the intersection and a turnaround shall be provided.

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.

VI
STAFF ANALYSIS

6.1 A Pre-Application Meeting was held between the Applicant and the City November 3, 2021. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on October 7, 2021, there was one (1) attendee. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application. The proposed application was noticed to all property owners within at least 300 feet on July 20, 2022, and official notice was published in the Kuna Melba News July 20, 2022, and notice was posted on the City web site as well.

This proposed subdivision is another piece of the overall Falcon Crest Master Planned Unit Development (PUD) project, which was approved by Council in February 2019. Part of this requests includes approx. 22 acres that were approved for a Preliminary Plat (Pre Plat) called Falcon Crest Subdivision, in February 2019, which has not recorded on a Final Plat. The application before the Commission, includes a new Pre Plat request for approx. 22 acres of a previously approved preliminary plat. Exhibit 2.16 demonstrates the new Pre Plat request and the additional lands for your consideration.

Falcon Crest, LLC, and M3 ID Falcon Crest, LLC, the Applicant, requests approval to subdivide approx. 41 acres already within the City of Kuna within two (2) existing zones; R-6 (MDR) and R-12 (HDR). The Applicant requests Preliminary Plat approval in order to subdivide the approximate 41 acres into 184 total lots (172 single family, nine [9] common, and two [2] common driveway lots, and one [1] private road lot. The Applicants proposal is a smaller part of a PUD, which applies Mixed-Use components (Commercial Zones and other Residential uses) throughout the overall PUD project work together to satisfy the Mixed-Use designation on the FLUM.

The overall gross density of the project is proposed to be 4.23 dwelling units per acre (DUA), overall net density for the residential portion is proposed at 5.27 DUA.

The Applicant proposes 5.17 acres, or 12.70% of the total project as open space. The Development Agreement for this PUD allows the Developer to apply excess open-space acreages in other parts of the project to be applied to plats which may not reach the minimum thresholds for required open space stated in KCC 5-17-12-D; in accordance with the recorded Development Agreement, Staff views the proposal to be compliant with 5-17-12-D.

Staff recommends a stub street be added to proposed Block 7, near Lots 42/43, on the southwest side for connectivity to the future project(s) which will include commercial on this corner. Staff also recommends a pedestrian pathway be provided on the south side, in proposed Block 7, near Lots 65/66 (mid-block), for continuous pedestrian and non-motorized traffic through the project. Both recommendations were discussed at the Pre-application meeting.

According to Exhibit 2.20, Public Works staff conditionally supports the Falcon Crest South Subdivision development with conditions of that support listed in the Engineers Memo. That support is also contingent on the approximately 990 acres will not exceed the 2.322 residential lots approved in 2018. The Engineers memo states the Falcon Crest Subdivision has received approval for construction on 422 residential lots out (the approved) 2.322. Before the next approval of any Falcon Crest Subdivision phase(s) the New York Lift Station pumps will need to be ordered. Planning and Zoning staff recommends the Applicant be required to follow Public Works conditions of approval as listed in their memo, and as amended as needed.

Staff notes sidewalks along classified roads (Arterials) shall be a minimum of eight (8) feet wide detached and be located *within* the public Rights-Of-Way (ROW).

The Applicant proposes two (2) private driveways and private road for a cluster of three (3) lots 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 homes near the private driveways. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots. Staff Notes there appears to be a double Lot 4, Block 5 and recommends the Applicant verify there are not more lots than proposed and reflect the accurate count on an updated submittal of the Preliminary Plat.

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 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 unless otherwise approved. Fences placed between Commercial and Residential uses shall be sight obscuring and adhere to KCC 5-5-5-E. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. 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 notes on landscape plan a note for tree plantings says "Fold burlap back 1/4 of the way", the note shall state "burlap to be removed at least 1/2 way down the root ball. Developer shall correct the note and re-submit the Landscape Plan.

Staff recommends the Developer be conditioned to enter a license agreement with ACHD in order to place sod within the ROW between the edge of sidewalk and the bottom of the swale for weed control on Kuna Road.

The Developer/Owner, 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 Preliminary Plat for technical compliance with KCC, 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. 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 where the stricter rule shall be followed. If the Planning and Zoning Commission recommends Approval of Case No. 22-05-S, and Approves Case No. 22-14-DR the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, and any 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. 22-05-S, and 22-14-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 No. 22-05-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-14-DR, a request from Falcon Crest, LLC and M3 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approx. 41 acres previously zoned as R-6 (Medium Density Residential) and R-12 (High Density Residential), into 172 single-family lots, nine (9) common lots, 2 shared driveway lots, and one (1) Private Road lot.

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. 22-05-S and 22-14-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. Public Works support is contingent on the approximately 990 acres will not exceed the 2.322 residential lots. The Engineers memo states before the next approval of any Falcon Crest Subdivision phase(s) the New York Lift Station pumps will need to be ordered.*

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 October 7, 2021; one (1) resident was in attendance. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on July 20, 2022, and a legal notice was published in the Kuna Melba Newspaper on July 20, 2022. The Applicant posted a sign on the property on July 28, 2022.*

7.3 Based on the evidence on file for Case Nos. 22-05-S and 22-14-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 existing zoning districts are R-6, and R-12; the recorded Development Agreement and Comp Plan Map designates the property as Mixed-Uses*

7.4 The contents of the proposed Preliminary Plat, 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, and the recorded Development Agreement:

Staff Finding: *Review by Staff of the proposed Preliminary Plat and Design Review confirms all applicable technical requirements listed in KCC and Development Agreement were provided.*

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

Staff Finding: *According to Exhibit 2.20, Public Works staff conditionally supports the Falcon Crest South Subdivision development with conditions of that support listed in the Engineers Memo.*

Public Works support is contingent on the approximately 990 acres will not exceed the 2.322 residential lots. The Engineers memo states before the next approval of any Falcon Crest Subdivision phase(s) the New York Lift Station pumps will need to be ordered. According to Exhibit 2.21 in the ACHD report, it states the intersection of Kuna Road and Cloverdale Road is listed in the CIP to be reconstructed as a multi-lane round-about with 2 lanes on the northbound and southbound approaches and 1 lane on the east and westbound approaches. Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Rd. to Deer Flat Rd. between 2036 and 2040.

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, unless otherwise approved.*

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 that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Preliminary Plat, and Design Review requests for the site ***are/are not*** consistent with the following Comprehensive Plan components:

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 land Owners 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 a classified roads 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 classified 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 Design Review application and the recommendation of Approval, Conditional Approval or Denial of the 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 upon the record contained in Case Nos. 22-05-S, and 22-14-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 No. 22-05-S and (***Approves/Conditionally Approves/Denies)*** Case No. 22-14-DR, a request from Falcon Crest, LLC and M3 ID Falcon Crest, LLC, for Preliminary Plat approval to subdivide approx. 41 acres zoned as R-6 (Medium Density Residential) and R-12 (High Density Residential), into 172 single-family lots, nine (9) common lots, 2 shared driveway lots, and one (1) Private Road lot, subject to the following Conditions of Approval:

9.1 The Developer/Owner/Applicant 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 connections.

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 Connection to City Services (Sewer and Dom. Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

9.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

9.6 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

9.7 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 may 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.

9.8 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.

9.9 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.

9.10 It is the responsibility of the Developer or their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

9.11 Developer/Owner/Applicant shall follow ACHD's site specific Conditions of Approval, unless the City of Kuna's standards are stricter unless specifically approved otherwise.

9.12 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

9.14 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.

9.15 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.

9.16 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.

9.17 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

9.18 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

9.19 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.

9.20 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

9.21 Developer/Owner/Applicant shall provide enough Rights-Of-Way for arterials adjacent to each frontage and preserve adequate space for a 20-to-30-foot landscape buffer.

9.22 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered home products with private driveway and private road as proposed.

9.23 It is the responsibility of the Developer to ensure any anticipated residential buildings fit any given buildable lot.

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

9.25 In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD in order to place an irrigation source and sod within the Rights-Of-Way between the edge of sidewalk and the bottom of the swale for weed control.

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

9.27 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.

9.28 Develop/Owner/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.

9.29 The Landscape Plan (dated 6.21.21) and Preliminary Plat (dated 3.16.22) will be considered binding site plans as amended and/or approved.

9.30 The Applicant shall submit an updated Preliminary Plat prior to the application going to City Council reflecting an accurate lot count, correcting Double-Lot 43, Block 5.

9.31 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

9.32 Developer, Owner/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.

9.33 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

9.34 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 9th, day of August, 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): 22-05-S, 22-14-DR

Project Name: Falcon Crest SOUTH Sub.

Date Received: _____

Date Accepted as Complete: _____

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

☐	Annexation	☐	Appeal
☐	Comp. Plan Map Amendment	☐	Combination Pre & Final Plat
☐	Design Review	☐	Development Agreement
☐	Final Planned Unit Development	☐	Final Plat
☐	Lot Line Adjustment	☐	Lot Split
☐	Ordinance Amendment	☐	Planned Unit Development
✔	Preliminary Plat	☐	Rezone
☐	Special Use Permit	☐	Temporary Business
☐	Vacation	☐	Variance

Owner of Record

Name: Falcon Crest LLC & M3 ID Falcon Crest LLC

Address: 2528 N Cloverdale Rd, Boise 83713

7033 E Greenway Pkwy, Ste 100, Scottsdale, AZ 85254

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: JUB Engineering, Inc / Wendy Shrief

Address: 2760 Excursion Ln. Ste 400

Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Engineer/Representative Information

Name: J-U-B Engineers, Inc. / Matt Price, P.E.

Address: 2760 Excursion Ln. Ste 400

Meridian, ID 83642

Phone: 208-376-7330 Email: mprice@jub.com

Subject Property Information

Site Address: E Kuna Road

Nearest Major Cross Streets: E Kuna Road and S Five Mile Road

Parcel No.(s): S1422336100, S1422315000

Section, Township, Range: Township: 2 North, Range: 1 East Sec: 22

Property Size: 40.69 AC.

Current Land Use: Agricultural Proposed Land Use: Single family development

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Falcon Crest South Subdivision

General Description of Project: 184 lots total, 172 residential, 9 common 2 common driveway lots, 1 private road lot.

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: N/A

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: 172 residential Units No. of Building Lots: 172 Building Lots

No. of Common Lots: 9 Common Lots No. of Other Lots: 2 Driveway lots, 1private Road Lot

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

■ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

■ Other: Shared driveway lots

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 4.23 DU/AC

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.72 DU/AC

Percentage of Open Space provided: 12.7% Acreage of Open Space: 5.17 AC.

Type of Open Space provided (i.e. public, common, landscaping): Landscaping and common lots will be provide included according to city code.

Non-Residential Project Summary (If Applicable)

Number of building lots: N/A 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: 05/05/2022

Preliminary Plat Application

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

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

****Office Use Only****

Case No(s).: _____

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):

- [X] Complete Planning & Zoning Application Coversheet
- [X] Complete Preliminary Plat Application
- [X] 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.
- [X] 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.
- [X] 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.
- [X] Recorded Warranty Deed for property.
- [X] 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.)*
- [X] Neighborhood Meeting Certification.
- [X] Commitment of Property Posting form signed by the applicant/agent.
- [X] 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.*)
- [X] Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
  - [X] Topography at 2' intervals
  - [X] Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - [X] Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - [X] Easements/common space such as utility easements, parks, community spaces, etc.
  - [X] Layout & dimensions of lots
  - [X] 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.
- [X] 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".

- [x] Phasing Plan
- [x] Landscape Plan for subdivision entrances, buffers, common areas, etc.
- [x] 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).*

Applicant Signature: _____ Date: 05/05/2022

By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

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).: 22-14-DR

Project Name: Falcon Crest SOUTH Sub

Date of Pre-Application Meeting: _____

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

Landscape Plan

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

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

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: M3 ID Falcon Crest LLC | Falcon Crest LLC - Mark Tate

Address: 7033 E Greenway Pkwy, Ste 100, Scottsdale AZ | 2528 N Cloverdale Rd, Boise, ID

Phone: (208) 939-6263 Email: mtate@m3companiesllc.com

Applicant Information

Name: J-U-B Engineers, Inc - Wendy Shrief

Address: 2760 W Excursion Lane, Ste 400 | Meridian

Phone: (208) 376-7330 Email: wshrief@jub.com

Engineer/Representative

Name: J-U-B Engineers, Inc - Matt Price

Address: 2760 W Excursion Lane, Ste 400, Meridian, ID 83642

Phone: (208) 376-7330 Email: mprice@jub.com

Property Information

Address: North of East Kuna Road and West of South Cloverdale Road

Parcel No(s).: S1422346600, S1422336125

Closest Major Cross Streets: E Kuna Road and S Five Mile Road

Please check the box that reflects the intent of the application:

■ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: 184 total lots, 172 residential, 9 common , 2 common driveway lots and 1 private road lot.

2. Dimension of property: 40.69 Acres

3. Current land use(s): Agricultural

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

   North: Agricultural South: Agricultural

   East: Agricultural West: Agricultural

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

   Yes, the three phases will be constructed over the next two years.

6. Number and use(s) of all structures: N/A

7. Building Height: N/A

8. Number of Stories: N/A

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

   N/A

Exterior Building Materials and Colors

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

Mechanical Units

Please identify mechanical unit(s) size and placement: N/A

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: N/A

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? Shallow injection wells

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? To be determined

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

Building Coverage

% of site devoted to building coverage?	N/A All	
% 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: N/A

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.)*

N/A

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: N/A

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: N/A

Parking

Total number of parking spaces? N/A Dimensions? _____

Total number of ADA accessible spaces? N/A Dimensions? _____

Total number of compact spaces (8' x 17')? N/A

Miscellaneous

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

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

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

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

Applicant Signature: _____ Date: 5/5/22

Additional Information

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

J·U·B ENGINEERS, INC.

November 11, 2021

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

Re: Falcon Crest South Subdivision | Preliminary Plat

Dear Jace:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Falcon Crest South Subdivision. JUB Engineering is representing the owner/developer, M3 Companies LLC, for this application.

Project Background

Falcon Crest South Subdivision is a 40.89-acre single-family residential development located north of East Kuna Road and west of South Cloverdale Road. The proposed preliminary plat is a re-plat of the southern area of the Falcon Crest Subdiivsion Preliminary Plat; due to changes in market conditions, the layout and mix of lot types have been modified from the original layout.

On behalf of our client, we are submitting a Preliminary Plat application for a residential development consisting of 172 residential lots, ten common lots, two common driveway lots and a private road lot. The average lot size will be 5,759 s.f. with the smallest lot being 4,000 s.f. The residential gross density is 4.21 DU/AC, and the net density is 5.38 DU/AC. The percentage of open space is 13.4%; 5.46 acres of the subdivision area is dedicated to open space. The subject property was previously been annexed into the City of Kuna with R-6 and R-12 zoning as a part of Falcon Crest Subdivision.

Preliminary Plat

Design Concept:
Falcon Crest South Subdivision will provide the City of Kuna with a variety of housing types that will complement the surrounding Falcon Crest development and provide a source of higher end housing for Kuna residents. All proposed housing will be single-family. The overall density and variety of lot sizes will also be consistent with other nearby approved developments. The preliminary plat submitted shows the location of anticipated uses, but the specific home styles will be finalized as part of future building permit submittals.

Landscaping and Amenities:
All private streets will have a tree/landscape barrier between the sidewalks and the roads, giving pedestrians increased protection as they travel through the development. This type of landscape design will also create a pleasant environment and cause drivers to reduce their speeds because more pedestrians will be present. There will be a

J·U·B ENGINEERS, INC.

significant amount of open space that will serve as recreational areas for residents and help enhance the neighborhood's beauty and environmental quality.

Water:
The City of Kuna will provide water service for domestic use and fire protection via an extension of the existing service from W. Kuna Road.

Sewer:
All lots within the subdivision will be provided sanitary sewer service by the City of Kuna via an extension of the existing service from W Kuna Road.

Streets:
Access to the development will be taken off of W. Kuna Road. Private streets will be constructed on-site to provide internal access throughout the development. The roadways will be designed to discourage through traffic between W. Kuna Road and South Cloverdale Road; stub streets have been provided to provide connectivity to future development adjoining the subject property. Please refer to the preliminary plat for design details.

Applications

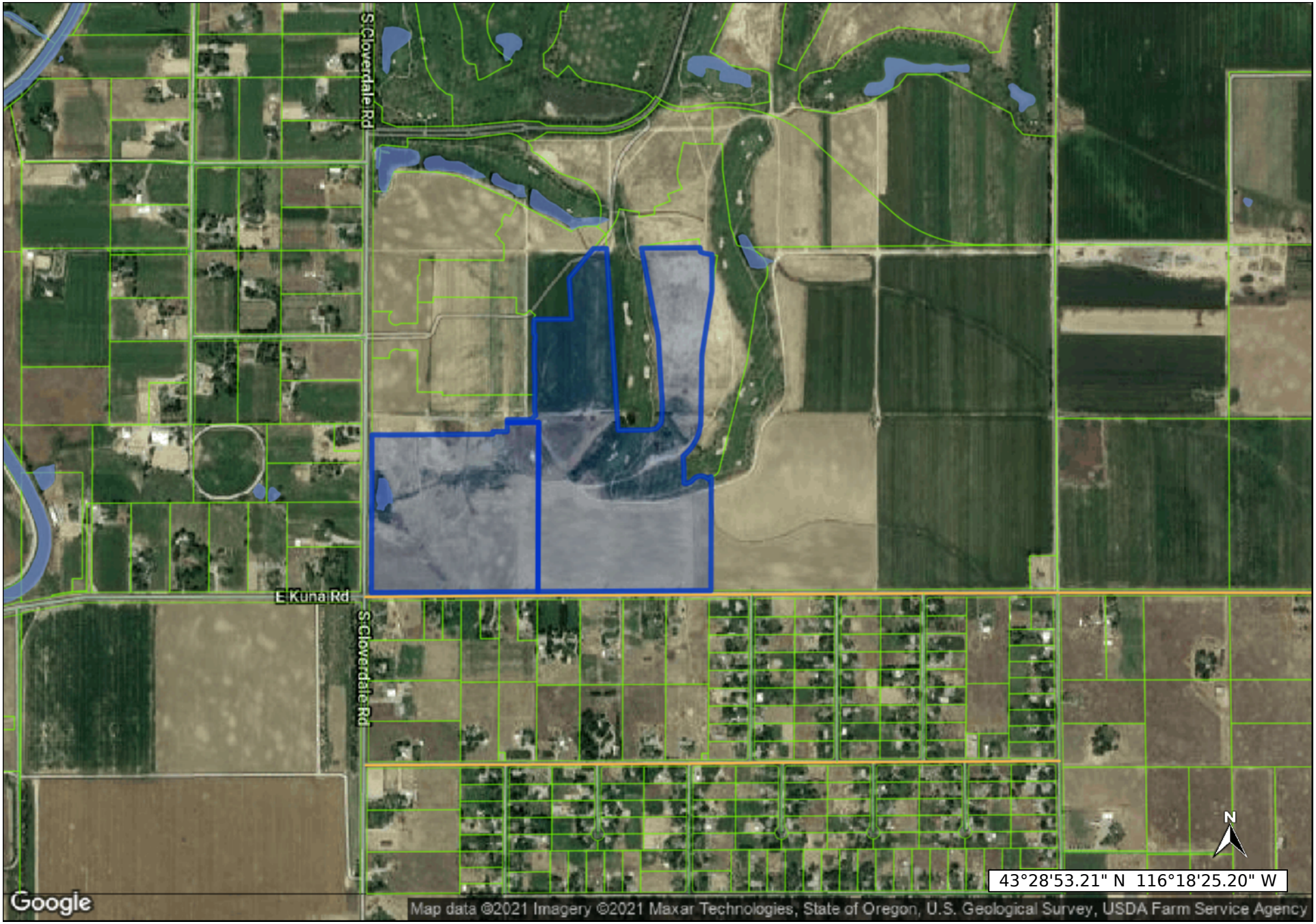
As discussed during the pre-application meeting with City staff, the required applications include a Planning and Zoning Application Coversheet and a Preliminary Plat Application, the subject property has already been annexed into the City of Kuna and received zoning for residential development. A Neighborhood Meeting was held in compliance with City of Kuna standards on October 7, 2021.

We appreciate the opportunity to present these applications to the City of Kuna. As you complete your review, please don't hesitate to let me know if we can provide any additional information to assist with your review of the project. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

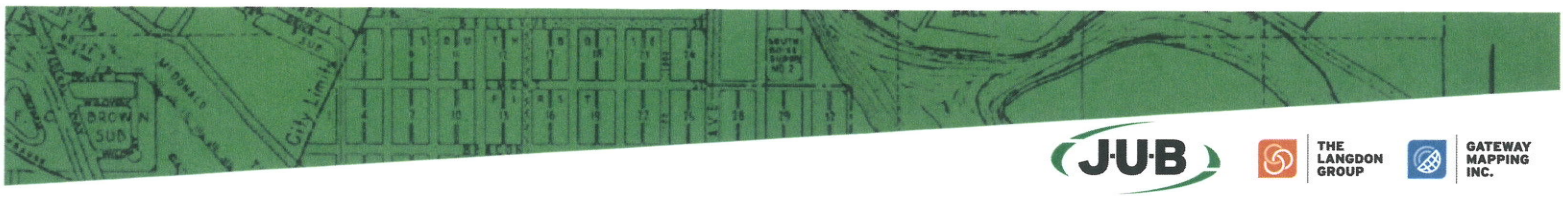
Wendy Shrief
J-U-B ENGINEERS, Inc.

Vicinity Map



Nov 11, 2021 - landproDATA.com
Scale: 1 inch approx 1000 feet

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



J-U-B ENGINEERS, INC. J-U-B FAMILY OF COMPANIES

Exhibit "A"
Falcon Crest South Subdivision – Pre-Plat Description
Project No. 10-21-069 *March 21, 2022*

A tract of land situate in the south half of Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 22; thence from said Point of Commencement, South 00°42'47" West, coincident with the west line of said Section 22, a distance of 2,650.93 feet to the southwest corner of said Section 22; thence South 89°57'42" East, coincident with the south line of said Section 22, a distance of 948.00 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, leaving said south line, the following sixteen (16) consecutive courses and distances:

1. North 00°42'47" East, a distance of 960.07 feet,
2. South 89°57'42" East, a distance of 18.10 feet,
3. South 00°46'59" West, a distance of 23.40 feet,
4. South 89°13'01" East, a distance of 130.79 feet,
5. North 00°46'59" East, a distance of 15.00 feet,
6. South 89°14'32" East, a distance of 200.00 feet,
7. North 00°46'59" East, a distance of 35.10 feet,
8. South 89°57'42" East, a distance of 387.49 feet,
9. North 00°02'18" East, a distance of 115.00 feet,
10. South 89°57'42" East, a distance of 3.70 feet,
11. North 00°02'18" East, a distance of 285.00 feet,
12. North 89°57'42" West, a distance of 10.30 feet,
13. North 00°02'18" East, a distance of 170.00 feet,
14. South 89°57'42" East, a distance of 66.54 feet,
15. North 03°11'47" West, a distance of 2.83 feet, and
16. North 86°48'13" East, a distance of 180.00 feet to a point on the boundary line of the tract of land described as "Golf B Parcel" in the Special Warranty Deed recorded as Instrument No. 2021-042022, Official Records of Ada County;

thence South 03°11'47" East, coincident with said boundary line, a distance of 303.46 feet to an angle point in said boundary line; thence leaving said boundary line, the following seventeen (17) consecutive courses and distances:

1. continuing South 03°11'47" East, a distance of 120.19 feet,
2. South 00°02'18" West, a distance of 45.00 feet,
3. North 89°57'42" West, a distance of 9.90 feet,
4. South 00°02'18" West, a distance of 115.00 feet, and
5. South 89°57'42" East, a distance of 506.59 feet;
6. South 00°07'38" East, a distance of 130.00 feet,
7. South 89°57'42" East, a distance of 13.02 feet,

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

8. along the arc of a tangent curve to the left, concave northerly, having a radius of 430.00 feet, through a central angle of 05°57'36", an arc length of 44.73 feet, and a chord bearing North 87°03'30" East, a distance of 44.71 feet,
9. along the arc of a reverse curve to the right, concave southerly, having a radius of 495.00 feet, through a central angle of 05°57'36", an arc length of 51.49 feet, and a chord bearing North 87°03'30" East, a distance of 51.47 feet,
10. South 89°57'42" East, a distance of 134.01 feet,
11. South 00°02'18" West, a distance of 60.00 feet,
12. North 89°57'42" West, a distance of 50.88 feet,
13. South 00°02'18" West, a distance of 284.50 feet,
14. North 89°57'42" West, a distance of 5.63 feet,
15. South 00°02'18" West, a distance of 188.73 feet,
16. along the arc of a non-tangent curve to the left, concave easterly, having a radius of 55.50 feet, through a central angle of 96°06'07", an arc length of 93.09 feet, and a chord bearing South 00°02'18" West, a distance of 82.56 feet, and
17. South 00°02'18" West, a distance of 241.72 feet to a point on the south line of said Section 22;

thence North 89°57'42" West, coincident with said south line, a distance of 1,695.04 feet to the **Point of Beginning**.

Containing an area of 40.69 acres of land, more or less.

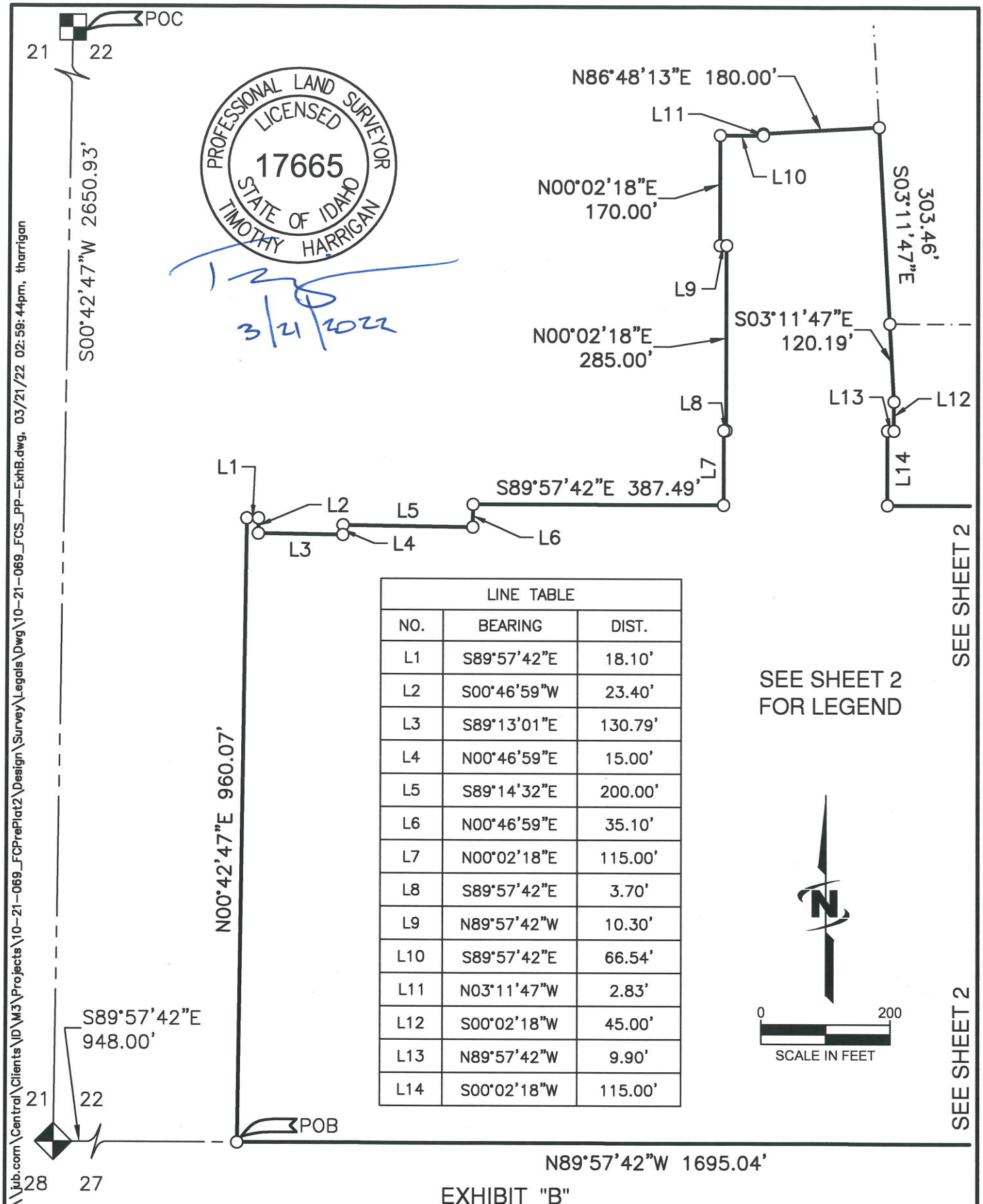
The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665

3/21/2022
Date



PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

3/21/2022

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°57'42"E	18.10'
L2	S00°46'59"W	23.40'
L3	S89°13'01"E	130.79'
L4	N00°46'59"E	15.00'
L5	S89°14'32"E	200.00'
L6	N00°46'59"E	35.10'
L7	N00°02'18"E	115.00'
L8	S89°57'42"E	3.70'
L9	N89°57'42"W	10.30'
L10	S89°57'42"E	66.54'
L11	N03°11'47"W	2.83'
L12	S00°02'18"W	45.00'
L13	N89°57'42"W	9.90'
L14	S00°02'18"W	115.00'

EXHIBIT "B"

PRJ NO: 10-21-069

JUB
J-U-B ENGINEERS, INC.

FALCON CREST SOUTH SUBDIVISION
PRE-PLAT BOUNDARY

SITUATE IN THE SOUTH HALF OF SECTION 22, T2N, R1E,
BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

SHEET
1 OF 2

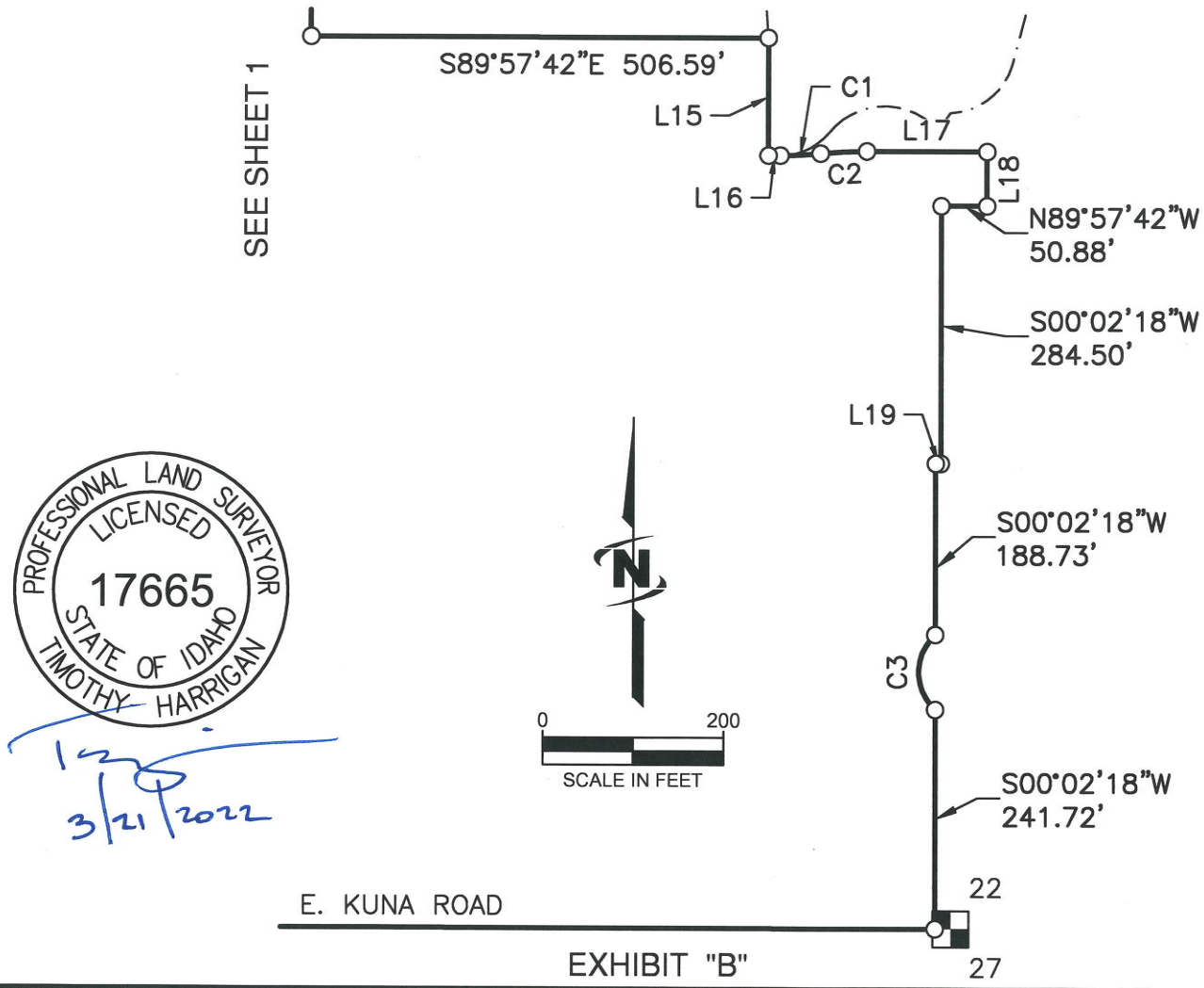
\\jub.com\Central\Clients\ID\M3\Projects\10-21-069_FCPrePlat2\Design\Survey\Legals\Dwg\10-21-069_FCS_PP-ExhB.dwg, 03/21/22 02:59:44pm, tharrigan

LINE TABLE		
NO.	BEARING	DIST.
L15	S00°07'38"E	130.00'
L16	S89°57'42"E	13.02'
L17	S89°57'42"E	134.01'
L18	S00°02'18"W	60.00'
L19	N89°57'42"W	5.63'

LEGEND

- ——— – – – ——— – SECTION LINE
- ——————— – PRE–PLAT BOUNDARY LINE
- ◆ – SECTION CORNER
- ▣ – QUARTER CORNER
- O – DIMENSION POINT
- POC – POINT OF COMMENCEMENT
- POB – POINT OF BEGINNING

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	430.00'	5°57'36"	44.73'	N87°03'30"E	44.71'
C2	495.00'	5°57'36"	51.49'	N87°03'30"E	51.47'
C3	55.50'	96°06'07"	93.09'	S00°02'18"W	82.56'



PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

3/21/2022

EXHIBIT "B"

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PRJ NO: 10-21-069

J-U-B ENGINEERS, INC.

FALCON CREST SOUTH SUBDIVISION
PRE-PLAT BOUNDARY

SITUATE IN THE SOUTH HALF OF SECTION 22, T2N, R1E,
BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

SHEET
2 OF 2

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=21 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-042022
03/16/2021 12:40 PM
$15.00

After Recording
Return to:

The M3 Companies
7033 E. Greenway Parkway, Suite 100
Scottsdale, AZ 85254

FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED
(FCGH Property)

FOR VALUE RECEIVED, **FALCON CREST, LLC**, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST CLUB PARTNERS, LLC**, a Delaware limited liability company, the GRANTEE, whose address is Three Lincoln Centre, Suite 1400, 5430 LBJ Freeway, Dallas, Texas 75240, the real property located in Ada County, State of Idaho, as more particularly described on Exhibit A and incorporated herein by reference, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, subject to the Permitted Exceptions.

Dated this 16 day of March, 2021.

GRANTOR:

FALCON CREST, LLC,
an Idaho limited liability company

By: _____
Terry Cook, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 15 day of March, 2021, by Terry Cook, as Manager of Falcon Crest, LLC.

Notary Public for Idaho
Residing at:
My commission expires:

JOSH HUFF
COMMISSION #20201663
NOTARY PUBLIC
STATE OF IDAHO

RESIDING IN BOISE, IDAHO
COMMISSION EXPIRES 05/21/2026

EXHIBIT A
LEGAL DESCRIPTION

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

FALCON CREST DEVELOPMENT
GOLF A PARCEL
LEGAL DESCRIPTION

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

Commencing at the southwest corner of said Section 22, from which the west quarter corner of said Section 22 bears North 00° 42' 47" East, 2650.93 feet; Thence, along the south line of said Section 22, South 89° 57' 42" East, 48.00 feet; Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the northwest quarter of said Section 22; Thence continuing along the easterly right-of-way line of South Cloverdale Road North 00° 42' 27" East, 451.45 feet to the **POINT OF BEGINNING**;

Thence continuing along said easterly right-of-way line, N 00°42'27" E, 305.87 feet to the southerly line of that certain 4.8-Acre Parcel as described in that Special Warranty Deed recorded under Instrument No. 2019-014374, Ada County Records;

Thence along said southerly line the following eleven (11) courses:

1) N 52°53'25" E, 81.84 feet;
2) S 84°15'41" E, 198.62 feet;
3) N 01°00'37" W, 70.50 feet;
4) N 89°35'11" E, 65.91 feet to the beginning of a non-tangent curve;
5) Along said non-tangent curve to the right an arc length of 77.37 feet, having a radius of 3,163.99 feet, a central angle of 01°24'04", a chord bearing of S 89°06'59" E and a chord length of 77.37 feet;
6) S 87°52'40" E, 226.76 feet to the beginning of a curve;
7) Along said curve to the left an arc length of 170.91 feet, having a radius of 866.37 feet, a central angle of 11°18'10", a chord bearing of N 86°28'15" E and a chord length of 170.63 feet;
8) N 82°09'46" E, 59.00 feet;
9) N 83°17'21" E, 157.87 feet to the beginning of a curve;
10) Along said curve to the right an arc length of 123.41 feet, having a radius of 150.00 feet, a central angle of 47°08'18", a chord bearing of S 73°08'30" E and a chord length of 119.96 feet to the beginning of a reverse curve;
11) Along said reverse curve to the left an arc length of 56.64 feet, having a radius of 95.00 feet, a central angle of 34°09'36", a chord bearing of S 66°39'09" E and a chord length of 55.80 feet to the beginning of a non-tangent curve;

Thence departing from said southerly line and along said non-tangent curve to the right an arc length of 36.14 feet, having a radius of 182.50 feet, a central angle of 11°20'47", a chord bearing of S 34°50'22" E and a chord length of 36.08 feet to the beginning of a reverse curve;

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

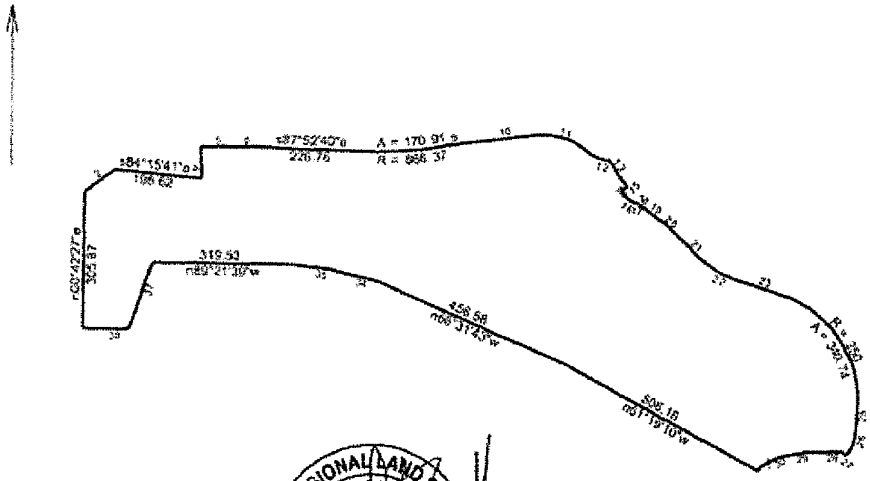
Thence along said reverse curve to the left an arc length of 33.36 feet, having a radius of 152.50 feet, a central angle of 12°31'58", a chord bearing of S 35°25'58" E and a chord length of 33.29 feet;
Thence S 48°49'12" W, 18.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 30.12 feet, having a radius of 170.50 feet, a central angle of 10°07'23", a chord bearing of S 46°42'21" E and a chord length of 30.08 feet to the beginning of a compound curve;
Thence along said compound curve to the left an arc length of 14.58 feet, having a radius of 27.00 feet, a central angle of 30°56'14", a chord bearing of S 67°14'10" E and a chord length of 14.40 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 6.49 feet, having a radius of 13.00 feet, a central angle of 28°35'59", a chord bearing of S 68°24'17" E and a chord length of 6.42 feet;
Thence S 54°06'17" E, 50.03 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 58.06 feet, having a radius of 385.00 feet, a central angle of 08°38'27", a chord bearing of S 49°47'04" E and a chord length of 58.01 feet;
Thence S 45°27'50" E, 76.26 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 87.07 feet, having a radius of 190.00 feet, a central angle of 26°15'19", a chord bearing of S 58°35'30" E and a chord length of 86.31 feet;
Thence S 71°43'09" E, 115.00 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 340.74 feet, having a radius of 250.00 feet, a central angle of 78°05'34", a chord bearing of S 32°40'22" E and a chord length of 314.97 feet;
Thence S 06°22'25" W, 49.71 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 49.75 feet, having a radius of 85.00 feet, a central angle of 33°32'07", a chord bearing of S 23°08'28" W and a chord length of 49.04 feet;
Thence N 50°05'28" W, 11.87 feet;
Thence S 90°00'00" W, 83.01 feet;
Thence S 79°22'49" W, 59.02 feet;
Thence S 63°26'06" W, 48.80 feet;
Thence S 28°40'50" W, 11.20 feet;
Thence N 61°19'10" W, 506.16 feet;
Thence N 66°31'43" W, 456.58 feet;
Thence N 76°41'20" W, 101.65 feet;
Thence N 81°41'42" W, 86.24 feet;
Thence N 89°21'39" W, 319.53 feet;
Thence S 19°46'57" W, 158.63 feet;
Thence N 89°17'33" W, 102.22 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 13.98 acres, more or less.

Robert L. Kazarinoff, PLS

04 MAR 2021

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



	3/4/2021
Scale: 1 inch= 300 feet	File: GOLF A BOUNDARY.ndp

Tract 1: 13.9809 Acres. Closure: n42.0149w 0.01 ft. (1/721760), Perimeter=4505 ft.

01 n00.4227e 305.87
02 n52.5325e 81.84
03 s84.1541e 198.52
04 n01.0037w 70.5
05 n89.3511e 65.91
06 Rt, r=3163.99, delta=001.2404, arc=77.37, chord=s89.0659e 77.37
07 s87.5240e 226.76
08 Lt, r=866.37, delta=011.1810, arc=170.91, chord=n86.2815e 170.63
09 n82.0946e 59
10 n83.1721e 157.87
11 Rt, r=150.00, delta=047.0818, arc=123.41, chord=s73.0830e 119.96
12 Lt, r=95.00, delta=034.0936, arc=56.64, chord=s68.3909e 55.80
13 Rt, r=182.50, delta=011.2047, arc=36.14, chord=s34.5022e 36.08
14 Lt, r=152.50, delta=012.3158, arc=33.36, chord=s35.2558e 33.29
15 s48.4912w 18
16 Lt, r=170.50, delta=010.0723, arc=30.12, chord=s46.4221e 30.08
17 Lt, r=27.00, delta=030.5614, arc=14.58, chord=s67.1410e 14.40
18 Rt, r=13.00, delta=028.3559, arc=6.49, chord=s68.2417e 6.42
19 s54.0517e 50.03
20 Rt, r=385.00, delta=008.3827, arc=56.06, chord=s49.4704e 56.01
21 s45.2750e 76.26
22 Lt, r=190.00, delta=026.1519, arc=87.07, chord=s58.3530e 86.31
23 s71.4309e 115
24 Rt, r=250.00, delta=078.0534, arc=340.74, chord=s32.4022e 314.97
25 s06.2225w 49.71
26 Rt, r=85.00, delta=033.3207, arc=49.75, chord=s23.0828w 49.04
27 n50.0528w 11.87
28 s90.0000w 83.01
29 s79.2249w 59.02
30 s83.2606w 48.8
31 s28.4050w 11.2
32 n61.1910w 505.16
33 n66.3143w 456.58
34 n76.4120w 101.65
35 n81.4142w 86.24
36 n89.2139w 319.53
37 s19.4657w 158.63
38 n89.1733w 102.22

FALCON CREST DEVELOPMENT
GOLF B PARCEL
LEGAL DESCRIPTION

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

Commencing at the southwest corner of said Section 22, from which the west quarter corner of said Section 22 bears North 00° 42' 47" East, 2650.93 feet; Thence, along the south line of said Section 22, South 89° 57' 42" East, 48.00 feet; Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the northwest quarter of said Section 22; Thence continuing along the easterly right-of-way line of South Cloverdale Road North 00° 42' 27" East, 451.44 feet;
Thence, leaving said easterly right-of-way line, South 89° 17' 33" East, 102.22 feet;
Thence, North 19° 46' 57" East, 158.63 feet;
Thence, South 89° 21' 39" East, 319.53 feet;
Thence, South 81° 41' 42" East, 86.24 feet;
Thence, South 76° 41' 20" East, 101.65 feet;
Thence, South 66° 31' 43" East, 456.58 feet;
Thence, South 61° 19' 10" East, 506.16 feet;
Thence, North 28° 40' 50" East, 11.20 feet;
Thence, North 63° 26' 06" East, 48.80 feet;
Thence, North 79° 22' 49" East, 59.02 feet;
Thence, North 90° 00' 00" East, 83.01 feet;
Thence, South 50° 05' 28" East, 91.36 feet;
Thence, South 03°11'47" East, 12.46 feet to the **POINT OF BEGINNING**;

Thence N 39°54'32" E, 60.47 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 164.84 feet, having a radius of 290.00 feet, a central angle of 32°34'06", a chord bearing of N 23°37'29" E and a chord length of 162.63 feet;
Thence S 80°41'16" E, 155.75 feet;
Thence S 00°00'00" E, 36.94 feet;
Thence N 80°28'40" E, 120.31 feet;
Thence N 00°00'00" E, 54.78 feet;
Thence N 69°21'29" E, 129.83 feet;
Thence N 20°38'31" W, 55.00 feet;
Thence N 69°21'29" E, 120.01 feet;
Thence N 26°06'46" W, 44.09 feet to the beginning of a curve;

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Thence along said curve to the right an arc length of 118.56 feet, having a radius of 175.00 feet, a central angle of 38°49'01", a chord bearing of N 06°42'16" W and a chord length of 116.31 feet;
Thence N 12°42'15" E, 203.25 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 117.16 feet, having a radius of 530.00 feet, a central angle of 12°39'57", a chord bearing of S 83°37'44" E and a chord length of 116.92 feet;
Thence S 89°57'42" E, 183.47 feet;
Thence S 00°02'18" W, 200.93 feet;
Thence S 07°27'55" E, 438.00 feet;
Thence S 19°41'17" E, 151.49 feet;
Thence S 74°10'20" E, 109.79 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 323.85 feet, having a radius of 175.00 feet, a central angle of 106°01'49", a chord bearing of S 20°33'22" E and a chord length of 279.58 feet;
Thence S 32°27'32" W, 94.39 feet;
Thence S 09°19'21" W, 11.32 feet;
Thence continuing S 09°19'21" W, 472.00 feet;
Thence S 10°13'46" W, 49.77 feet;
Thence S 14°54'58" W, 216.87 feet;
Thence continuing S 14°54'58" W, 622.97 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 56.96 feet, having a radius of 75.40 feet, a central angle of 43°16'47", a chord bearing of S 33°09'09" W and a chord length of 55.61 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 42.99 feet, having a radius of 75.00 feet, a central angle of 32°50'28", a chord bearing of S 71°13'11" W and a chord length of 42.40 feet;
Thence S 34°37'54" W, 23.48 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 57.51 feet, having a radius of 80.00 feet, a central angle of 41°11'29", a chord bearing of N 62°22'13" W and a chord length of 56.28 feet;
Thence continuing along said curve to the left an arc length of 80.56 feet, having a central angle of 57°41'49", a chord bearing of S 68°11'08" W and a chord length of 77.20 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 61.94 feet, having a radius of 70.00 feet, a central angle of 50°42'04", a chord bearing of S 64°41'16" W and a chord length of 59.94 feet;
Thence N 89°57'42" W, 12.95 feet;
Thence N 00°07'38" W, 129.50 feet;
Thence N 04°14'23" W, 78.64 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 318.74 feet, having a radius of 365.33 feet, a central angle of 49°59'19", a chord bearing of N 26°47'23" E and a chord length of 308.73 feet;
Thence N 01°21'53" E, 244.49 feet;
Thence N 01°21'44" E, 252.33 feet;

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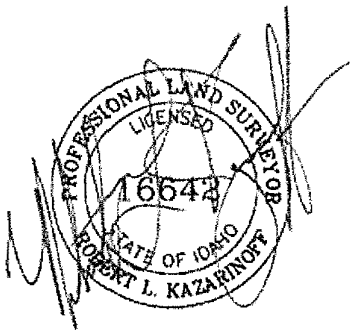
Thence N 09°19'21" E, 771.23 feet;
Thence N 80°40'39" W, 100.00 feet;
Thence N 70°11'22" W, 34.05 feet;
Thence N 05°39'24" W, 100.00 feet;
Thence S 84°20'31" W, 312.22 feet;
Thence S 79°33'41" W, 136.56 feet;
Thence S 10°26'19" E, 570.10 feet;
Thence continuing S 10°26'19" E, 112.00 feet;
Thence S 04°52'24" E, 45.09 feet;
Thence S 02°54'53" E, 472.00 feet;
Thence S 00°46'58" E, 54.92 feet;
Thence S 03°28'27" W, 56.40 feet;
Thence S 07°00'37" W, 53.10 feet;
Thence S 40°59'05" W, 55.82 feet;
Thence S 79°17'04" W, 51.61 feet;
Thence N 89°57'42" W, 242.78 feet;
Thence N 03°11'47" W, 1498.63 feet to the **POINT OF BEGINNING.**

The above-described parcel of land contains 33.51 acres, more or less.

Robert L. Kazarinoff, PLS



08 MAR 2021

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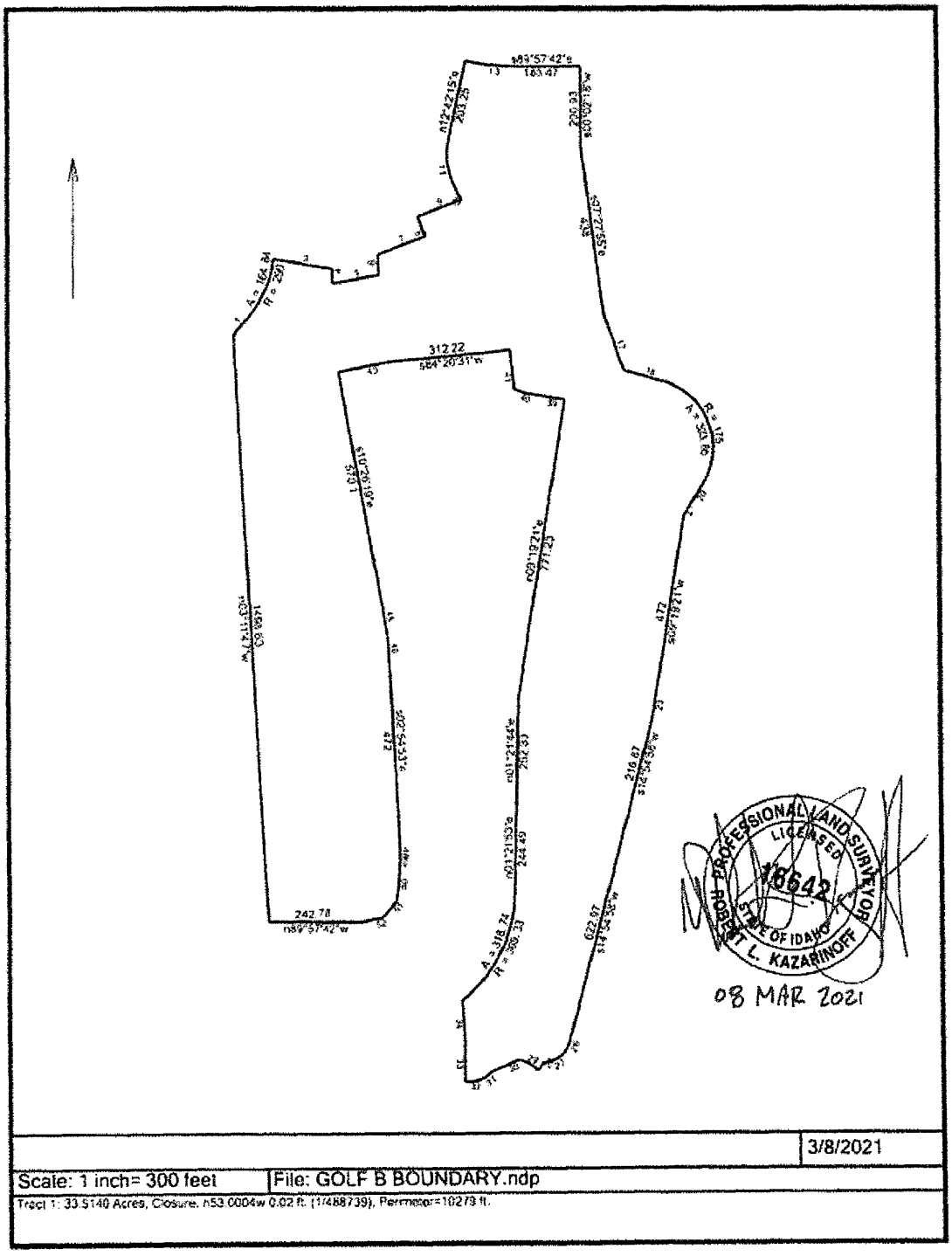
PROFESSIONAL LAND SURVEYOR
LICENSED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
08 MAR 2021
3/8/2021
Scale: 1 inch= 300 feet
File: GOLF B BOUNDARY.ndp
Tract 1: 33.5140 Acres, Closure: n53.0004w 0.02 ft. (1/488739), Perimeter=10273 ft.

FALCON CREST PROPERTY
GOLF COURSE AREA
LEGAL DESCRIPTION

Those portions of Section 15 and the North Half of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the west quarter corner of said Section 22 bears North 00°42'47" East, 2650.93 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22; Thence continuing along said easterly right-of-way line, North 00° 42' 27" East, 1141.69 feet to the **POINT OF BEGINNING**;

Thence along said easterly right-of-way line North 00° 42' 27" East, 1510.79 feet to the south line of said Section 15;
Thence continuing along said easterly right-of-way line, North 00° 01' 55" West, 1188.45 feet to the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;
Thence along the south line of said lands, North 89° 58' 05" East, 377.00 feet;
Thence along the east line of said lands, North 00° 01' 55" West, 450.00 feet;
Thence along the north line of said lands, South 89° 58' 05" West, 377.00 feet to said easterly right-of-way line;
Thence departing from said north line and along said easterly right-of-way line, North 00° 01' 55" West, 168.61 feet;
Thence along the northerly line of Parcel 1 as described in said Warranty Deed to ACHD, South 77° 30' 17" West, 49.16 feet to the west line of said Section 15;
Thence along said west line, North 00° 01' 55" West, 53.25 feet to the centerline of the New York Canal;

Thence departing from said west line and along said centerline the following three (3) courses:
North 77° 31' 13" East, 489.16 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;
Thence North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence departing from said centerline and along said west line, South 00° 02' 48" West, 73.35 feet;
Thence departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

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North 60° 34' 50" East, 174.04 feet;
Thence North 54° 35' 20" East, 154.96 feet;
Thence North 59° 04' 10" East, 141.05 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 188.25 feet, having a radius of 930.00 feet, a central angle of 11° 35' 52", a chord bearing of North 64° 52' 05" East and a chord length of 187.93 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:
Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence North 84° 23' 50" East, 201.72 feet;
Thence North 82° 24' 56" East, 132.20 feet;
Thence North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;
Thence along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.99 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;
Thence along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 22" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;
Thence along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;
Thence along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;
Thence along the east line of said Section 22, South 00° 47' 22" West, 1813.51 feet;
Thence departing from said east line, N 89°12'38" W, 119.77 feet;
Thence N 83°28'44" W, 130.37 feet;
Thence N 44°29'04" W, 92.76 feet;
Thence N 16°43'58" W, 98.88 feet;
Thence N 61°57'07" W, 643.62 feet;
Thence N 89°45'21" W, 227.76 feet;
Thence S 39°08'01" W, 112.48 feet;
Thence S 60°44'52" W, 257.72 feet;
Thence S 73°47'12" W, 280.36 feet;
Thence N 82°52'12" W, 230.04 feet;

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Thence N 27°45'48" W, 93.39 feet;
Thence N 06°41'45" E, 119.66 feet;
Thence N 43°41'56" E, 104.58 feet;
Thence N 77°08'32" E, 193.58 feet;
Thence N 35°17'36" E, 121.14 feet;
Thence N 60°16'39" E, 290.62 feet;
Thence N 70°49'23" E, 183.52 feet;
Thence S 83°56'09" E, 438.93 feet;
Thence S 69°59'06" E, 217.85 feet;
Thence S 38°29'58" E, 99.27 feet;
Thence N 84°01'47" E, 80.15 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 50.55 feet, having a radius of 175.00 feet, a central angle of 16°32'59", a chord bearing of N 10°26'49" E and a chord length of 50.37 feet;
Thence N 18°43'18" E, 559.23 feet;
Thence N 09°31'23" W, 226.99 feet;
Thence N 73°33'18" W, 75.31 feet;
Thence N 15°22'51" W, 230.93 feet;
Thence N 36°57'46" W, 227.86 feet;
Thence N 49°39'46" W, 797.23 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 199.89 feet, having a radius of 75.00 feet, a central angle of 152°42'18", a chord bearing of N 22°26'51" E and a chord length of 145.76 feet;
Thence S 81°12'00" E, 281.13 feet;
Thence S 50°24'06" E, 376.48 feet;
Thence S 63°12'37" E, 232.73 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 122.49 feet, having a radius of 175.00 feet, a central angle of 40°06'11", a chord bearing of S 43°09'32" E and a chord length of 120.00 feet;
Thence S 23°06'26" E, 389.50 feet;
Thence S 89°12'38" E, 66.25 feet;
Thence N 00°47'22" E, 117.37 feet;
Thence N 00°29'55" E, 573.72 feet;
Thence N 58°16'37" W, 358.37 feet;
Thence N 82°48'50" W, 130.15 feet;
Thence S 78°11'41" W, 188.63 feet;
Thence S 87°20'00" W, 142.55 feet;
Thence N 86°12'30" W, 155.97 feet;
Thence N 59°44'30" W, 104.21 feet;
Thence S 89°46'12" W, 149.73 feet;
Thence N 54°23'26" W, 191.58 feet;
Thence N 79°01'36" W, 261.62 feet;
Thence N 86°04'44" W, 266.08 feet;

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Thence S 73°12'46" W, 580.15 feet;
Thence S 38°53'11" W, 94.68 feet;
Thence S 32°23'04" E, 49.83 feet;
Thence S 58°37'08" W, 184.47 feet;
Thence N 27°02'05" W, 80.36 feet;
Thence N 46°51'02" W, 67.90 feet;
Thence N 53°37'06" W, 74.26 feet;
Thence S 75°49'06" W, 100.62 feet;
Thence N 61°21'28" W, 114.08 feet;
Thence S 81°01'32" W, 63.24 feet;
Thence N 82°16'59" W, 138.70 feet;
Thence S 82°16'32" W, 35.84 feet;
Thence N 51°12'01" W, 52.44 feet;
Thence N 52°36'06" W, 252.04 feet;
Thence N 74°06'15" W, 643.21 feet;
Thence S 89°27'48" W, 128.73 feet;
Thence S 70°33'58" W, 330.37 feet;
Thence S 54°58'56" W, 403.81 feet;
Thence S 20°15'28" W, 577.80 feet;
Thence S 46°38'32" E, 38.12 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 46.85 feet, having a radius of 175.00 feet, a central angle of 15°20'18", a chord bearing of N 48°59'56" E and a chord length of 46.71 feet;
Thence N 56°40'04" E, 293.99 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 148.39 feet, having a radius of 175.00 feet, a central angle of 48°35'02", a chord bearing of N 80°57'35" E and a chord length of 143.99 feet;
Thence S 74°44'53" E, 510.14 feet;
Thence N 00°02'09" E, 300.24 feet;
Thence East, 61.72 feet;
Thence North, 257.97 feet;
Thence East, 160.50 feet;
Thence South, 127.21 feet;
Thence S 75°48'30" E, 135.63 feet;
Thence S 89°42'45" E, 239.37 feet;
Thence S 71°45'41" E, 91.79 feet;
Thence S 43°54'43" E, 628.45 feet;
Thence S 48°12'52" E, 90.00 feet;
Thence N 41°47'08" E, 201.20 feet;
Thence N 45°56'58" E, 274.64 feet;
Thence N 54°48'03" E, 210.18 feet;
Thence S 89°22'57" E, 120.08 feet;
Thence S 66°25'23" E, 139.37 feet;

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Thence S 50°09'19" E, 1,085.49 feet;
Thence S 14°37'42" E, 123.79 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 104.55 feet, having a radius of 75.00 feet, a central angle of 79°52'24", a chord bearing of S 04°28'50" W and a chord length of 96.29 feet;
Thence S 44°25'02" W, 100.96 feet;
Thence S 52°20'44" W, 278.23 feet;
Thence S 42°12'39" W, 206.16 feet;
Thence S 25°59'12" W, 339.64 feet;
Thence S 30°53'28" W, 226.42 feet;
Thence S 22°38'11" W, 82.36 feet;
Thence N 67°28'15" W, 150.69 feet;
Thence N 18°49'26" E, 84.11 feet;
Thence N 02°44'15" E, 256.61 feet;
Thence N 11°58'25" E, 185.53 feet;
Thence N 20°18'38" E, 232.07 feet;
Thence N 51°23'37" E, 457.52 feet;
Thence N 67°26'10" W, 227.00 feet;
Thence S 52°13'26" W, 92.95 feet;
Thence N 79°09'03" W, 65.07 feet;
Thence N 38°37'24" W, 209.51 feet;
Thence N 86°04'53" W, 108.49 feet;
Thence S 26°34'54" W, 88.62 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 115.95 feet, having a radius of 175.00 feet, a central angle of 37°57'48", a chord bearing of S 36°51'14" E and a chord length of 113.84 feet;
Thence S 25°34'51" W, 108.91 feet;
Thence S 45°01'11" W, 69.30 feet;
Thence S 23°42'24" W, 560.61 feet;
Thence S 26°55'12" W, 350.47 feet;
Thence S 61°10'06" E, 71.69 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 108.49 feet, having a radius of 175.00 feet, a central angle of 35°31'12", a chord bearing of S 51°53'21" E and a chord length of 106.76 feet;
Thence S 76°31'10" E, 134.74 feet;
Thence S 89°37'42" E, 84.01 feet;
Thence S 69°31'57" E, 96.65 feet;
Thence S 00°53'49" E, 218.65 feet;
Thence S 80°19'03" W, 143.03 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 316.28 feet, having a radius of 1,035.00 feet, a central angle of 17°30'30", a chord bearing of N 87°28'30" W and a chord length of 315.05 feet;

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Thence S 81°52'54" W, 146.68 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 245.37 feet, having a radius of 340.00 feet, a central angle of 41°20'58", a chord bearing of N 77°26'37" W and a chord length of 240.08 feet;
Thence N 56°00'28" W, 50.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 25.45 feet, having a radius of 525.00 feet, a central angle of 02°46'39", a chord bearing of S 35°25'07" W and a chord length of 25.45 feet;
Thence N 50°26'50" W, 72.94 feet;
Thence N 77°12'03" W, 186.00 feet;
Thence N 72°09'34" W, 62.24 feet;
Thence N 81°09'06" W, 130.91 feet;
Thence N 80°30'09" W, 62.00 feet;
Thence N 75°02'59" W, 60.91 feet;
Thence N 54°19'50" W, 51.13 feet;
Thence N 39°11'32" W, 50.25 feet;
Thence N 42°23'46" W, 50.05 feet;
Thence S 45°04'15" W, 120.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 125.50 feet, having a radius of 373.50 feet, a central angle of 19°15'10", a chord bearing of N 55°02'57" W and a chord length of 124.92 feet;
Thence N 02°09'23" W, 105.97 feet;
Thence N 54°51'12" E, 43.75 feet;
Thence N 38°35'36" E, 77.78 feet;
Thence N 22°19'59" E, 77.78 feet;
Thence N 15°05'13" E, 80.58 feet;
Thence N 02°03'26" W, 62.00 feet;
Thence N 09°18'11" E, 26.16 feet;
Thence S 84°15'48" E, 37.81 feet;
Thence N 17°24'12" E, 63.31 feet;
Thence N 05°44'12" E, 124.00 feet;
Thence N 14°48'05" E, 46.13 feet;
Thence N 26°53'53" E, 99.48 feet;
Thence N 24°40'42" E, 50.29 feet;
Thence N 18°15'27" E, 50.00 feet;
Thence N 11°46'20" E, 50.35 feet;
Thence N 14°37'55" E, 62.14 feet;
Thence N 22°52'23" E, 124.36 feet;
Thence N 71°30'52" W, 97.04 feet;
Thence N 10°05'24" W, 48.53 feet;
Thence N 43°58'57" W, 117.87 feet;
Thence S 68°00'12" W, 133.72 feet;
Thence S 43°58'57" E, 119.64 feet to the beginning of a non-tangent curve;

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Thence along said non-tangent curve to the left an arc length of 94.26 feet, having a radius of 56.00 feet, a central angle of 96°26'19", a chord bearing of S 13°53'09" W and a chord length of 83.52 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 65.73 feet, having a radius of 100.00 feet, a central angle of 37°39'30", a chord bearing of S 15°30'15" E and a chord length of 64.55 feet;
Thence S 03°19'30" W, 28.98 feet;
Thence N 66°05'03" W, 95.61 feet;
Thence S 34°45'48" W, 68.47 feet;
Thence S 27°05'58" W, 152.70 feet;
Thence S 17°05'11" W, 58.67 feet;
Thence S 09°23'47" W, 106.17 feet;
Thence N 72°04'52" W, 21.37 feet;
Thence S 84°25'44" W, 73.72 feet;
Thence S 79°51'40" W, 67.05 feet;
Thence S 67°22'53" W, 78.51 feet;
Thence S 45°57'22" W, 79.20 feet;
Thence S 29°41'45" W, 79.20 feet;
Thence S 13°26'08" W, 79.20 feet;
Thence S 02°49'29" E, 79.20 feet;
Thence S 19°05'05" E, 79.20 feet;
Thence S 35°20'42" E, 79.20 feet;
Thence S 50°32'11" E, 79.42 feet;
Thence S 60°29'17" E, 61.32 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 56.49 feet, having a radius of 50.00 feet, a central angle of 64°43'56", a chord bearing of S 39°01'31" W and a chord length of 53.53 feet to the beginning of a reverse curve;
Thence along said reverse curve to the left an arc length of 69.03 feet, having a radius of 373.50 feet, a central angle of 10°35'23", a chord bearing of S 66°05'47" W and a chord length of 68.93 feet;
Thence S 60°48'05" W, 116.36 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 66.95 feet, having a radius of 201.50 feet, a central angle of 19°02'10", a chord bearing of S 70°19'10" W and a chord length of 66.64 feet;
Thence N 10°09'44" W, 120.00 feet;
Thence N 81°20'14" W, 52.60 feet;
Thence N 43°41'14" W, 52.60 feet;
Thence N 08°36'49" W, 54.53 feet;
Thence N 01°41'08" W, 170.00 feet;
Thence N 10°19'47" W, 50.57 feet;
Thence N 22°02'23" W, 53.33 feet;
Thence N 18°26'47" W, 52.22 feet;
Thence N 15°29'35" W, 51.49 feet;
Thence N 06°02'31" E, 43.10 feet;
Thence N 30°17'23" E, 46.37 feet;
Thence N 56°08'46" E, 49.51 feet;

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Thence N 66°51'58" E, 442.15 feet;
Thence N 18°16'43" E, 89.69 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 54.81 feet, having a radius of 56.00 feet, a central angle of 56°04'34", a chord bearing of N 09°45'34" W and a chord length of 52.65 feet;
Thence N 60°39'42" E, 36.71 feet;
Thence N 21°40'51" E, 156.06 feet;
Thence N 21°59'48" W, 42.82 feet;
Thence S 68°00'12" W, 596.38 feet;
Thence S 84°05'51" W, 51.29 feet;
Thence N 78°48'01" W, 355.07 feet;
Thence S 11°08'36" E, 506.18 feet;
Thence S 08°49'29" E, 460.11 feet;
Thence S 24°40'27" E, 85.69 feet;
Thence S 35°04'13" E, 85.12 feet;
Thence S 49°58'04" E, 84.86 feet;
Thence S 73°23'45" E, 47.82 feet;
Thence S 00°36'05" E, 235.60 feet;
Thence S 89°39'10" W, 426.22 feet;
Thence N 70°31'05" W, 122.39 feet;
Thence N 00°42'27" E, 110.67 feet;
Thence N 55°00'22" W, 79.02 feet to the **POINT OF BEGINNING**, containing 287.71 acres, more or less.

Robert L. Kazarinoff, PLS

03 MAR 2021

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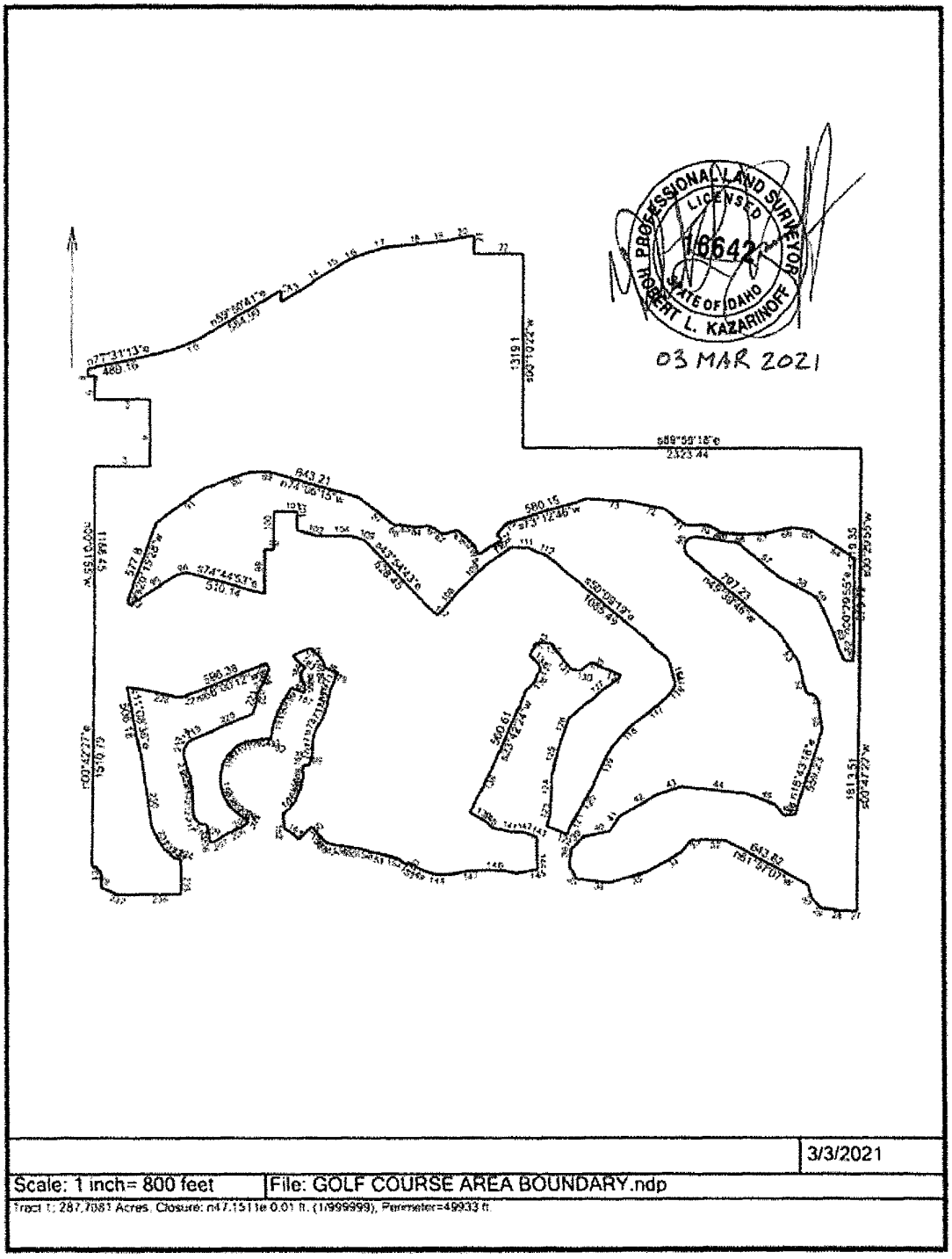
PROFESSIONAL LAND SURVEYOR
LICENSED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
03 MAR 2021
3/3/2021
Scale: 1 inch= 800 feet
File: GOLF COURSE AREA BOUNDARY.ndp
Tract 1: 287.7081 Acres. Closure: n47.1511e 0.01 ft. (1/999999). Perimeter=49933 ft.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

8. General taxes for the year 2021, which are liens and are not yet due and payable.
Parcel No.: S1422314900
Parcel No.: S1422417300
Parcel No.: S1422131400
Parcel No.: S1422233600

9. Sewer charges and special assessments, if any, for the City of Kuna.
Fax: (208) 922-5989

10. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Boise Kuna/New York Irrigation
Ph: (208) 922-5608

11. Water rights, claims or title to water, whether or not the matters are shown by the public records.

12. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: East half of Northeast quarter of Northwest quarter of Section 22
Recorded: October 6, 1920
Instrument No.: 89990 in Book 147 Deeds at Page 151

13. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: West half of Northwest quarter of Northwest quarter of Section 22
Recorded: October 6, 1920
Instrument No.: 89991 in Book 147 Deeds at Page 152

14. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: October 19, 1921
Instrument No.: 96213

15. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: November 26, 1968
Instrument No.: 704664

16. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: November 26, 1968
Instrument No.: 704665

17. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Robert A. Wolske
Recorded: July 23, 1970
Instrument No.: 747177

Assignment:
Recorded: July 14, 1981
Instrument No.: 8130956

Assignment:
Recorded: April 20, 1999
Instrument No.: 99038484

18. Reservations contained in an instrument
Document: Deed
Dated: March 22, 1997
Executed by: Hans Borbonus, an unmarried man
Recorded: April 2, 1997
Instrument No.: 97025425
As Follows: Except all minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether expressed or implied

19. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: March 27, 2007
Instrument No.: 107043265

20. Exceptions and reservations contained in the Deed from the State of Idaho, wherein mineral rights are reserved to the State. (47-701, Idaho Code 1947)
Recorded: January 12, 2004
Instrument No.: 104003213

21. 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.

Recorded: January 12, 2004
Instrument No.: 104003213

22. Terms, conditions, and provisions of Development Agreement
Between: City of Kuna and M3 Builders, LLC and Falconcrest, LLC
Dated: March 12, 2019
Recorded: November 7, 2019
Instrument No.: 2019-111089

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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=13 ANGIE STEELE
PIONEER TITLE COMPANY OF ADA COUNTY

2020-139228
10/16/2020 04:24 PM
$15.00

After Recording
Return to:

The M3 Companies
7033 E. Greenway Parkway, Suite 100
Scottsdale, AZ 85254
737913/TH

FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Falcon Crest, LLC**, an Idaho limited liability company, the GRANTOR, does hereby grant, bargain, sell and convey unto **M3 ID Falcon Crest, LLC**, an Arizona limited liability company, the GRANTEE, whose address is 7033 E. Greenway Parkway, Suite 100, Scottsdale, Arizona 85254, the real property located in Ada County, State of Idaho, as more particularly described on Exhibit A and incorporated herein by reference, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

Reserving unto Grantor and its successors and assigns a right of ingress and egress access and utility service across all of the Property. At such time as a public right-of-way for ingress and egress access and utility service consistent with the development as contemplated in the Development Agreement with the City of Kuna applicable to the Property is dedicated on the Property and available for use by the adjoining property of Grantor, such right of access and utility service shall terminate as to the area encompassed by such public right-of-way. Alternatively, rights of access and utility service outside of such public right-of-way shall terminate upon recording of a permanent first priority easement providing for the same.

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, subject to the Permitted Exceptions.

Dated this 16th day of October, 2020.

GRANTOR:

FALCON CREST, LLC,
an Idaho limited liability company

By: _____
Terry Cook, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 16 day of October, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Cook, known or identified to me to be the Manager of Falcon Crest, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

TAMMY KRATZBERG
COMMISSION #18555
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at: Caldwell
My commission expires: 2/3/2022

EXHIBIT A
LEGAL DESCRIPTION

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

FALCON CREST DEVELOPMENT
PHASE 1A PARCEL
LEGAL DESCRIPTION

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

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 1,829.39 feet to the **POINT OF BEGINNING**;

Thence continuing N 00°42'47" E, 356.98 feet along said easterly right-of-way line;
Thence S 89°17'33" E, 150.85 feet departing from said right-of-way to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04'05", a chord bearing of S 34°57'21" E and a chord length of 110.72 feet;
Thence S 89°17'13" E, 129.58 feet;
Thence N 00°42'47" E, 162.00 feet;
Thence S 89°17'13" E, 120.00 feet;
Thence N 00°42'47" E, 40.00 feet;
Thence S 89°17'13" E, 640.00 feet;
Thence S 00°42'47" W, 120.28 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 26.01 feet, having a radius of 180.00 feet, a central angle of 08°16'41", a chord bearing of S 81°57'00" E and a chord length of 25.98 feet;
Thence S 77°48'40" E, 32.42 feet;
Thence N 64°37'07" E, 31.70 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 24.79 feet, having a radius of 155.00 feet, a central angle of 09°09'43", a chord bearing of N 35°19'41" E and a chord length of 24.76 feet;
Thence S 50°05'28" E, 60.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 33.63 feet, having a radius of 95.00 feet, a central angle of 20°16'50", a chord bearing of S 29°46'07" W and a chord length of 33.45 feet;
Thence S 70°22'18" E, 10.00 feet;
Thence S 10°12'21" W, 27.83 feet;
Thence S 00°46'59" W, 82.61 feet;
Thence S 44°35'22" E, 14.05 feet;
Thence S 00°46'59" W, 45.00 feet;

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TLC

Thence S 45°24'38" W, 7.12 feet;
Thence S 00°46'59" W, 230.02 feet;
Thence S 44°35'22" E, 7.02 feet;
Thence S 00°46'59" W, 172.51 feet;
Thence N 89°57'42" W, 709.58 feet;
Thence N 00°42'47" E, 24.73 feet;
Thence N 89°17'13" W, 193.75 feet;
Thence N 00°42'47" E, 320.00 feet;
Thence N 89°17'13" W, 132.35 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 132.23 feet, having a radius of 55.50 feet, a central angle of 136°30'44", a chord bearing of S 53°52'59" W and a chord length of 103.10 feet;
Thence N 89°17'13" W, 131.37 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 16.94 acres, more or less.

END DESCRIPTION

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

Robert L. Kazarinoff, PLS 16642

Date

10 JUL 2020

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J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

FALCON CREST DEVELOPMENT
PHASE 1B PARCEL
LEGAL DESCRIPTION

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

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 2,186.37 feet; Thence departing from said easterly right-of-way line the following four (4) courses:

1) S 89°17'33" E, 150.85 feet to the beginning of a non-tangent curve;
2) Along said non-tangent curve to the left an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04'05", a chord bearing of S 34°57'21" E and a chord length of 110.72 feet;
3) S 89°17'13" E, 129.58 feet;
4) N 00°42'47" E, 162.00 feet to the **POINT OF BEGINNING;**

Thence N 00°42'47" E, 205.00 feet;
Thence S 89°17'13" E, 14.00 feet;
Thence N 00°42'47" E, 120.00 feet;
Thence S 89°17'13" E, 648.00 feet;
Thence N 00°42'47" E, 126.13 feet;
Thence N 47°49'10" W, 53.23 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 11.59 feet, having a radius of 122.50 feet, a central angle of 05°25'18", a chord bearing of N 39°28'11" E and a chord length of 11.59 feet;
Thence N 53°14'28" W, 45.00 feet;
Thence N 36°45'32" E, 96.30 feet;
Thence N 16°14'22" W, 26.53 feet;
Thence N 25°46'45" E, 60.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 45.50 feet, having a radius of 3,015.00 feet, a central angle of 00°51'53", a chord bearing of S 63°47'18" E and a chord length of 45.50 feet;
Thence N 26°38'38" E, 121.98 feet;
Thence S 61°19'10" E, 475.03 feet;
Thence N 28°40'50" E, 11.20 feet;
Thence N 63°26'06" E, 48.80 feet;
Thence N 79°22'49" E, 59.02 feet;

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Thence N 90°00'00" E, 83.01 feet;
Thence S 50°05'28" E, 91.35 feet;
Thence S 03°11'47" E, 2.95 feet;
Thence S 39°54'32" W, 439.02 feet;
Thence S 03°11'47" E, 314.30 feet;
Thence N 89°57'42" W, 286.00 feet;
Thence following eleven (11) courses:

1) N 70°22'18" W, 10.00 feet to the beginning of a non-tangent curve;
2) Along said non-tangent curve to the right an arc length of 33.63 feet, having a radius of 95.00 feet, a central angle of 20°16'50", a chord bearing of N 29°46'07" E and a chord length of 33.45 feet;
3) N 50°05'28" W, 60.00 feet to the beginning of a non-tangent curve;
4) Along said non-tangent curve to the left an arc length of 24.79 feet, having a radius of 155.00 feet, a central angle of 09°09'43", a chord bearing of S 35°19'41" W and a chord length of 24.76 feet;
5) S 64°37'07" W, 31.70 feet;
6) N 77°48'40" W, 32.42 feet to the beginning of a curve;
7) Along said curve to the left an arc length of 26.01 feet, having a radius of 180.00 feet, a central angle of 08°16'41", a chord bearing of N 81°57'00" W and a chord length of 25.98 feet;
8) N 00°42'47" E, 120.28 feet;
9) N 89°17'13" W, 640.00 feet;
10) S 00°42'47" W, 40.00 feet;
11) N 89°17'13" W, 120.00 feet to the **POINT OF BEGINNING.**

The above-described parcel of land contains 14.63 acres, more or less.

END DESCRIPTION

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

10 JUL 2020

Robert L. Kazarinoff, PLS 16642

Date

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FALCON CREST DEVELOPMENT
PHASE 2A PARCEL
LEGAL DESCRIPTION

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

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 2,186.37 feet to the **POINT OF BEGINNING**;

Thence continuing N 00°42'47" E, 464.66 feet to the south line of said Northwest Quarter;
Thence continuing along said easterly right-of-way line, N 00°42'27" E, 451.44 feet;
Thence departing from said easterly right-of-way line, S 89°17'33" E, 102.22 feet;
Thence N 19°46'57" E, 158.63 feet;
Thence S 89°21'39" E, 319.53 feet;
Thence S 81°41'42" E, 86.24 feet;
Thence S 76°41'20" E, 101.65 feet;
Thence S 66°31'43" E, 456.58 feet;
Thence S 61°19'10" E, 31.14 feet;
Thence S 26°38'38" W, 121.98 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the left an arc length of 45.50 feet, having a radius of 3,015.00 feet, a central angle of 00°51'53", a chord bearing of N 63°47'18" W and a chord length of 45.50 feet;
Thence S 25°46'45" W, 60.00 feet;
Thence S 16°14'22" E, 26.53 feet;
Thence S 36°45'32" W, 96.30 feet;
Thence S 53°14'28" E, 45.00 feet to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 11.59 feet, having a radius of 122.50 feet, a central angle of 05°25'18", a chord bearing of S 39°28'11" W and a chord length of 11.59 feet;
Thence S 47°49'10" E, 53.23 feet;
Thence S 00°42'47" W, 126.13 feet;
Thence N 89°17'13" W, 648.00 feet;
Thence S 00°42'47" W, 120.00 feet;
Thence N 89°17'13" W, 14.00 feet;
Thence S 00°42'47" W, 55.00 feet;
Thence continuing S 00°42'47" W, 312.00 feet;
Thence N 89°17'13" W, 129.58 feet to the beginning of a non-tangent curve;

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Thence along said non-tangent curve to the right an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04'05", a chord bearing of N 34°57'21" W and a chord length of 110.72 feet;

Thence N 89°17'33" W, 150.85 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 17.83 acres, more or less.

END DESCRIPTION

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

Robert L. Kazarinoff, PLS 16642

Date

10 JUL 2020

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

FALCON CREST DEVELOPMENT
PHASE 2B PARCEL
LEGAL DESCRIPTION

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

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 1,241.81 feet to the **POINT OF BEGINNING**;

Thence continuing N 00°42'47" E, 587.58 feet along said easterly right-of-way line;
Thence S 89°17'13" E, 131.37 feet departing from said right-of-way to the beginning of a non-tangent curve;
Thence along said non-tangent curve to the right an arc length of 132.23 feet, having a radius of 55.50 feet, a central angle of 136°30'44", a chord bearing of N 53°52'59" E and a chord length of 103.10 feet;
Thence S 89°17'13" E, 132.35 feet;
Thence S 00°42'47" W, 320.00 feet;
Thence S 89°17'13" E, 193.75 feet;
Thence S 00°42'47" W, 24.73 feet;
Thence S 89°57'42" E, 709.58 feet;
Thence S 00°46'59" W, 116.09 feet;
Thence S 09°50'09" E, 45.00 feet;
Thence S 77°46'59" W, 8.52 feet;
Thence S 39°51'56" W, 31.71 feet;
Thence S 00°46'59" W, 4.34 feet;
Thence N 89°13'00" W, 69.93 feet;
Thence N 89°57'41" W, 120.08 feet;
Thence S 00°46'59" W, 91.43 feet;
Thence N 89°13'01" W, 110.00 feet;
Thence S 00°46'59" W, 20.01 feet;
Thence N 89°57'42" W, 63.38 feet;
Thence continuing N 89°57'42" W, 634.96 feet;
Thence N 89°59'36" W, 80.42 feet;
Thence N 89°17'13" W, 150.46 feet to the **POINT OF BEGINNING.**

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The above-described parcel of land contains 10.73 acres, more or less.

END DESCRIPTION

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

Robert L. Kazarinoff, PLS 16642

Date

10 JUL 2020

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EXHIBIT B
PERMITTED EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

8. General taxes for the year 2020, which are liens and are not yet due and payable.
   Parcel No.: 04 R1422314810
   Parcel No.: 239 S1422233600

9. Real property taxes which may be assessed, levied and extended on any subsequent and/or occupancy roll with respect to improvements completed during the year which escaped assessment on the regular assessment roll, which are not yet due and payable.

10. 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.
    Ada County Billing Service
    Ph: (208) 287-6800

11. Sewer charges and special assessments, if any, for the City of Kuna.
    Fax: (208) 922-5989

12. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
    District: Boise-Kuna Irrigation District
    Ph: (208) 922-5608

13. Reservation and easements as reserved by and disclosed by United States Patent
    Recorded: September 8, 1966
    Instrument No.: 648004

14. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: Idaho Power Company, a corporation
Recorded: February 19, 1969
Instrument No.: 710013

15. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: The Board of Ada County Commissioners of Boise, Idaho
Recorded: February 19, 1970
Instrument No.: 735583

16. Terms and provisions contained in Contract and Easement to Construct a Concrete Ditch
Recorded: July 23, 1970
Instrument No.: 747177

Assignment of Contract of Easement
Recorded: July 14, 1981
Instrument No.: 8130956

Assignment of Contract of Easement
Recorded: April 20, 1999
Instrument No.: 99038484

17. Exceptions and reservations contained in the Deed from the State of Idaho, wherein mineral rights are reserved to the State. (47-701, Idaho Code 1947)
Recorded: February 22, 1994
Instrument No.: 94016323

18. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company
Recorded: April 28, 1994
Instrument No.: 94039147

19. Exceptions and reservations contained in the Deed from the State of Idaho, wherein mineral rights are reserved to the State. (47-701, Idaho Code 1947)
Recorded: February 22, 1994
Instrument No.: 94016321

20. Reservations contained in an instrument
Document: Grant Deed
Dated: March 22, 1997
Executed by: Cloverdale Ranch, an Idaho general partnership
Recorded: April 2, 1997
Instrument No.: 97025425

21. Exceptions and reservations contained in the Deed from the State of Idaho, wherein mineral rights are reserved to the State. (47-701, Idaho Code 1947)
Recorded: January 12, 2004
Instrument No.: 104003213

22. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.
In Favor of: Ada County Highway District
Disclosed: State of Idaho Deed
Recorded: January 12, 2004
Instrument No.: 104003213

23. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Idaho Power Company, a corporation
Recorded: March 27, 2007
Instrument No.: 107043265

24. Matters disclosed by Record of Survey
Survey No.: 10338
Recorded: December 21, 2015
Instrument No.: 2015-115972

25. Ordinance No. 2016-03 by City of Kuna upon the terms and provisions set forth therein.
Recorded: February 8, 2016
Instrument No.: 2016-010616

26. Ordinance No. 2019-37 by City of Kuna upon the terms and provisions set forth therein.
Recorded: September 23, 2019
Instrument No.: 2019-090803

Re-Recorded: September 24, 2019
Instrument No.: 2019-091012

27. Ordinance No. 2019-36 by City of Kuna upon the terms and provisions set forth therein.
Recorded: September 23, 2019
Instrument No.: 2019-090804

28. Terms, conditions, and provisions of Development Agreement
Between: City of Kuna, M3 Builders, LLC and Falcon Crest, LLC
Recorded: November 7, 2019
Instrument No.: 2019-111089

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, William I. Brownlee, Manager of The M3 Companies, LLC, sole Member of M3 Builders, LLC, Manager of Falcon Crest Holdings, LLC
Full Name,

7033 Greenway Parkway, Suite 100 Scottsdale, AZ 85254
Address City State ZIP

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to
JUB Engineers
Full Name

2760 Excursion Ln, Meridian, ID 83642
Address City State ZIP

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 25 day of May, 2021

Falcon Crest Holdings, LLC

By: _____
Signature

Name: William I. Brownlee
Its: Manager

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

Joanne B. Dambeck
Notary Public

Residing at: 12830 S. 45th Street

Phoenix, AZ 85044
City State ZIP

My Commission expires: 7-19-24

Joanne B. Dambeck
Signature

JOANNE B. DAMBECK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 585719
Expires July 19, 2024

AFFIDAVIT OF LEGAL INTEREST

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

KUNA Planning & Zoning

State of Idaho)
) ss
County of Ada)

I, Falcon Crest Club Partners, LLC (Full Name),

5430 LBJ Freeway, Dallas, Texas 75240 (Address, City, State, ZIP)

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to
JUB Engineers (Full Name)
2760 Excursion Ln, Meridian, ID 83642 (Address, City, State, ZIP)
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 25th (Date) day of May (Month), 2021 (Year)
Falcon Crest Club Partners, LLC

By: [signature]
Name: Douglas Howe (Signature)
Its: Vice President

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

Douglas T. Howe (Name)
Residing at: 4603 Cresthaven Dr. (Address)
Colleyville, State TX ZIP 76034 (City)

YOLANDA D. NUNCIO
Notary Public, State of Texas
Comm. Expires 03-08-2024
Notary ID 5836973
(Affix Seal Here)

My Commission expires: 3-8-24 (Date)
Yolanda D. Nuncio
Signature

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: -172 lot residential subdivision -Replat of southern portion of Falcon Crest Subdivision

Date of Meeting: 10/7/21 Time: 5:30-6:30

Meeting Location: Falcon Crest Clubhouse

Site Information

Location: Section 22 Township 2N Range 1E Total Acres 40.89

Subdivision Name: Falcon Crest South Sub. Lot ____ Block ____

Address: Kuna Rd. / S. Cloverdale

Parcel No(s).: S1422336100, S1422315000

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: M3 ID Falcon Crest

Address: 7033 E. Greenway Pkwy. Scottsdale, AZ

Contact Person

Name: Mark Tate / M3

Business Name (if applicable):

Address: 1673 Shoreline Dr. Ste. 200

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

Applicant

Name: JUB / Wendy Shrief

Address: 2760 W. Excursion Ln. Ste 400

Phone: 208.376.7330 Email: wshrief@JUB.com

I, Wendy Shriet, *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: WS Date: 10/7/21

J-U-B Engineers
2760 W Excursion Lane Suite 400
Meridian, Idaho 83642
208-376-7330

NEIGHBORHOOD MEETING

Falcon Crest South-Preliminary Plat
Thursday, October 7, 2021

DATE	NAME		ADDRESS	E-MAIL
10/7/21	TERRY CHADWICK		12633 CONCHOS	2GETHER4EVER WITH U99@GMAIL.COM 208-972-4495

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10/7/21 Number of Attendees: 1

Location: Falcon Crest Clubhouse

Project Description: Preliminary Plat for residential subdivision
-Replat of southern portion of Falcon Crest Sub.

Attendee Comments or Concerns:

- Neighbor was primarily concerned with closure of Kuna Road during construction of Falcon Crest

- Neighbor was also concerned with future traffic resulting from subdivision

I, Wendy Shriet *, 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: Wendy Shriet Date: 10/7/21

J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

September 23, 2021

RE: OPEN HOUSE / NEIGHBORHOOD MEETING for a proposed subdivision on Thursday, October 7,2021

Dear Property Owner:

You are invited to attend an Open House / Neighborhood Meeting for a single-family residential development:

- Thursday, October 7, 2021 from 5:30 p.m. to 6:30 p.m.
- Meeting will be held at 11102 S. Cloverdale Road at the Falcon Crest Golf Course Club House. Meeting location is shown on enclosed map.

The subdivision project is located on the east side of S. Cloverdale Road, south of Falcon Crest Golf Course. The subdivision consists of approximately 43 acres (see reverse side for project location). An application will be submitted to the City of Kuna consisting of a Preliminary Plat. The property has already been annexed into the City of Kuna, the property has existing R-6 and R-12 zoning.

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

Sincerely,
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP
Planner

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

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: Wendy Shrief

Signature: _____ Date: 05/05/2022

Wendy Shrief

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, November 16, 2021 9:32 AM
To: Becky Yzaguirre
Cc: Timothy Harrigan; Wendy Shrief
Subject: [EXTERNAL] RE: Falcon Crest South Subdivision Name Reservation

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

November 16, 2021

Timothy Harrigan, J-U-B Engineers
Becky Yzaguirre, J-U-B Engineers

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

Becky:

Per our conversation on 11/16/2021, I will reserve the name **Falcon Crest South Subdivision** for your project. The name is reserved with the understanding that this project is entirely located within the scope of the previously reserved Falcon Crest Subdivision. It is requirement of our current name policy that the Falcon Crest South Subdivision will adjoin the boundary of a recorded phase of the Falcon Crest development at the time the plat is submitted to our office for review and recording.

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

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: Becky Yzaguirre <bny@jub.com>
Sent: Friday, November 12, 2021 7:29 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Wendy Shrief <wshrief@jub.com>
Subject: [EXTERNAL] Subdivision Name Reservation

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.

Hello!

I want to reserve Falcon Crest South Subdivision. The parcel numbers are S1422336100 and S1422315000. Attached is the pre-plat for the subdivision. Please let me know if you have any questions.

Thank you!

Becky Yzaguirre
Land Use Planner/Project Coordinator

J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Ste 400, Meridian ID 83642
e byzaguirre@jub.com *w* www.jub.com [jub.com]
p 208 401 6916

Note: This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found on the Electronic Documents/Data License, which can be accessed from the footer on the J-U-B home page. If you believe you received this email in error, please reply to that effect and then delete all copies.

PRELIMINARY PLAT FOR

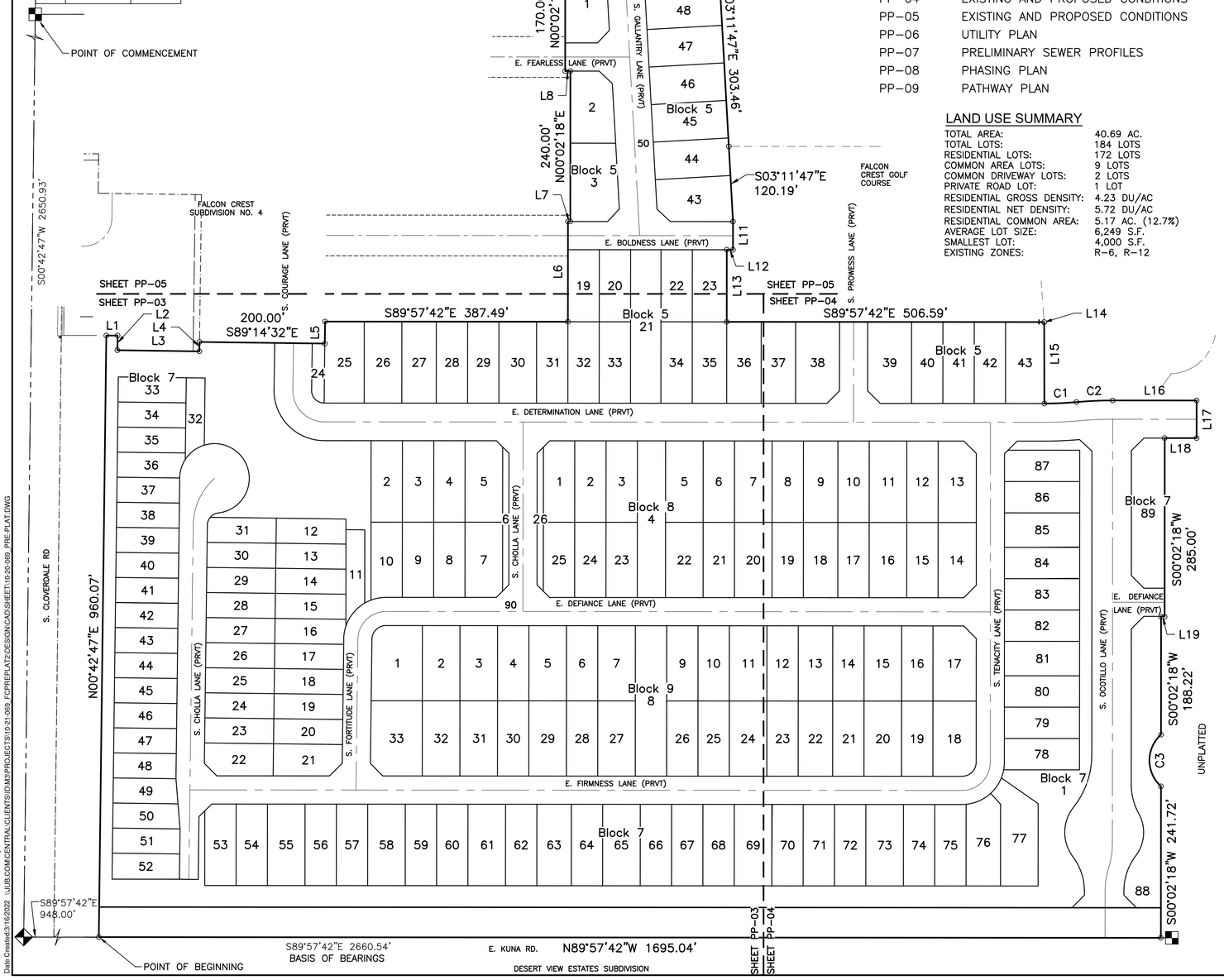
FALCON CREST SOUTH SUBDIVISION

SITUATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,

KUNA, IDAHO
2021

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°57'42"E	18.10'
L2	S00°46'59"W	23.40'
L3	S89°13'01"E	130.79'
L4	N00°46'59"E	15.00'
L5	N00°46'59"E	35.10'
L6	N00°02'18"E	160.00'
L7	S89°57'42"E	3.70'
L8	N89°57'42"W	8.30'
L9	S89°57'42"E	64.54'
L10	N03°11'47"W	2.83'
L11	S00°02'18"W	45.00'
L12	N89°57'42"W	9.90'
L13	S00°02'18"W	115.00'
L14	S04°14'23"E	0.50'
L15	S00°07'38"E	129.50'
L16	S89°57'42"E	134.01'
L17	S00°02'18"W	60.00'
L18	N89°57'42"W	50.88'
L19	N89°57'42"W	5.63'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	561.26'	5°15'05"	51.44'	N87°24'46"E	51.42'
C2	630.00'	5°15'05"	57.74'	N87°24'46"E	57.72'
C3	55.50'	96°06'07"	93.09'	S00°02'18"W	82.56'



0 100 200

SCALE IN FEET

BOUNDARY LEGEND

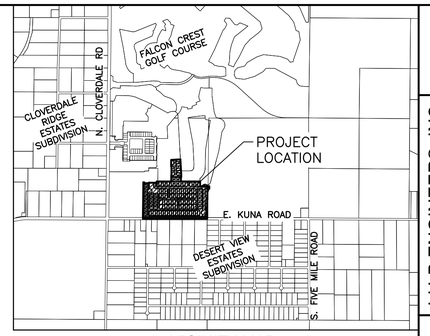
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- PROPERTY CORNER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	SURROUNDING LAND USE AND LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	EXISTING AND PROPOSED CONDITIONS
PP-06	UTILITY PLAN
PP-07	PRELIMINARY SEWER PROFILES
PP-08	PHASING PLAN
PP-09	PATHWAY PLAN

LAND USE SUMMARY

TOTAL AREA:	40.69 AC.
TOTAL LOTS:	184 LOTS
RESIDENTIAL LOTS:	172 LOTS
COMMON AREA LOTS:	9 LOTS
COMMON DRIVEWAY LOTS:	2 LOTS
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL GROSS DENSITY:	4.23 DU/AC
RESIDENTIAL NET DENSITY:	5.72 DU/AC
RESIDENTIAL COMMON AREA:	5.17 AC. (12.7%)
AVERAGE LOT SIZE:	6,249 S.F.
SMALLEST LOT:	4,000 S.F.
EXISTING ZONES:	R-6, R-12



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE A COMBINATION OF PUBLIC AND PRIVATE STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%. THE PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA SPECIFICATIONS.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 21 AND 53 BLOCK 5, LOTS 1, 6, 88, AND 89, BLOCK 7, LOTS 4 AND 26, BLOCK 8, LOT 8, BLOCK 9, WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS. LOTS 50, BLOCK 5, AND LOT 90, BLOCK 7 ARE PRIVATE ROAD LOTS. LOTS 11 AND 32, BLOCK 7, ARE COMMON DRIVEWAY LOTS.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FOR COMMON LOTS AND THE GOLF COURSE FROM EXISTING IRRIGATION WELLS. THE INDIVIDUAL LOTS WILL RECEIVE PRESSURE IRRIGATION FROM THE DOMESTIC WATER SUPPLY WELLS ON SITE. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON CREST SOUTH SUBDIVISION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0425 H, COMMUNITY PANEL NO. 0425, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

OWNER
M3 ID FALCON CREST LLC
7033 E. GREENWAY PKWY
STE. 100
SCOTTSDALE, AZ 85254

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

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

POWER:
IDAHO POWER
ARLIN SMITH
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-2167

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

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

CIVIL ENGINEER
MATT PRICE, P.E.
J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-869-2545

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

BOUNDARY CERTIFICATION

PROFESSIONAL LAND SURVEYOR LICENSED 17665 STATE OF IDAHO TIMOTHY HARRIGAN

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER LINE	S	S
WATER LINE	W	W
GRAVITY IRRIGATION PIPE	IRR	IRR
PRESSURE IRRIGATION LINE	PRR	PRR
STORM DRAIN LINE	SD	SD
CENTERLINE		
LOT LINE		
6" VERTICAL CURB & GUTTER		
ROLLED CURB & GUTTER		
5' SIDEWALK		
SEWER MANHOLE		
DITCH FLOW LINE		
IRRIGATION MANHOLE		
STREET LIGHT		
TREE DECIDUOUS		
TREE CONIFER		
EDGE OF PAVEMENT	EP	
GAS LINE		
FENCE LINE		
FIRE HYDRANT		
5' CONTOUR LINE	2650	2650
1' CONTOUR LINE	2651	2651

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

PROFESSIONAL ENGINEER LICENSED 11704 STATE OF IDAHO MATT E. PRICE 3/16/2022

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

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FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-20-069_PRE-PLAT
JUB PROJ. # : 10-21-069
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SHEET NUMBER:
PP-01

Plot Date:3/16/2022 1:23 PM Plotted By: Scott Pritzman
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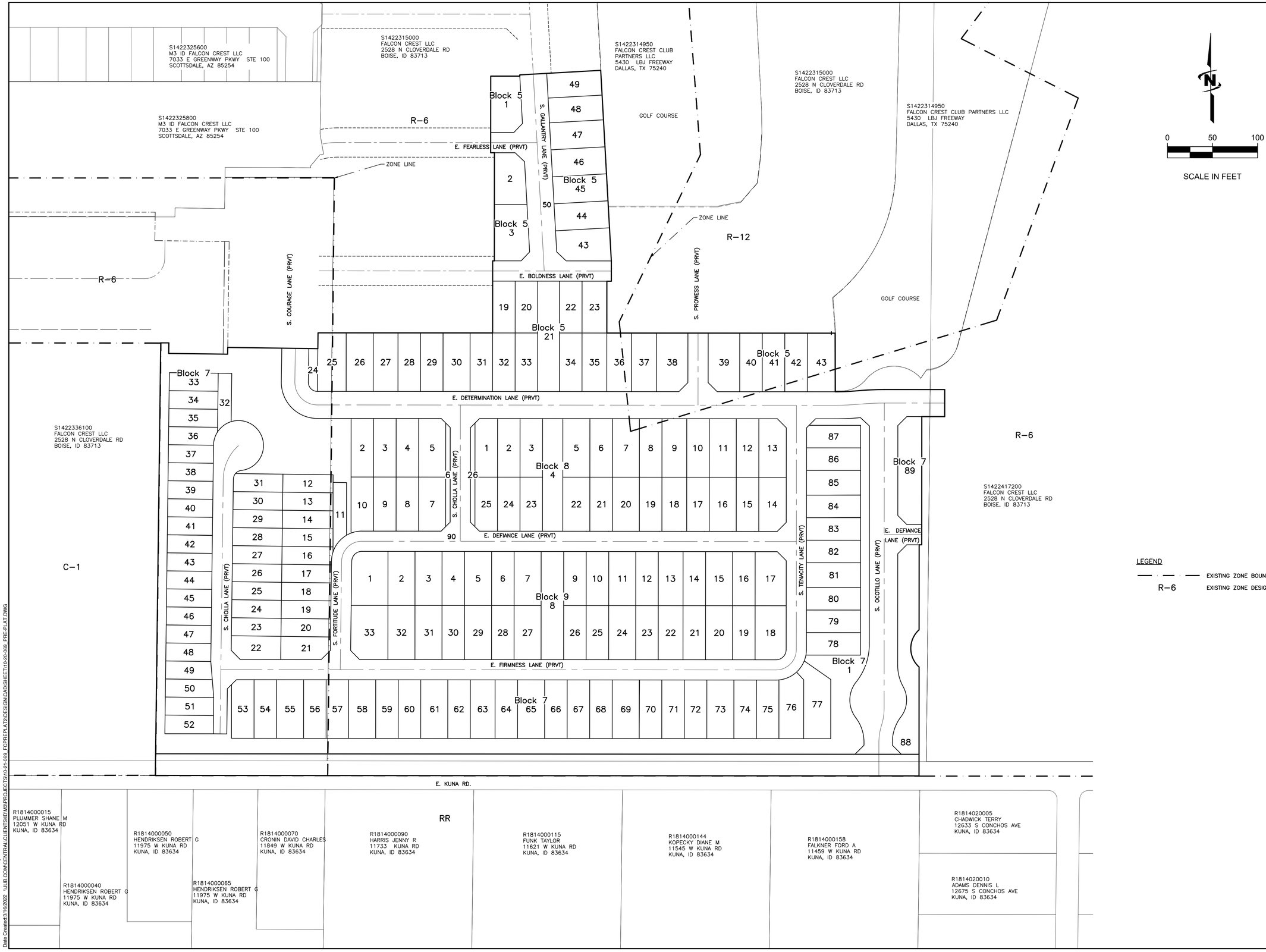

J-U-B ENGINEERS, INC.

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Suite 400
Meridian, ID 83642
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5/6/2022
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NO.	DESCRIPTION	BY	APPL	DATE
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FALCON CREST SOUTH SUBDIVISION
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SURROUNDING LAND USE AND LOT TABLES

FILE : 10-20-069_PRE-PLAT
JUB PROJ. # : 10-21-069
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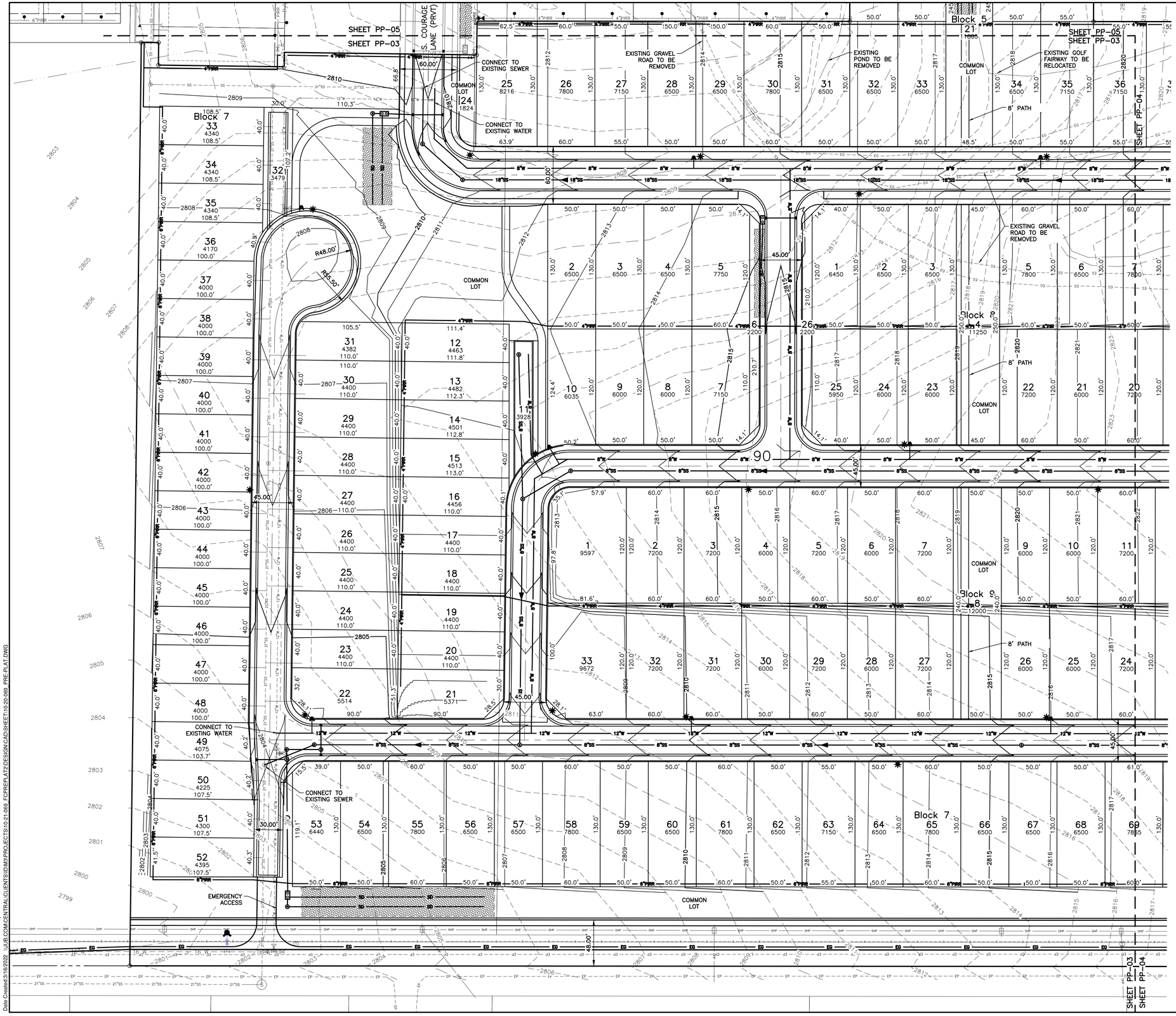
LAST UPDATED: 3/16/2022

SHEET NUMBER:
PP-02

Plot Date:3/16/2022 1:23 PM Plotted By: Scott Pittaman
Date Created:3/16/2022 \\JUB.COM\CENTRAL\CLIENTS\1ID\M3\PROJECTS\10-21-069_FCPREPLAT2\DESIGN\CAD\SHEET\10-20-069_PRE-PLAT.DWG



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EXISTING AND PROPOSED CONDITIONS

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SHEET NUMBER:
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SHEET PP-05
SHEET PP-03

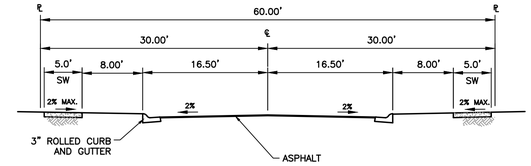
Block 5
Block 7
Block 7

E. DETERMINATION LANE (PRVT)
E. DEFIANCE LANE (PRVT)
E. FIRMNESS LANE (PRVT)
S. PROWESS LANE (PRVT)
S. TENACITY LANE (PRVT)
S. OCOTILLO LANE (PRVT)
E. KUNA ROAD

EXISTING GOLF FAIRWAY TO BE RELOCATED
EXISTING GRAVEL ROAD TO BE REMOVED
EXISTING DITCH TO BE RELOCATED
ENTRANCE GATE
COMMON LOT

SHEET PP-03
SHEET PP-04

0 50 100
SCALE IN FEET



TYPICAL 60' STREET SECTION DETACHED
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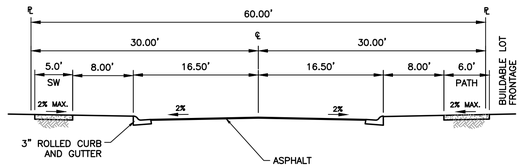

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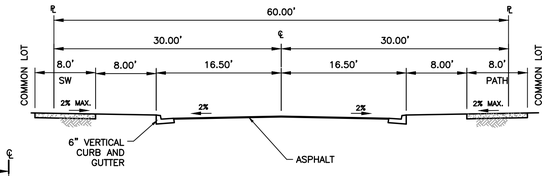

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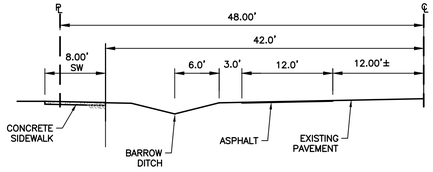

KUNA ROAD SECTION
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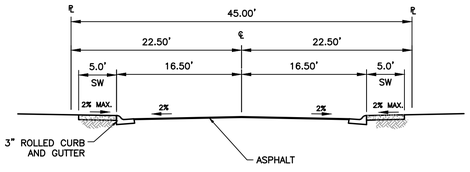

TYPICAL 45 STREET SECTION ATTACHED
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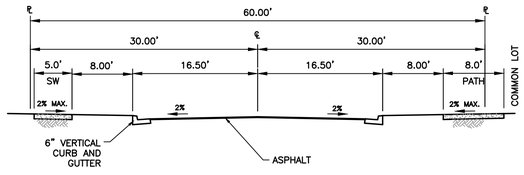

TYPICAL 60' STREET SECTION DETACHED WITH 8' & 5' SIDEWALK
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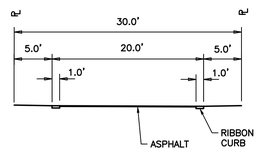

TYPICAL SHARED DRIVEWAY SECTION
SCALE:N.T.S.

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DESCRIPTION

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

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PP-04

Plot Date:3/16/2022 1:31 PM Plotted By: Scott Pfiffaman
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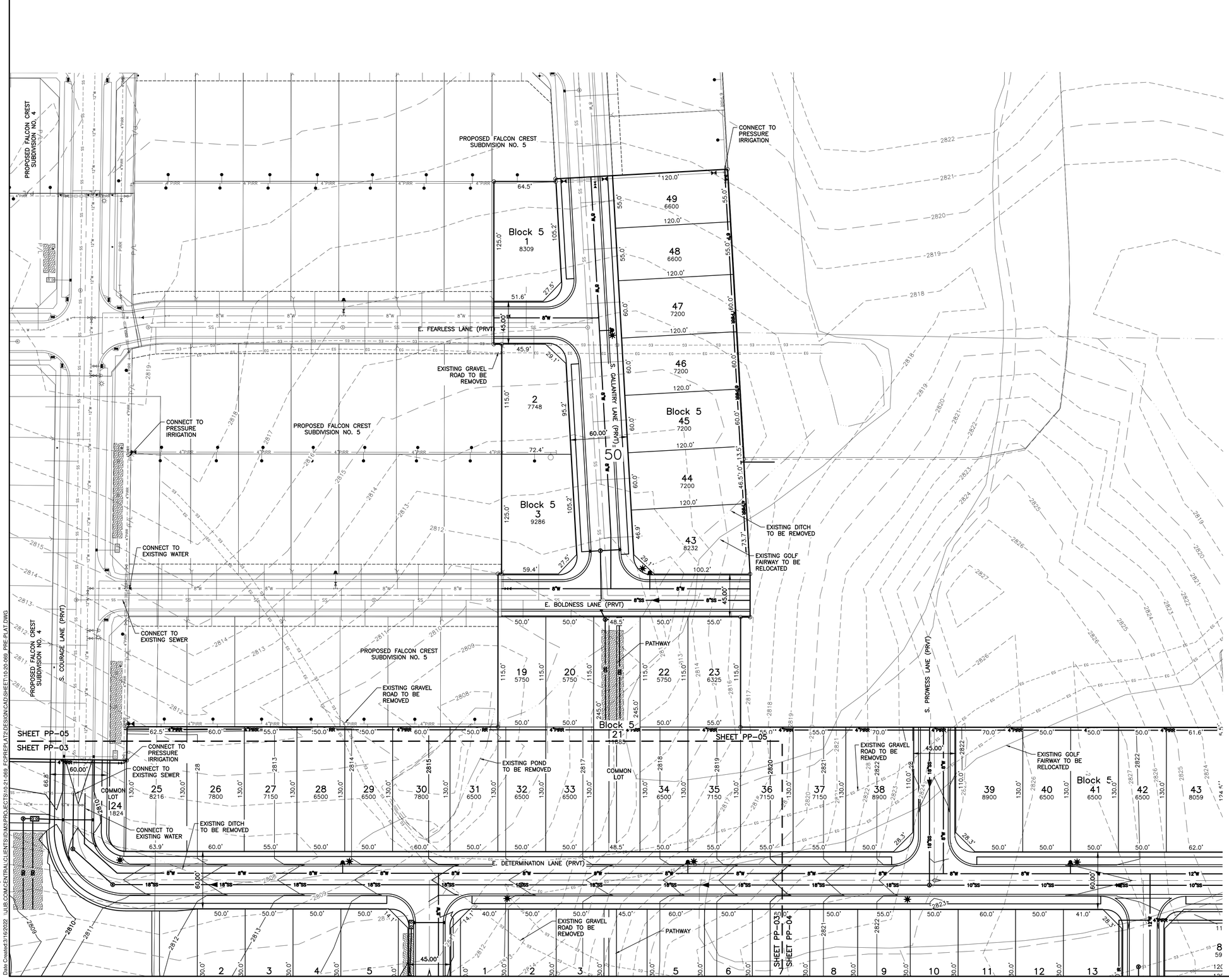

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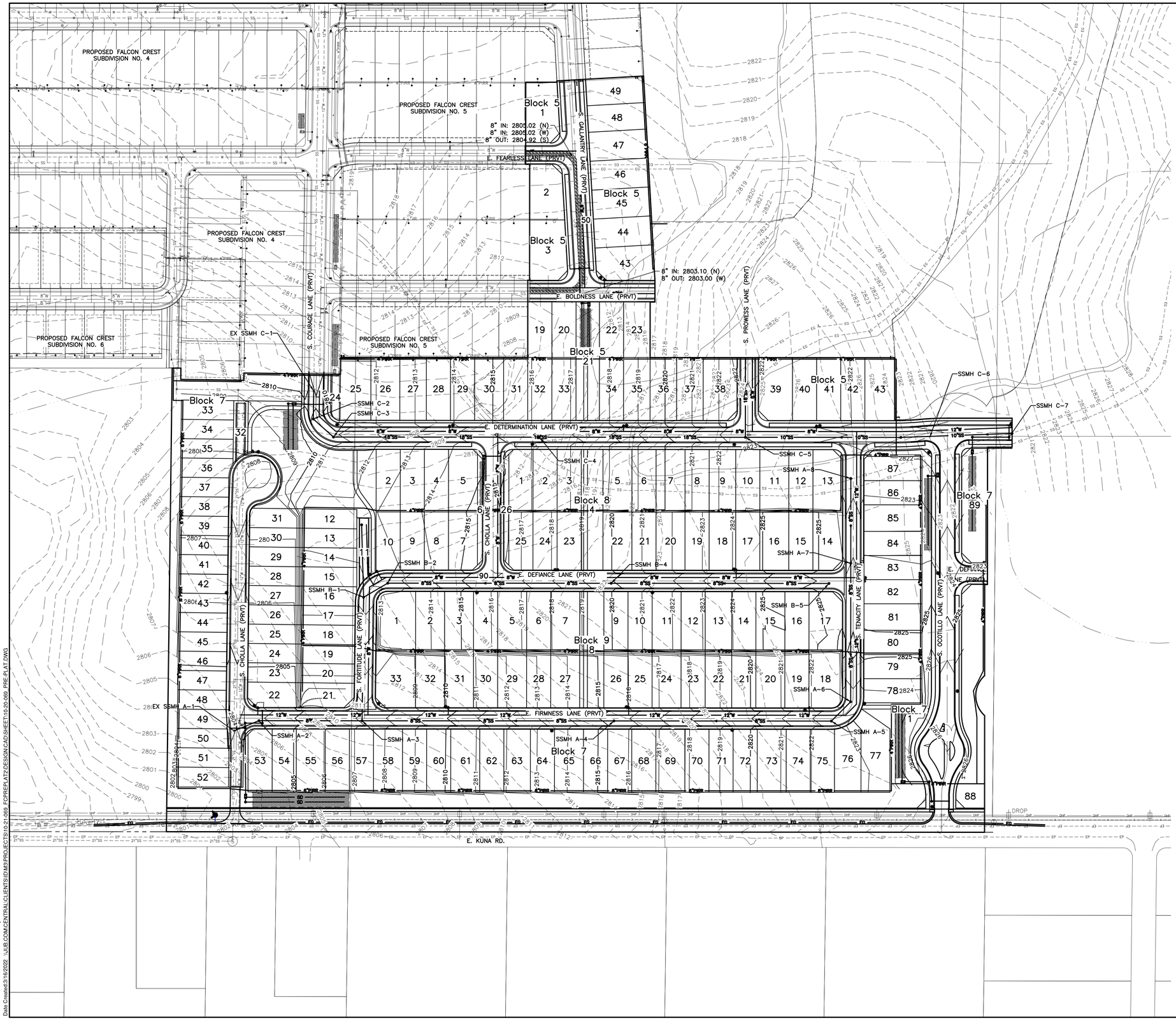

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UTILITY PLAN

FILE :	10-20-069_PRE-PLAT
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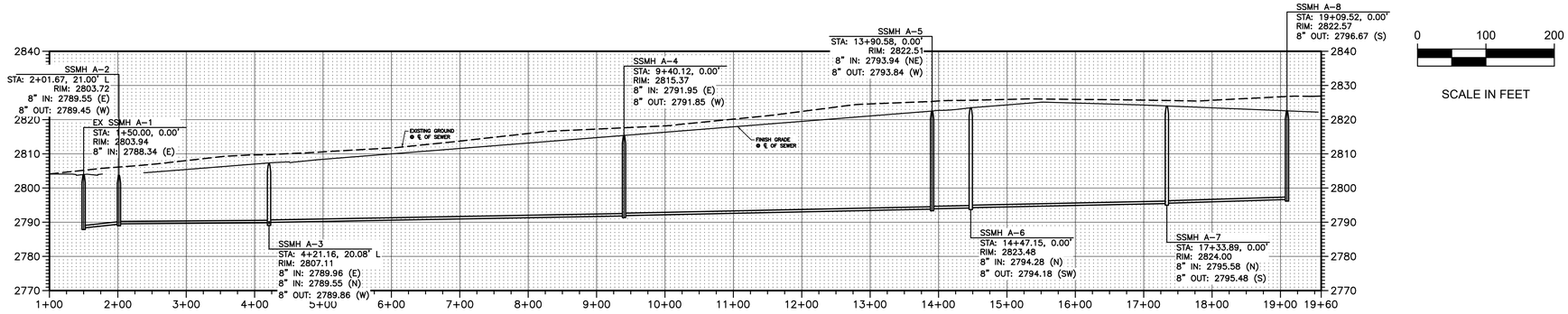
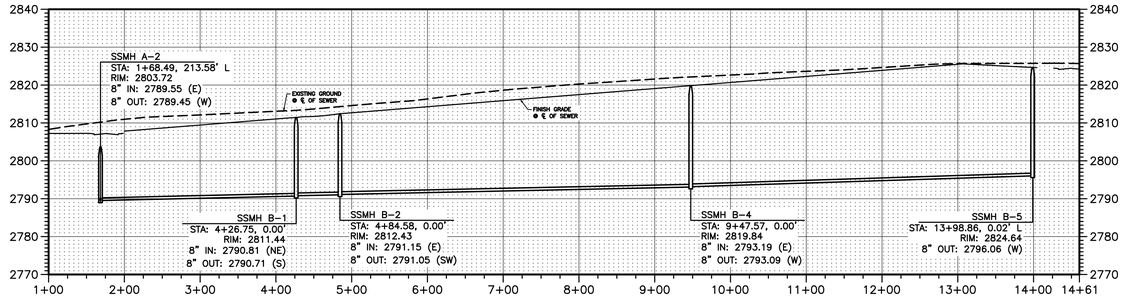
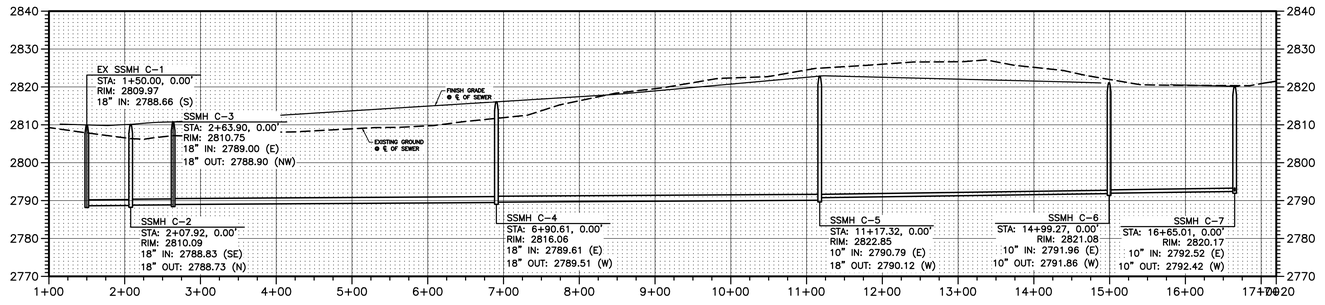


SEWER ALIGNMENT "A" PROFILE VIEW

ALL SEWER PROFILES SHOWN AT MINIMUM SLOPES FOR SERVICE VIABILITY. INVERT ELEVATIONS SHALL BE DETERMINED AT FINAL DESIGN.



SEWER ALIGNMENT "B" PROFILE VIEW



SEWER ALIGNMENT "C" PROFILE VIEW

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PRELIMINARY SEWER PROFILES

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FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PHASING PLAN

FILE :	10-20-069_PRE-PLAT
JUB PROJ. # :	10-21-069
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LAST UPDATED: 3/16/2022

SHEET NUMBER:

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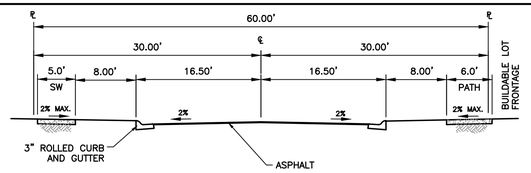

TYPICAL 60' STREET SECTION
DETACHED 6' PATH WITH LOT FRONTAGE
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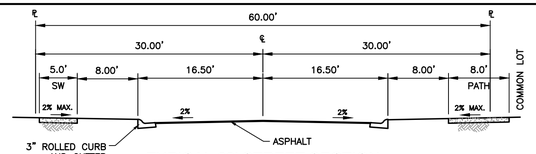

TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
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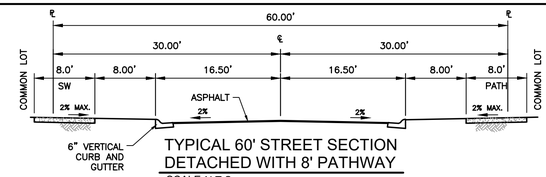
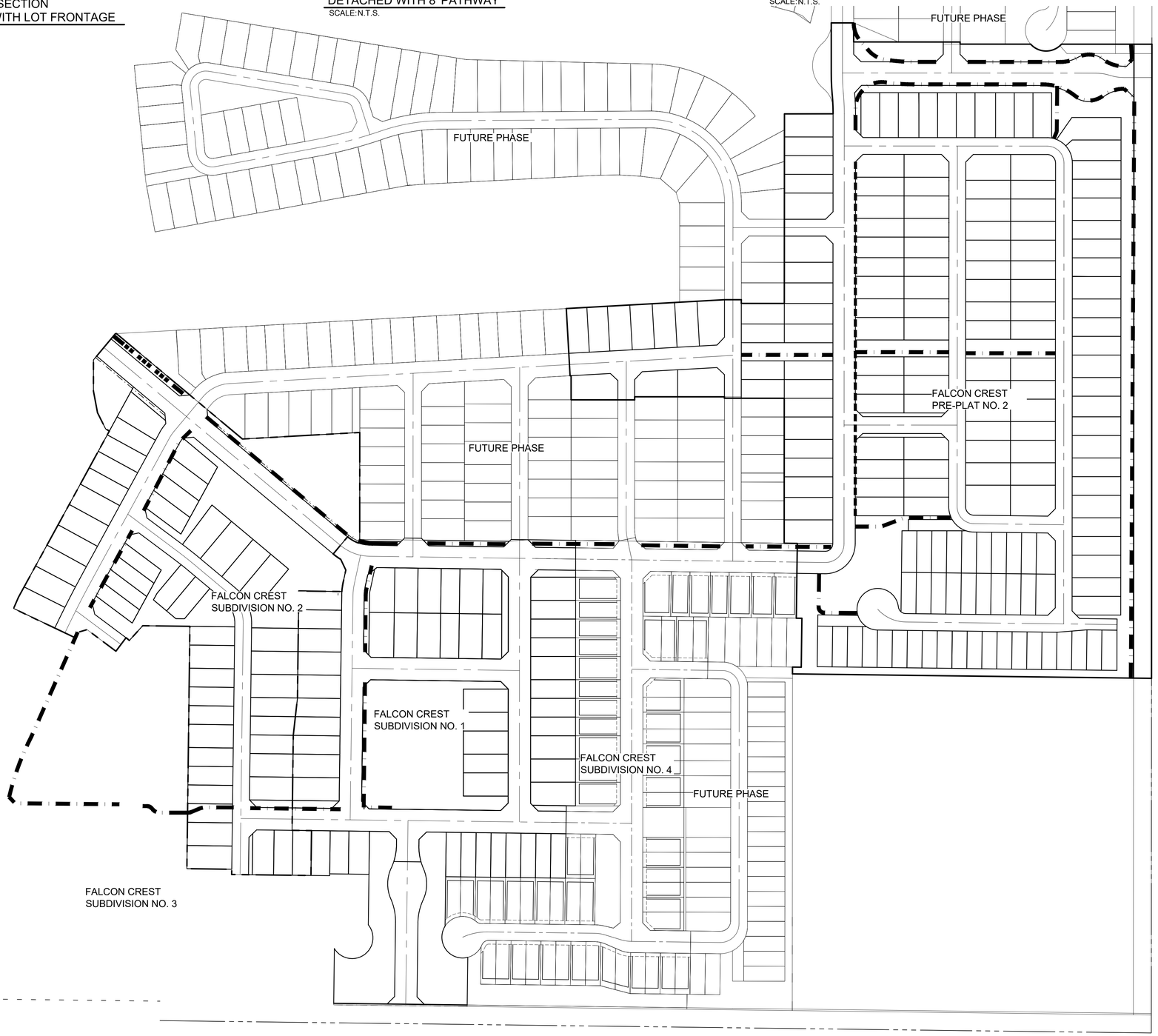


TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
SCALE:N.T.S.

LEGEND

- DETACHED 12' PATHWAY IN COMMON AREA
- DETACHED 8' PATHWAY IN COMMON AREA
- DETACHED 6' PATHWAY IN LOT FRONTAGE



N

0 150 300

SCALE IN FEET

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Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

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3/14/2022
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NO.	DESCRIPTION	BY	APP.	DATE

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FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PATHWAY PLAN

FILE : FALCON CREST PRE-PLAT 2 PATH EXHIB
JUB PROJ. # : 10-21-069
DRAWN BY: ----
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LAST UPDATED: 3/16/2022

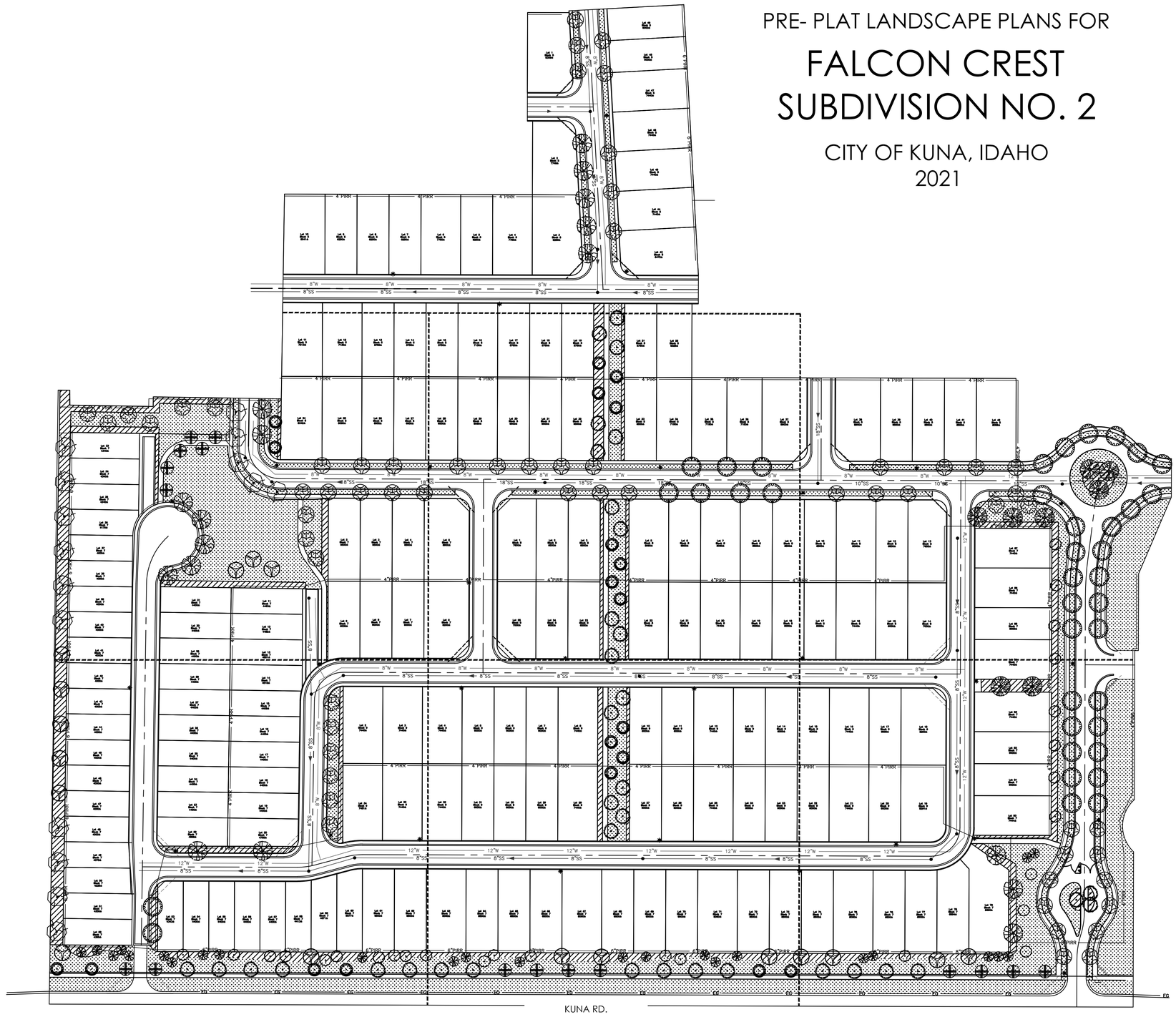
SHEET NUMBER:
PP-09

Plot Date:3/16/2022 1:24 PM Plotted By: Scott Pittaman
Date Created:11/11/2021 \\JUB.COM\CENTRAL\CLIENTS\IDM\PROJECTS\10-21-069 #CPREPLAT2\DESIGN\CAD\SHEET\FALCON CREST PRE-PLAT 2 PATH EXHIBIT.DWG

PRE- PLAT LANDSCAPE PLANS FOR

FALCON CREST SUBDIVISION NO. 2

CITY OF KUNA, IDAHO
2021



OVERALL LANDSCAPE PLAN

0' 80' 160' 240'
Scale: 1" = 80'-0"

SHEET INDEX

Cover Sheet	L0.0
General Notes / Landscape Calculations	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.7
Planting Details	L7.1
Planting Specifications	L8.1

DEVELOPER

M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln, Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

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landscape architecture | community design
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LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 12

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PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

MATERIAL SCHEDULE:

	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
	CONCRETE SIDEWALK				
		CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	PER KUNA, IDAHO STANDARDS
	SPADE EDGE				
	-LIMIT OF TURF	CONTRACTOR			
	PLANTING AREA				
	-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
	LAWN AREA				
	-SOD	CONTRACTOR	FESCUE SOD		

LANDSCAPE CALCULATIONS:

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. KUNA RD.	42.3'	1608'/100'	32 Shade Trees* (Class I trees only due to OHP) 48 Evergreen Trees 192 Shrubs	32 Ornamental Trees 48 Evergreen Trees 192 Shrubs

NOTE:
*CLASS I TREES PROVIDED DUE TO OVERHEAD POWER LINES (OHP)
THERE ARE NO EXISTING TREES ON SITE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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STATE OF IDAHO
CHRISTOPHER J. GREEY
LA - 16653
Expires:06/31/20
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:
△
△
△

project #: MTC060
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: General Notes

sheet #
L0.1
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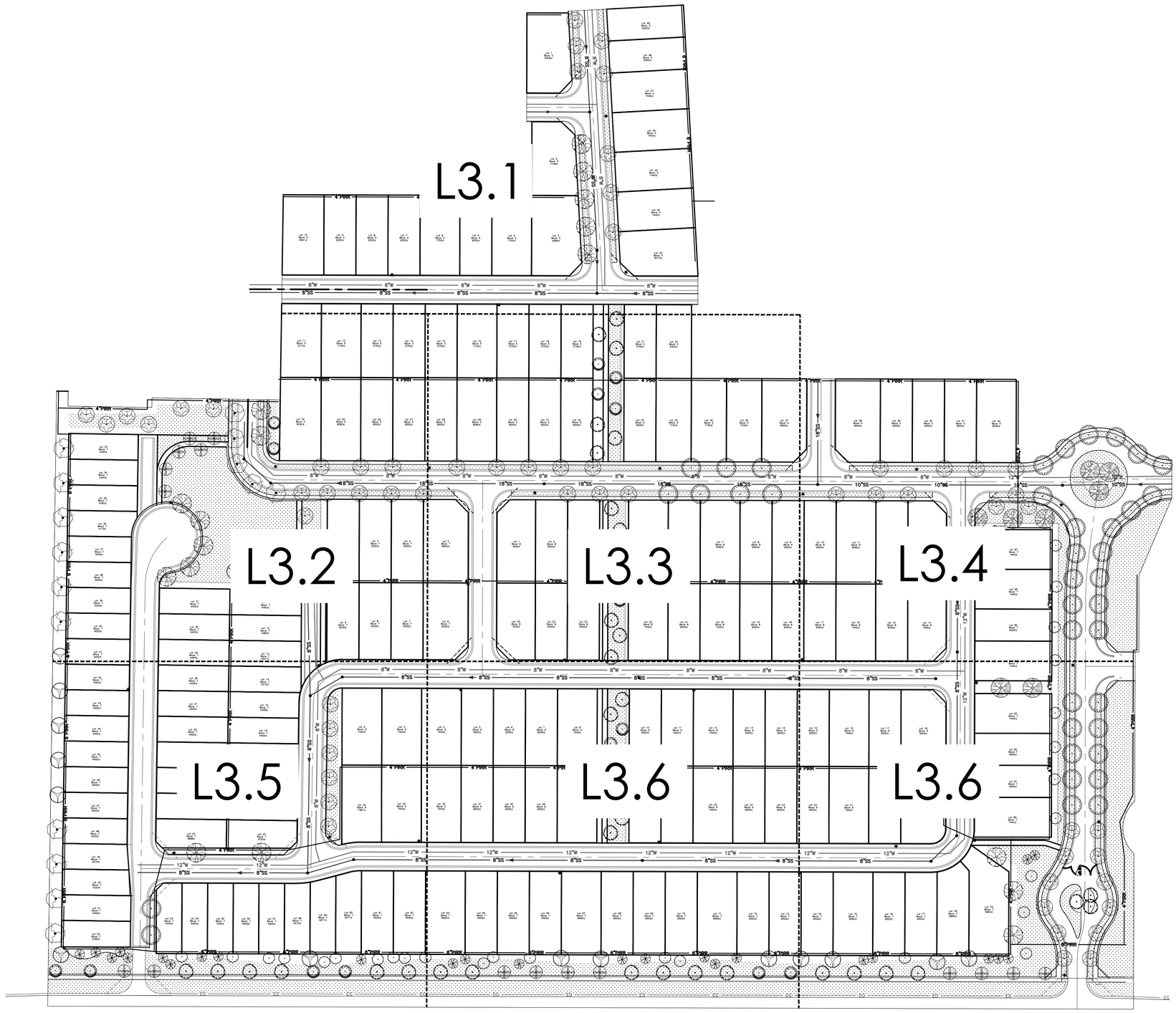

PLANT PALETTE

Sym.	Plant Name	Size
	Class I Trees - Street Tree/Common Lot Tree	
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida Flowering Dogwood	2" Cal.
	Prunus cerassifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Callery Pear	2" Cal.
	Class II Trees - Street Tree/Common Lot Tree	
	Acer platanoides Norway Maple	3" Cal.
	Acer platanoides 'Crimson King' Crimson King Maple	3" Cal.
	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT, B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT, B&B
	Pinus nigra Austrian Pine	8' HT, B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
	Buddleja x flutterby 'Blueberry Cobbler' Blueberry Cobbler Butterfly Bush	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	
	Euonymus japonicus microphyllus Boxleaf Euonymus	
	Euonymus japonicus v. microphyllus 'Sunny Delight' Sunny Delight Euonymus	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Frazeri	
*	*Physocarpus opulifolius* Summer Wine Ninebark	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

SUBDIVISION NO. 2 - LANDSCAPE SHEET LAYOUT

0' 80' 160' 240'

Scale: 1" = 80'-0"

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/21/22
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Overall Landscape Plan

sheet #
L3.0
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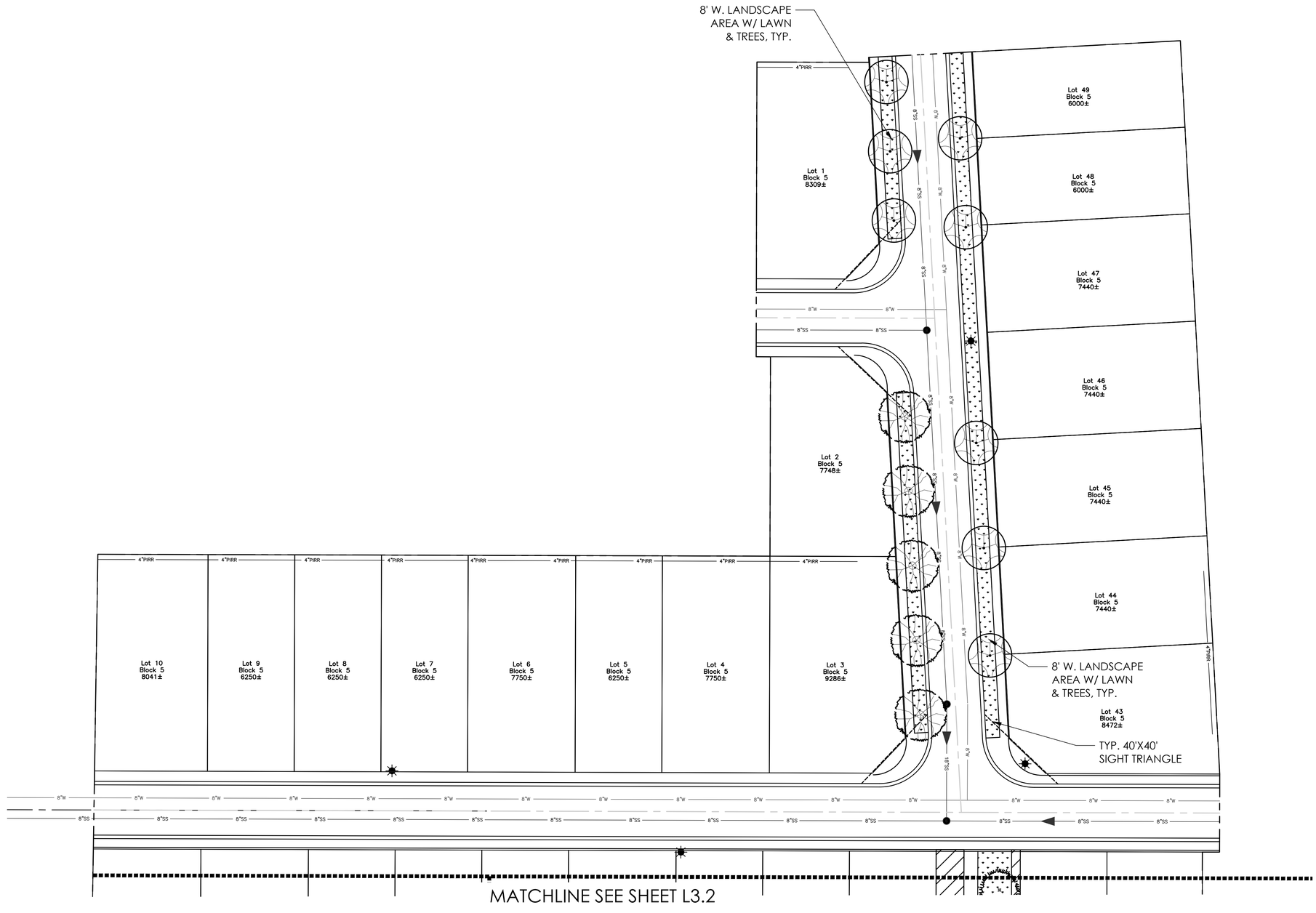

PLANT PALETTE

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	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
	Pinus nigra Austrian Pine	8' Ht. B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
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	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
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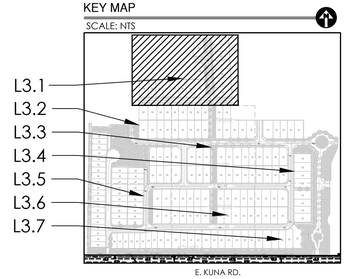
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.1

Scale: 1" = 30'-0"

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STATE OF IDAHO
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LA - 16653
LICENSED LANDSCAPE ARCHITECT
Expires:06/31/20

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.1
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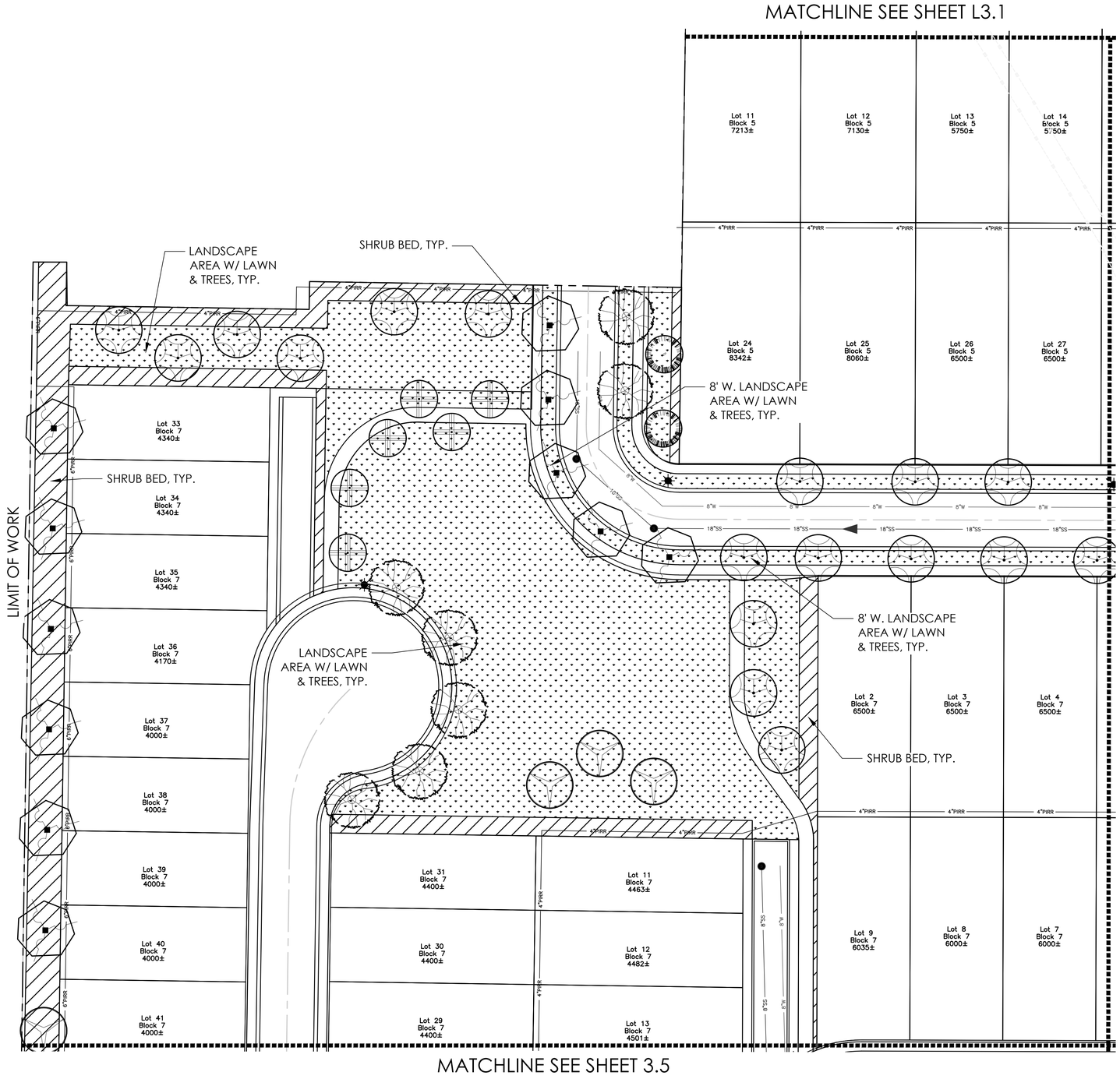

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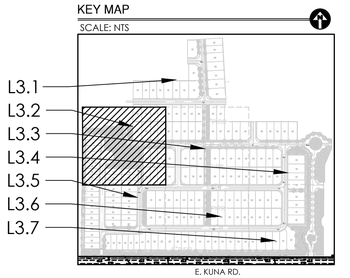
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldstum Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.2

Scale: 1" = 30'-0"

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STATE OF IDAHO
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LA - 16653
Expires06/31/20
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.2
5 of 12

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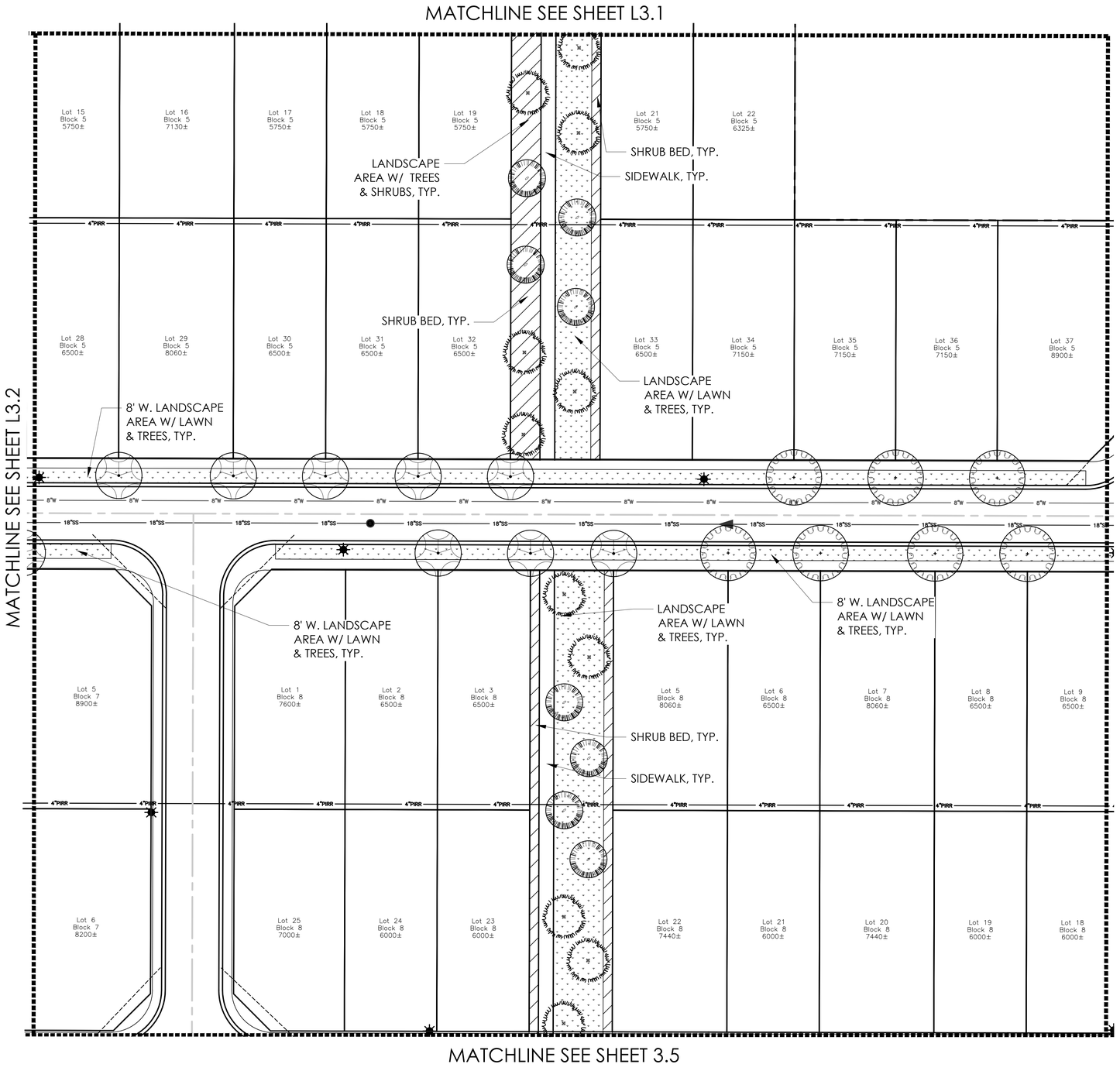


PLANT PALETTE

Sym.	Plant Name	Size
Class I Trees - Street Tree/Common Lot Tree		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Callery Pear	2" Cal.
Class II Trees - Street Tree/Common Lot Tree		
	Acer platatoides Norway Maple	3" Cal.
	Acer platanoides 'Crimson King' Crimson King Maple	3" Cal.
	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
	Pinus nigra Austrian Pine	8' HT. B&B
Shrubs		5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
	Buddleja x flutterby 'Blueberry Cobbler' Blueberry Cobbler Butterfly Bush	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	
	Euonymus japonicus microphyllus Boxleaf Euonymus	
	Euonymus japonicus v. microphyllus 'Sunny Delight' Sunny Delight Euonymus	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Frazeri	
	Physocarpus opulifolius Summer Wine Ninebark	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
Groundcovers		5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
Grasses		5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
Perennials		5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

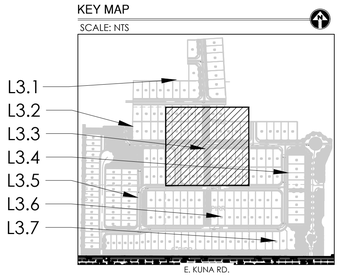
MASS PLANTING

Sym.	Description
	LAWN

PLANTING PLAN - L3.3

Scale: 1" = 30'-0" (0', 30', 60', 90')

KEY MAP
SCALE: NTS



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STATE OF IDAHO
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LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires:09/21/22

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.3
6 of 12

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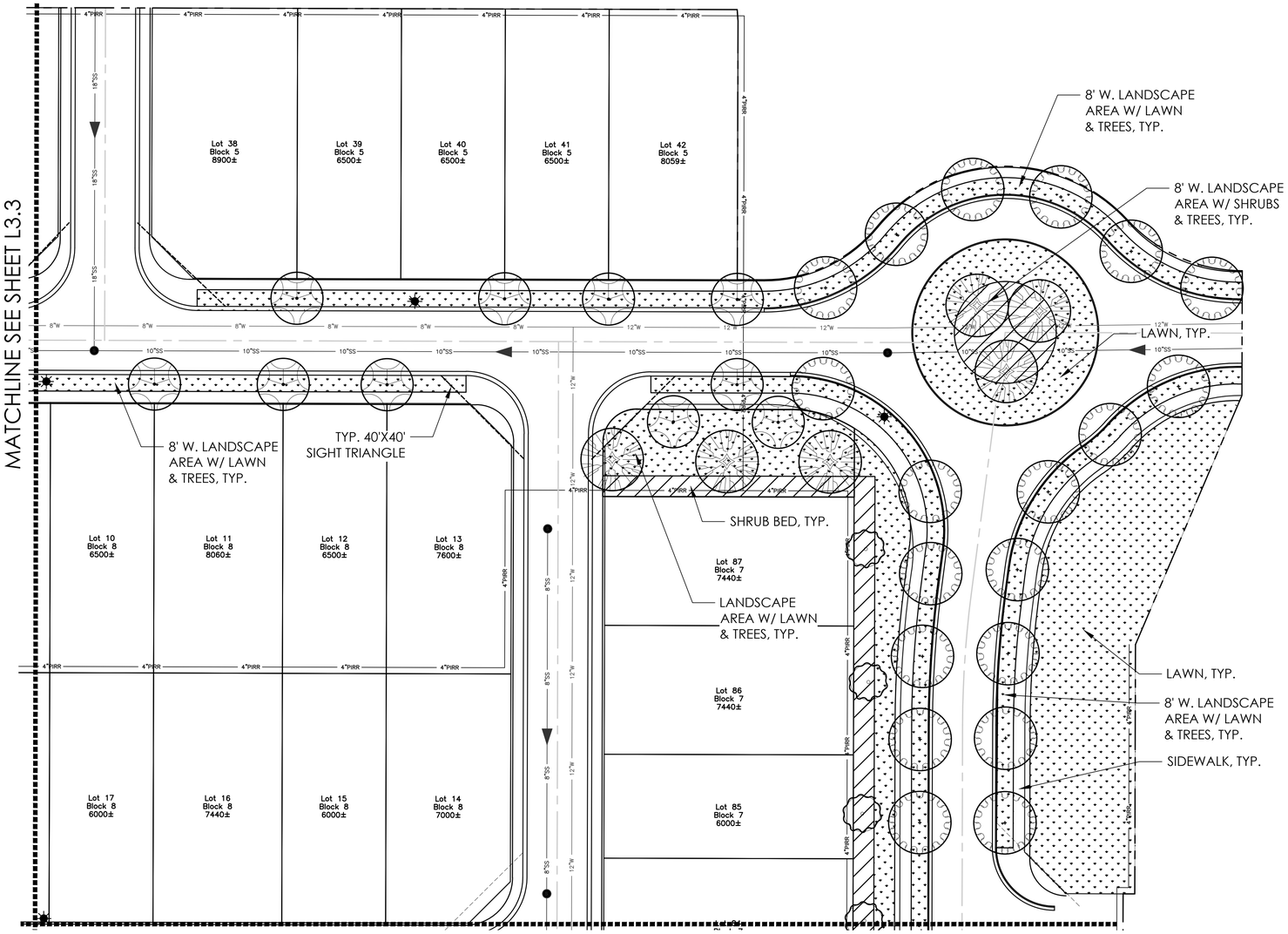

PLANT PALETTE

Sym.	Plant Name	Size
	Class I Trees - Street Tree/Common Lot Tree	
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Callery Pear	2" Cal.
	Class II Trees - Street Tree/Common Lot Tree	
	Acer platatoides Norway Maple	3" Cal.
	Acer platanoides 'Crimson King' Crimson King Maple	3" Cal.
	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
	Pinus nigra Austrian Pine	8' HT. B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
	Buddleja x fluterby 'Blueberry Cobbler' Blueberry Cobbler Butterfly Bush	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	
	Euonymus japonicus microphyllus Boxleaf Euonymus	
	Euonymus japonicus v. microphyllus 'Sunny Delight' Sunny Delight Euonymus	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Frazeri	
	Physocarpus opulifolius Summer Wine Ninebark	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

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STATE OF IDAHO
CHRISTOPHER J. GREEY
LA - 16653
Expires06/31/20
LICENSED LANDSCAPE ARCHITECT

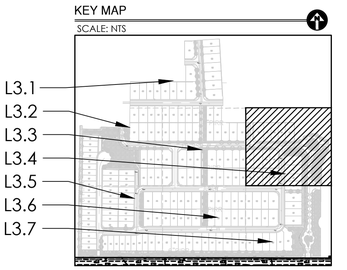
FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.4
7 of 12

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.4

Scale: 1" = 30'-0"

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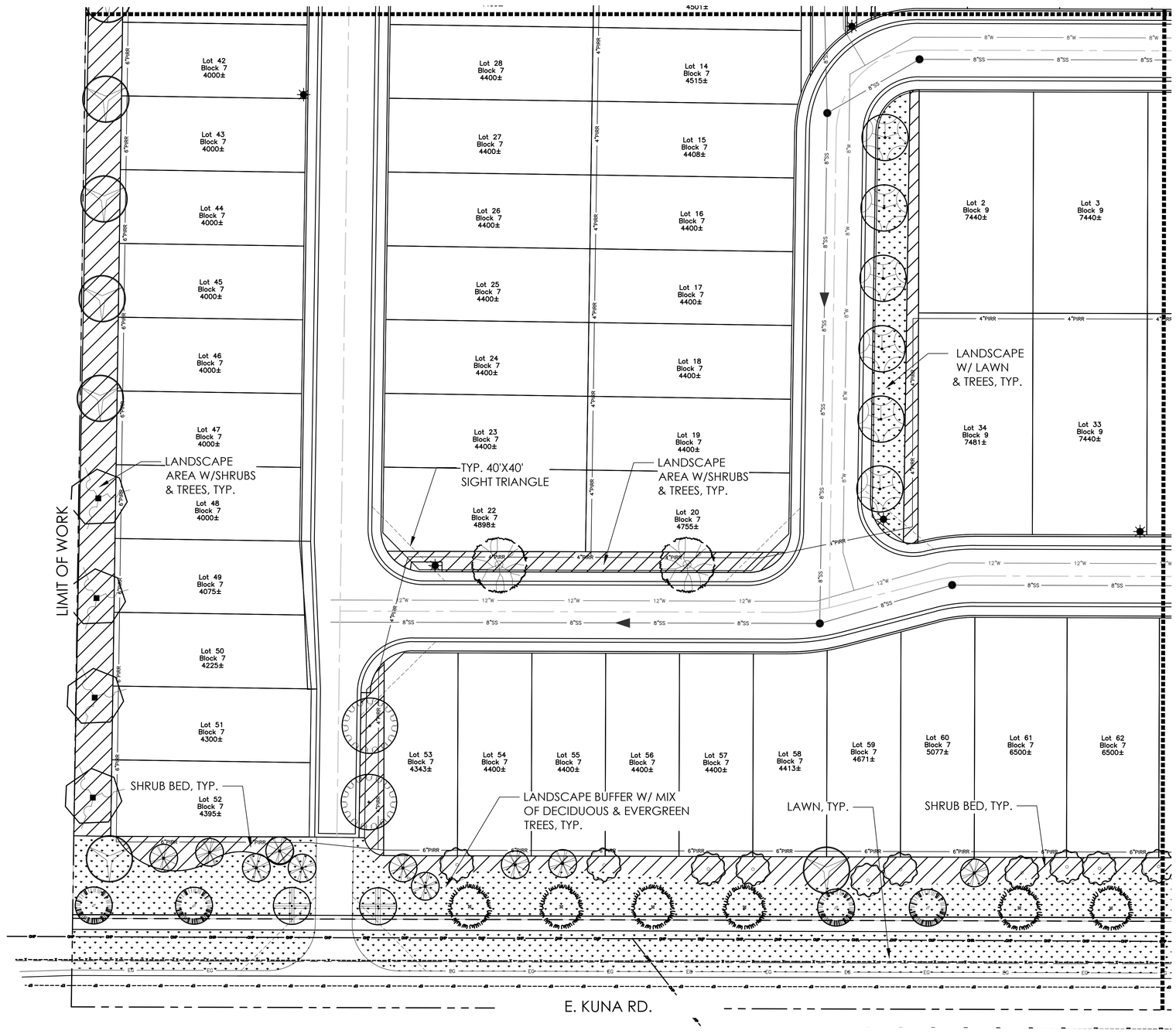
MATCHLINE SEE SHEET L3.2



MATCHLINE SEE SHEET L3.6

PLANT PALETTE

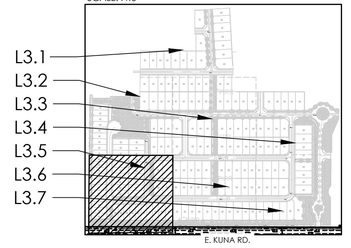
Sym.	Plant Name	Size
	Class I Trees - Street Tree/Common Lot Tree	
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Callery Pear	2" Cal.
	Class II Trees - Street Tree/Common Lot Tree	
	Acer platatoides Norway Maple	3" Cal.
	Acer platanoides 'Crimson King' Crimson King Maple	3" Cal.
	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT, B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT, B&B
	Pinus nigra Austrian Pine	8' HT, B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
	Buddleja x flutterby 'Blueberry Cobbler' Blueberry Cobbler Butterfly Bush	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	
	Euonymus japonicus microphyllus Boxleaf Euonymus	
	Euonymus japonicus v. microphyllus 'Sunny Delight' Sunny Delight Euonymus	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Frazeri	
	Physocarpus opulifolius Summer Wine Ninebark	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

KEY MAP

SCALE: NTS



PLANTING PLAN - L3.5

Scale: 1" = 30'-0"

0' 30' 60' 90'

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FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.5
8 of 12

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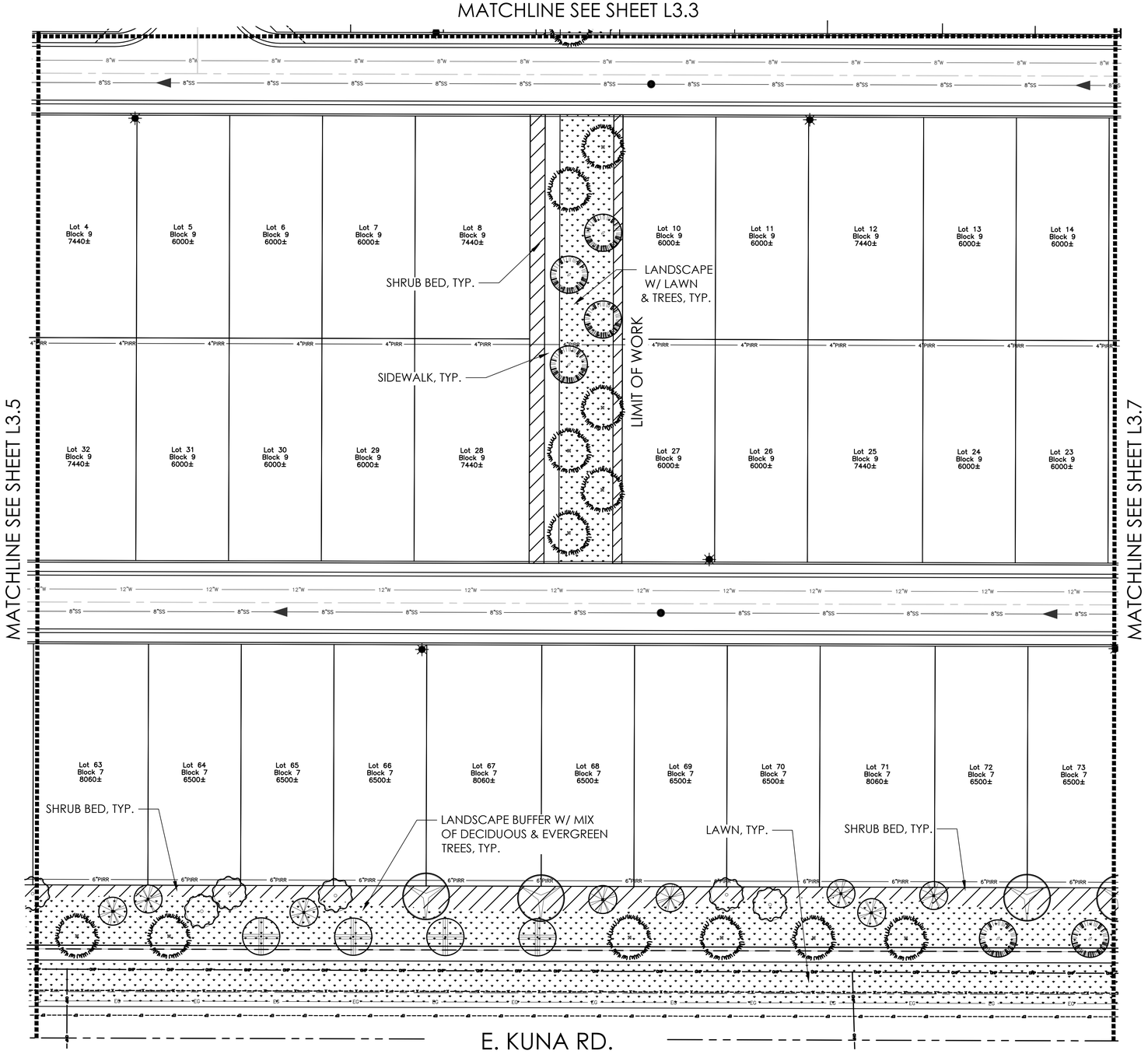

PLANT PALETTE

Sym.	Plant Name	Size
	Class I Trees - Street Tree/Common Lot Tree	
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida Flowering Dogwood	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
	Pyrus calleryana 'Chanticleer' Callery Pear	2" Cal.
	Class II Trees - Street Tree/Common Lot Tree	
	Acer platatoides Norway Maple	3" Cal.
	Acer platanoides 'Crimson King' Crimson King Maple	3" Cal.
	Acer x. truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
	Pinus nigra Austrian Pine	8' HT. B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
	Buddleja x flutterby 'Blueberry Cobbler' Blueberry Cobbler Butterfly Bush	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	
	Euonymus japonicus microphyllus Boxleaf Euonymus	
	Euonymus japonicus v. microphyllus 'Sunny Delight' Sunny Delight Euonymus	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	
	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Fraseri	
	Physocarpus opulifolius Summer Wine Ninebark	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
	Rosa x 'Noare' Flower Carpet TM Red Rose	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow In Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
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	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
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	Hemerocallis 'Happy Returns' Daylily Happy Returns	
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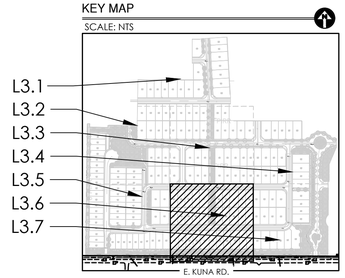
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.6

Scale: 1" = 30'-0"

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LA - 16653
Expires06/31/22
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
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issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.6
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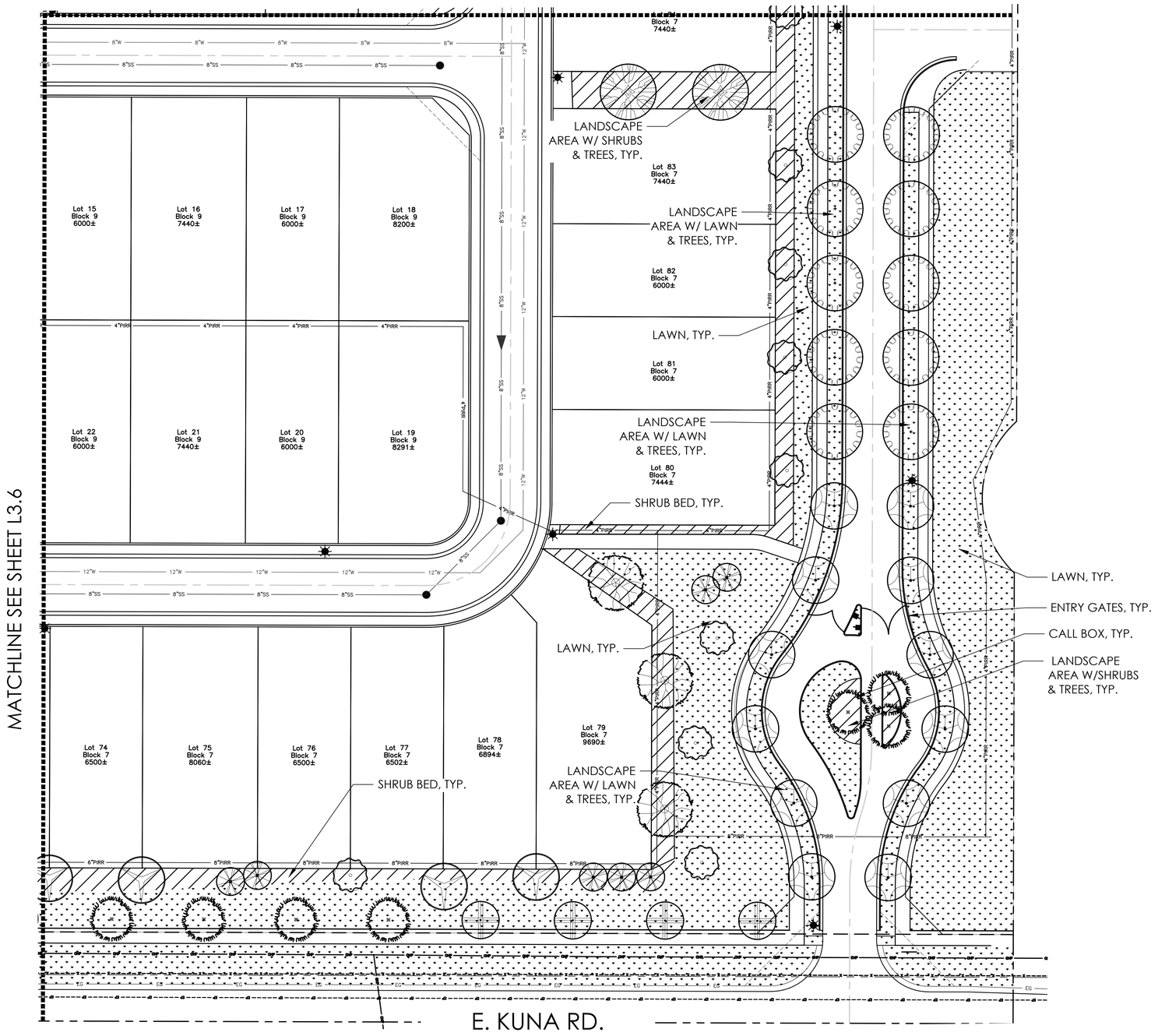

PLANT PALETTE

Sym.	Plant Name	Size
	Class I Trees - Street Tree/Common Lot Tree	
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	Acer x truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.
	Tilia x mongolian 'Harvest Gold' Harvest Gold Linden	3" B&B
	Conifer Trees - Evergreen Trees	
	Cedrus deodara Karl Fuchs Karl Fuchs Himalayan Cedar	8' HT. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B
	Pinus nigra Austrian Pine	8' HT. B&B
	Shrubs	5 Gal.
	Berberis thunbergii v. atropurpurea 'Crimson Pygmy' Crimson Pygmy Barberry	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	
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	Juniperus Chinensis 'Kallay's Compact' Kallay's Compact Pfitzer	
	Juniperus chinensis 'Mint Julep' Sea Green Juniper	
	Perovskia atriplicifolia Russian Sage	
	Photinia x fraseri Photinia Frazeri	
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	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	
	Prunus x cistena Cistena Plum	
	Rosa x 'Noalesa' Flower Carpet TM Yellow Rose	
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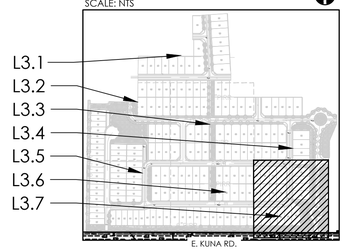
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	
	Groundcovers	5 Gal.
	Cerastium tomentosum Snow in Summer	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	
	Grasses	5 Gal.
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	
	Helictotrichon sempervirens Blue Oat grass	
	Miscanthus sinensis Maiden Grass	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	
	Perennials	5 Gal.
	Echinacea purpurea 'Magnus' 'Magnus' Purple Coneflower	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	
	Lavandula angustifolia 'Munstead' Munstead Lavender	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	
	Rudbeckia fulgid var. sullivantii 'Goldsturm' Goldsturm Black Eyed Susan	
	Veronica spicata 'Red Fox' Red Fox Veronica	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	

MASS PLANTING

Sym.	Description
	LAWN

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.7

Scale: 1" = 30'-0"

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STATE OF IDAHO
CHAD GREEY
LA - 16653
Expires06/31/20
LICENSED LANDSCAPE ARCHITECT

FALCON CREST SUBDIVISION NO. 2

Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting Plan

sheet #
L3.7
10 of 12

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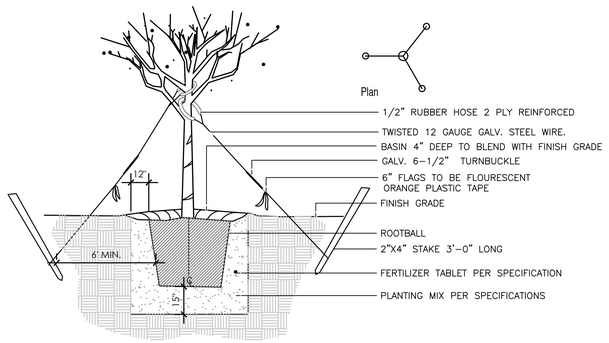
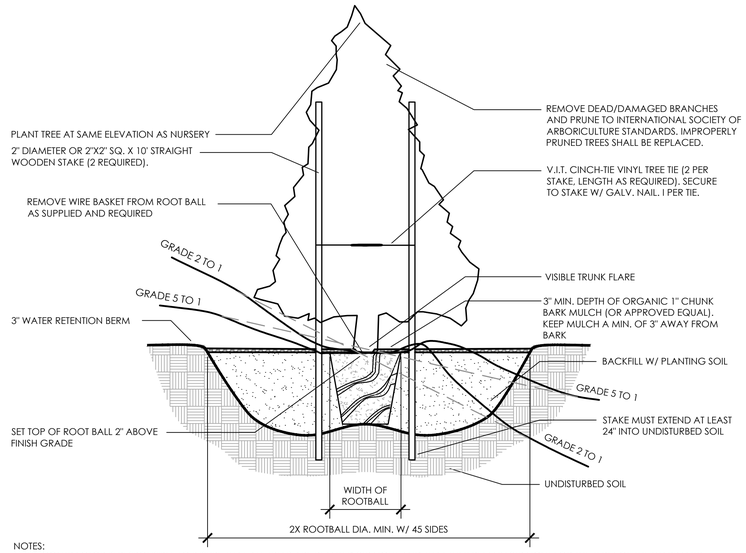


1.3 Tree Guying Detail

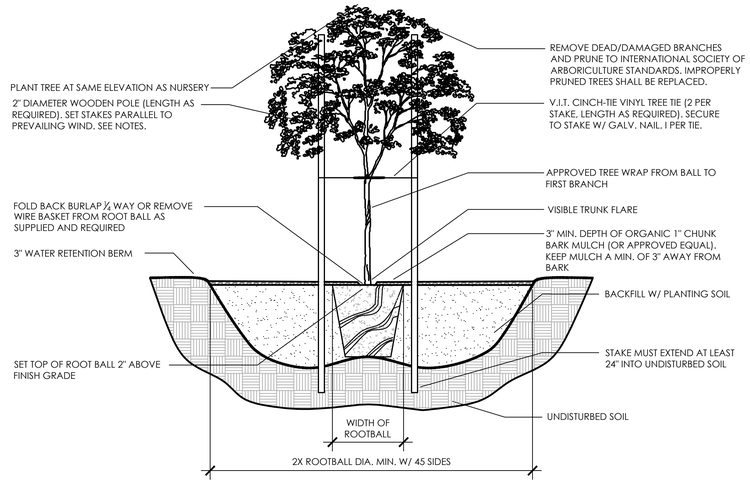
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

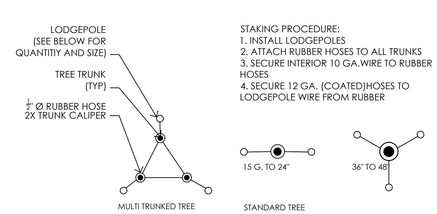
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

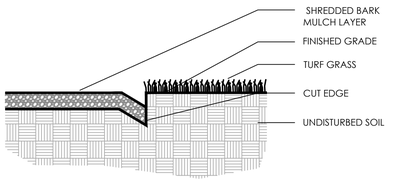
LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

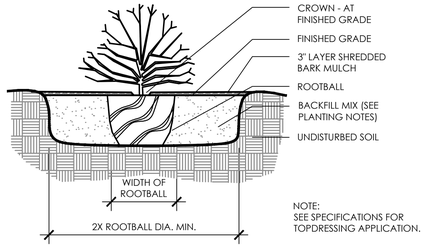
Scale: NTS



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

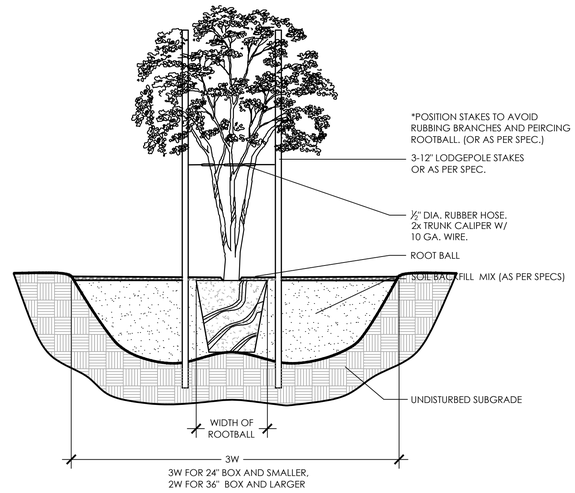
Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail

Scale: N.T.S.



1.4 Tree Staking Detail

Scale: N.T.S.

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STATE OF IDAHO
CHAD J. GREEY
LA - 16653
Expires 06/31/20
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #: MTC060
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 06.21.2021
drawing: Planting/Site Details

sheet #
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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12' of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
CHAD GREEY
LA - 16653
Expires:06/31/20
LICENSED LANDSCAPE ARCHITECT

FALCON CREST
SUBDIVISION NO. 2
Pre Plat Landscape Plans
KUNA, IDAHO

revisions:

project #:
MTC060
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
06.21.2021
drawing:
Planting Specifications

sheet #
L8.1
12 of 12

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Greey | Pickett Professional Corp.

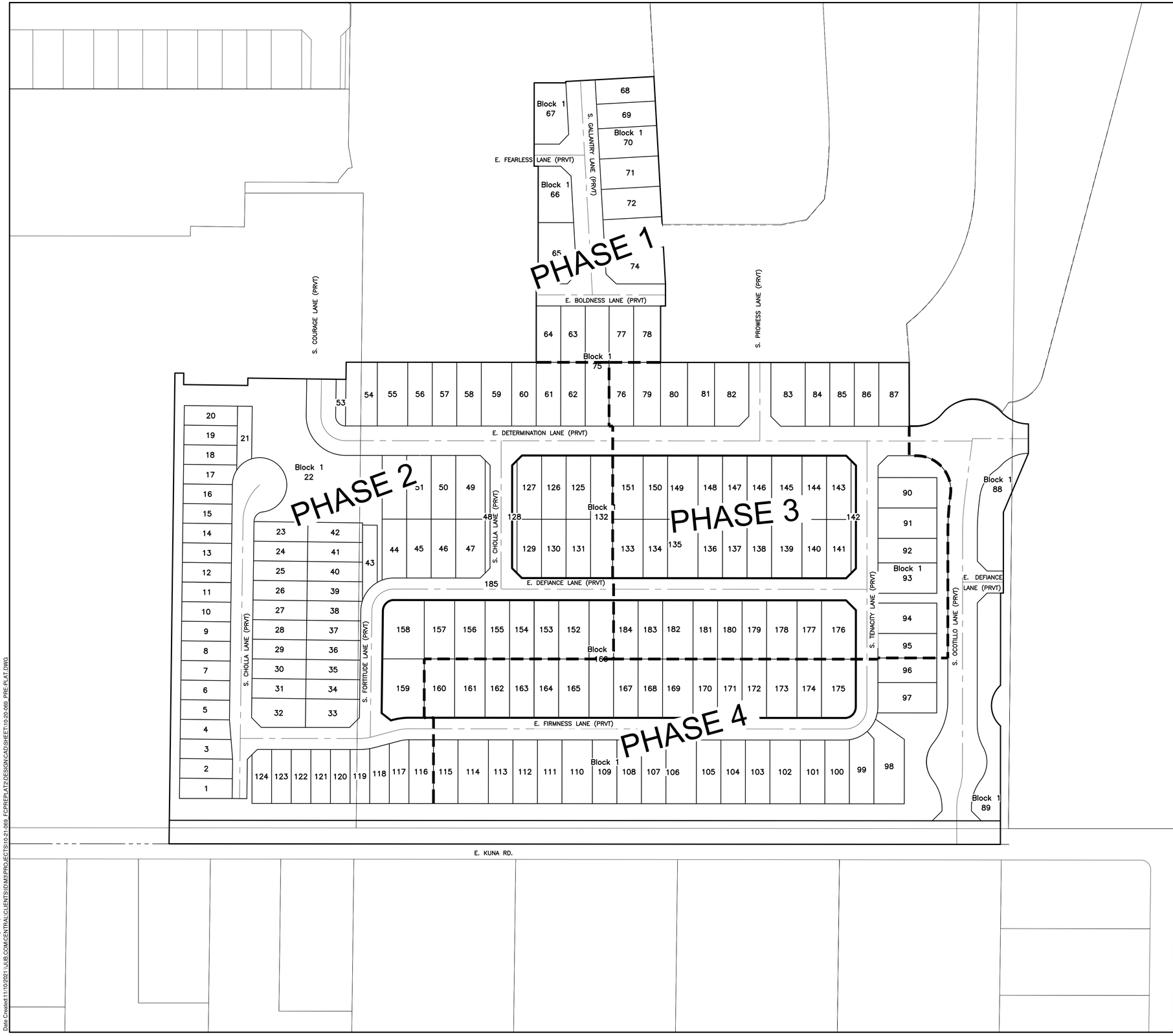
Trilogy®
m3companies

VALOR

October 27, 2021

0 300 600 900
SCALE : 1" = 300'

GREEY|PICKETT



J-U-B ENGINEERS, INC.

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

PROFESSIONAL ENGINEER REGISTERED 11704 STATE OF IDAHO MATT E. PRICE
11/10/2021

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

NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PHASING PLAN

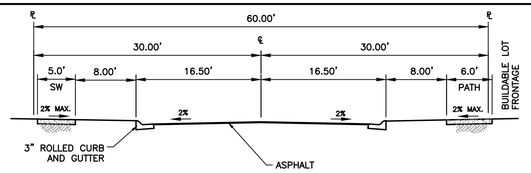
FILE :	10-20-069_PRE-PLAT
JUB PROJ. # :	10-21-069
DRAWN BY:	----
DESIGN BY:	----
CHECKED BY:	----

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

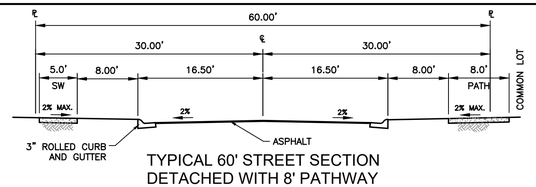
LAST UPDATED: 11/10/2021

SHEET NUMBER:
PP-08

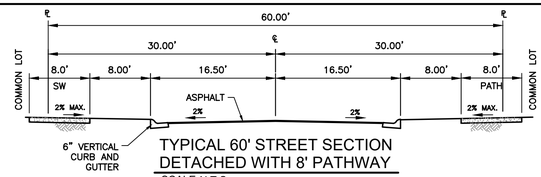
Plot Date:11/11/2021 4:35 PM Plotted By: Stephen Sandha
Date Created:11/10/2021 \\JUB.COM\CENTRALCLIENTS\IDM3\PROJECTS\10-21-069_FCPREPLAT2\DESIGN\CAD\SHEET\10-20-069_PRE-PLAT.DWG



TYPICAL 60' STREET SECTION
DETACHED 6' PATH WITH LOT FRONTAGE
SCALE:N.T.S.



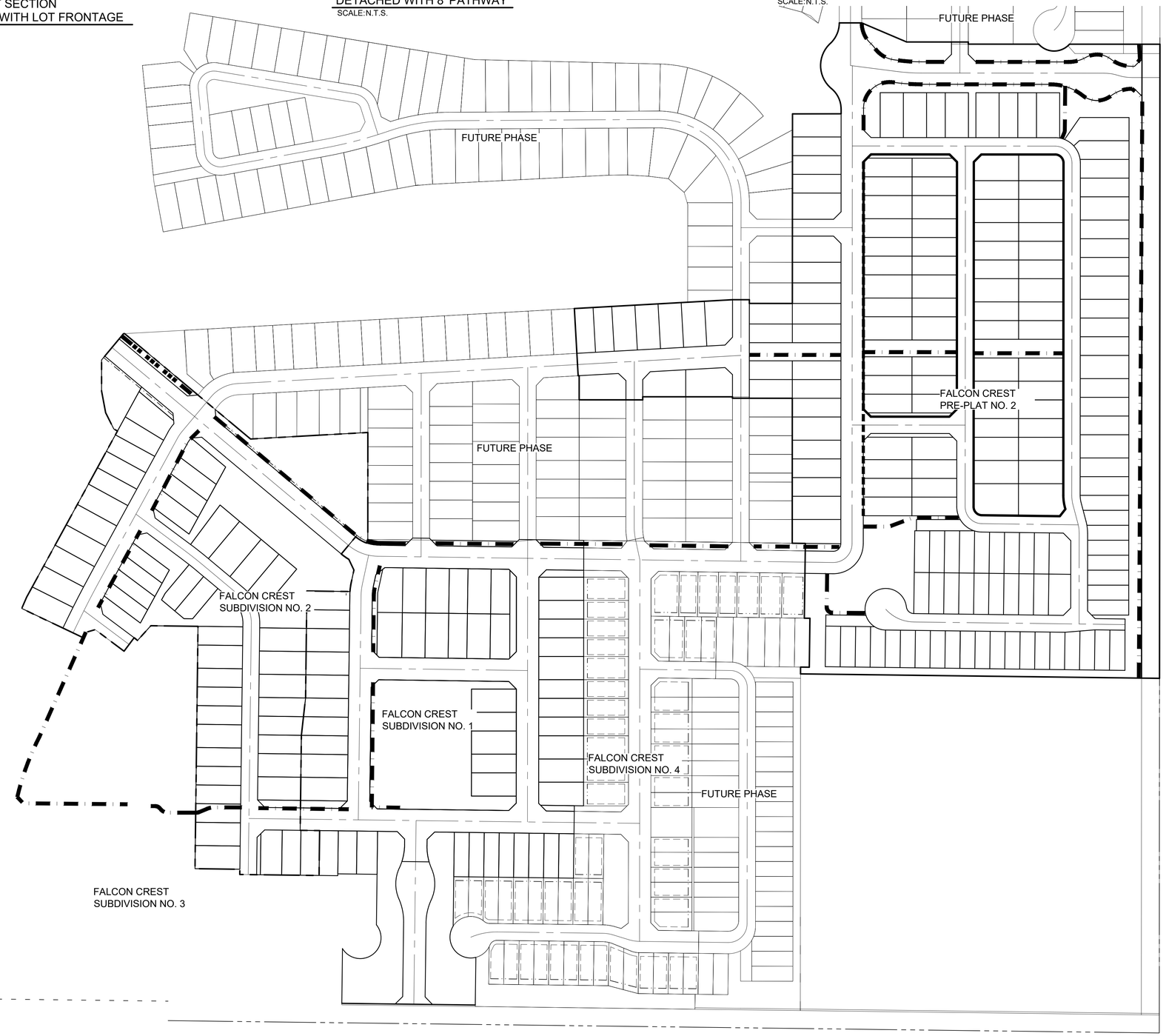
TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
SCALE:N.T.S.

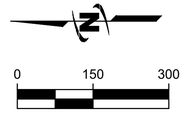


TYPICAL 60' STREET SECTION
DETACHED WITH 8' PATHWAY
SCALE:N.T.S.

LEGEND

- DETACHED 12' PATHWAY IN COMMON AREA
- DETACHED 8' PATHWAY IN COMMON AREA
- DETACHED 6' PATHWAY IN LOT FRONTAGE





SCALE IN FEET

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

PROFESSIONAL ENGINEER
REGISTERED
11704
STATE OF IDAHO
MATT E. PRICE
11/10/2021

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

NO.	DESCRIPTION	BY	APPL	DATE
	REVISION			

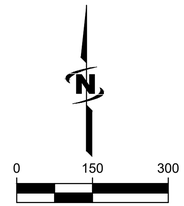
FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PATHWAY PLAN

FILE : FALCON CREST PRE-PLAT 2 PATH EXHIB
JUB PROJ. # : 10-21-069
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/11/2021

SHEET NUMBER:
PP-09

Plot Date:11/11/2021 5:04 PM Plotted By: Stephen Sersha
Date Created:11/11/2021 \\JUB.COM\CENTRAL\CLIENTS\IDMS\PROJECTS\10-21-069 -FCPREPLAT2\DESIGN\CAD\SHEET\FALCON CREST PRE-PLAT 2 PATH EXHIBIT.DWG



SCALE IN FEET

LEGEND

ORIGINAL FALCON CREST PRE–PLAT

FALCON CREST SOUTH PRE–PLAT

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

REUSE OF DRAWINGS
IN ACCEPTANCE OF THESE DRAWINGS, ASSUMES CERTAIN STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY J-U-B FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

FALCON CREST SOUTH SUBDIVISION
KUNA, IDAHO

PRE-PLAT COMPARISON PLAN

FILE : FALCON CREST PRE-PLAT 2 COMPARE
JUB PROJ. # : 10-21-069
DRAWN BY: ----
DESIGN BY: ----
CHECKED BY: ----

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

LAST UPDATED: 4/19/2022

SHEET NUMBER:
1

Plot Date:4/19/2022 3:09 PM Plotted By: Everett Earnest
Date Created:4/19/2022 \\JUB.COM\CENTRAL\CLIENTS\ID\MID\PROJECTS\10-21-069_FCPREPLAT2\DESIGN\CAD\SHEET\FALCON CREST PRE-PLAT 2 COMPARE.DWG

(ii) If the Solar Energy Device will be located in the fenced area of the Owner's Lot or patio, no portion of the Solar Energy Device may extend above the fence line.

(iii) If the Solar Energy Device will be located on the roof of the principal residence located on the Owner's Lot, then unless otherwise approved in writing by the Valor Reviewer: (A) the Solar Energy Device is oriented to the south or within forty-five (45) degrees east or west of due south; (B) the Solar Energy Device may not extend higher than or beyond the roofline; (C) the Solar Energy Device must conform to the slope of the roof and the top edge of the Solar Device must be parallel to the roofline; and (D) the frame, support brackets, or visible piping or wiring associated with the Solar Energy Device must be bronze or black.

2.12 Flags. The advance written consent of the Valor Reviewer is required prior to installing any flagpole.

2.13 Temporary Structures. No tent, shack, or other temporary building, Improvement, or structure shall be placed within or upon the Tract, without the prior written approval of the Valor Reviewer. Sales and construction trailers or other temporary structures associated with the sale and/or construction of residences and Improvements associated therewith are permitted if approved in advance by the Declarant.

2.14 Compliance with Documents. Each Owner and Occupant of a Lot and their guests and invitees shall comply strictly with the Documents as the same may be amended from time to time. Failure to comply with any of the Documents shall constitute a violation of the Documents and may result in a fine against the Owner in accordance with *Section 6.14*, and shall give rise to a cause of action to recover sums due for damages or injunctive relief, or both, maintainable by the Declarant, the Board, the VMC Board, or by an aggrieved Owner. Without limiting any rights or powers of the Association or VMC, the Board and/or the VMC Board may (but shall not be obligated to) remedy or attempt to remedy any violation of any of the Documents, and the Owner whose violation has been so remedied shall be personally liable to the Association and VMC for all costs and expenses of effecting (or attempting to effect) such remedy. If such Owner fails to pay such costs and expenses upon demand by the Association or VMC, such costs and expenses (plus interest from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, at the rate of one and one-half percent (1½%) per month) shall be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot shall be secured by the liens reserved in this Tract Declaration and the Covenant for Assessments and may be collected by any means provided in this Tract Declaration and/or the Covenant for the collection of Assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot(s). EACH

SUCH OWNER AND OCCUPANT SHALL RELEASE AND HOLD HARMLESS THE ASSOCIATION AND VMC AND THEIR OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF THE ASSOCIATION OR VMC'S ACTS OR ACTIVITIES UNDER THIS *SECTION 2.14* (INCLUDING ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING OUT OF THE ASSOCIATION OR VMC'S NEGLIGENCE IN CONNECTION THEREWITH), EXCEPT FOR SUCH COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION ARISING BY REASON OF THE ASSOCIATION OR VMC'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. "GROSS NEGLIGENCE" AS USED HEREIN DOES NOT INCLUDE SIMPLE NEGLIGENCE, CONTRIBUTORY NEGLIGENCE OR SIMILAR NEGLIGENCE SHORT OF ACTUAL GROSS NEGLIGENCE.

2.15 Liability of Owners for Damage to Common Area or Benefited Common Area. No Owner shall in any way alter, modify, add to or otherwise perform any work upon the Common Area or the Benefited Common Area without the prior written approval of the Board. Each Owner shall be liable to the Association for any and all damages to: (i) the Common Area, the Benefited Common Area and any Improvements constructed thereon; or (ii) any Improvements constructed on any Lot, the maintenance of which has been assumed by the Association, which damages were caused by the neglect, misuse or negligence of such Owner or Occupant, or their guests or invitees. The full cost of all repairs of such damage shall be an Individual Assessment against such Owner's Lot, secured by a lien against such Owner's Lot.

2.16 Party Wall Fences. A fence or wall located on or near the dividing line between two (2) Lots and intended to benefit both Lots constitutes a "**Party Wall**". To the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions will apply thereto. Party Walls will also be subject to the following:

(a) Encroachments & Easement. If the Party Wall is on one Lot due to an error in construction, the Party Wall is nevertheless deemed to be on the dividing line for purposes of this Section. Each Lot sharing a Party Wall is subject to an easement for the existence and continuance of any encroachment by the Party Wall as a result of construction, repair, shifting, settlement, or movement in any portion of the Party Wall, so that the encroachment may remain undisturbed as long as the Party Wall stands. Each Lot is subject to a reciprocal easement for the maintenance, repair, replacement, or reconstruction of the Party Wall.

(b) Right to Repair. If the Party Wall is damaged or destroyed from any cause, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, the Owner of either Lot may repair or rebuild the Party

Wall to its previous condition, and the other Owner or Owners that the wall serves will thereafter contribute to the cost of restoration thereof in equal proportions without prejudice, subject however, to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions. The Owners of both Lots, their successors and assigns, have the right to the full use of the repaired or rebuilt Party Wall. No Party Wall may be constructed, repaired, or rebuilt without the advance written approval of the Valor Reviewer in accordance with *Article 9* of the Covenant.

(c) Maintenance Costs. The Owners of the adjoining Lots share equally the costs of repair, reconstruction, or replacement of the Party Wall, subject to the right of one Owner to call for larger contribution from the other under any rule of law regarding liability for negligence or willful acts or omissions. If an Owner is responsible for damage to or destruction of the Party Wall, that Owner will bear the entire cost of repair, reconstruction, or replacement. If an Owner fails or refuses to pay his share of costs of repair or replacement of the Party Wall, the Owner advancing monies has a right to file a claim of lien for the monies advanced in the Official Records of Ada County, Idaho, and has the right to foreclose the lien as if it were a mechanic's lien. The right of an Owner to require contribution from another Owner under this Section is appurtenant to the Lot and passes to the Owner's successors in title.

(d) Alterations. The Owner of a Lot sharing a Party Wall may not cut openings in the Party Wall or alter or change the Party Wall in any manner that affects the use, condition, or appearance of the Party Wall to the adjoining Lot. The Party Wall will always remain in the same location as when erected unless otherwise approved by the Owner of each Lot sharing the Party Wall and the Valor Reviewer.

(e) Dispute Resolution. In the event of any dispute arising concerning a Party Wall, or under the provisions of this Section (the "**Dispute**"), the parties must submit the Dispute to mediation. Should the parties be unable to agree on a mediator within ten (10) days after written request therefore by the Board, the Board will appoint a mediator. If the Dispute is not resolved by mediation, the Dispute will be resolved by binding arbitration. Either party may initiate the arbitration. Should the parties be unable to agree on an arbitrator within ten (10) days after written request therefore by the Board, the Board will appoint an arbitrator. The decision of the arbitrator will be binding upon the parties and will be in lieu of any right of legal action that either party may have against the other. In the event an Owner fails to properly and on a timely basis (both standards to be determined by the Board in the Board's sole and absolute discretion) implement the decision of the mediator or arbitrator, as applicable, the Board may implement said mediator's or arbitrator's decision, as applicable. If the Board implements the mediator's or arbitrator's decision on behalf of an Owner, the Owner

otherwise responsible therefor will be personally liable to the Association for the cost of obtaining the all costs and expenses incurred by the Association in conjunction therewith. If such Owner fails to pay such costs and expenses upon demand by the Association, such costs and expenses (plus interest from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, at the rate of one and one-half percent (1-1/2%) per month) will be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot hereunder will be secured by the liens reserved in this Tract Declaration for Assessments and may be collected by any means provided in the Covenant for the collection of Assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot(s).

2.17 Subdividing. No Lot shall be further divided or subdivided, nor may any easements or other interests therein less than the whole be conveyed by the Owner thereof without the prior written approval of the Valor Reviewer; provided, however, that when Declarant is the Owner thereof, Declarant may further divide and subdivide any Lot and convey any easements or other interests less than the whole, all without the approval of the Valor Reviewer.

2.18 Hazardous Activities. No activities may be conducted on or within the Tract and no Improvements constructed on any portion of the Tract which, as determined by a Majority of the Board, are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks may be discharged upon any portion of the Tract unless discharged in conjunction with an event approved in advance by the Board. There shall be no open fires, except that barbecues, outside fireplaces, braziers and incinerator fires contained within facilities or receptacles and in areas designated and approved by the Valor Reviewer shall be permitted. No Owner will permit any condition upon its portion of the Tract which creates a fire hazard or otherwise violates Applicable Law. Unless otherwise approved by the Declarant, no portion of the Tract may be used for the takeoff, storage, or landing of aircraft (including, without limitation, helicopters) except for medical emergencies.

2.19 Mining and Drilling. No portion of the Tract may be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing water, oil, gas, or other hydrocarbons, minerals of any kind, rocks, stones, sand, gravel, aggregate, or earth. This provision will not be construed to prevent the excavation of rocks, stones, sand, gravel, aggregate, or earth or the storage of such material for use as fill provided that such activities are conducted or approved by the Declarant.

2.20 Noise. No noise which constitutes a nuisance, as determined by a Majority of the Board, shall be permitted to exist or operate upon any portion of the Tract so as to be offensive or detrimental to any other portion of the Subject Property or the Owners or Occupants thereof. However, typical residential equipment installed on a Lot, e.g., heating and

cooling equipment and pool equipment, operating at normal noise levels in accordance with the manufacturer's specifications, as determined by the Board, shall not be deemed a nuisance.

2.21 Rubbish and Debris. As determined by a Majority of the Board, no rubbish or debris of any kind may be placed or permitted to accumulate on or within the Tract, and no odors will be permitted to arise therefrom so as to render all or any portion of the Subject Property unsanitary, unsightly, offensive, or detrimental to any other property or the Owners or Occupants. Refuse, garbage, and trash must be kept at all times in covered containers, and such containers must be kept within enclosed structures or appropriately screened from view. Each Owner will contract with an independent disposal service to collect all garbage or other wastes, if such service is not provided by a governmental entity, VMC, or the Association.

2.22 Diseases and Insects. No Owner or Occupant shall permit anything or condition to exist upon any Lot or other property which shall induce, breed or harbor infectious plant diseases or noxious insects.

2.23 Maintenance. Commencing on the date an Owner takes title to such Owner's Lot, the Owners of each Lot shall jointly and separately have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. A Majority of the Board shall determine whether a violation of the maintenance obligations set forth in this *Section 2.23* has occurred. Such maintenance includes, but is not limited to the following, which shall be performed in a timely manner:

(i) Prompt removal of all litter, trash, refuse, and wastes.

(ii) Lawn mowing, tree and shrub pruning, landscape irrigation facilities, and maintaining the lawn and garden areas alive, free of weeds, and attractive.

(iii) Keeping mechanical facilities in working order.

(iv) Keeping sidewalks and driveways in good condition and repair.

(v) Repainting of Improvements.

(vi) Repair of exterior damage, and wear and tear to Improvements.

(vii) Complying with Applicable Law.

2.24 Street Landscape Area-Owner's Obligation to Maintain Landscaping. Commencing on the date an Owner takes title to such Owner's Lot, each Owner will be responsible, at such Owner's sole cost and expense, for maintaining mowing, replacing,

pruning, and irrigating the landscaping between the boundary of such Owner's Lot and the curb of any adjacent right-of-way, street or alley, if such area (the "**ST Landscape Area**") exists, unless the responsibility for maintaining the ST Landscape Area is undertaken by VMC or the Association in a Recorded written instrument.

2.25 Stormwater Protection Plan. Commencing on the date an Owner takes title to such Owner's Lot, each Owner shall be responsible, at its sole cost and expense, for adhering to State and Federal stormwater runoff protection and prevention requirements that may be applicable to such Owner's Lot and to obtain proper permits as may be required.

ARTICLE 3
VALOR COMMUNITY ASSOCIATION, INC.

3.01 Organization. The Association will be a nonprofit corporation created for the purposes, charged with the duties, and vested with the powers of an Idaho nonprofit corporation. Neither the Articles nor the Bylaws will for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Tract Declaration.

3.02 Villages. Every Lot will be located within a "Village". A Village may be comprised of any number of Lots and may include Lots of more than one type, as well as Lots that are not contiguous to one another. Each Notice of Applicability may initially assign the portion of the Tract described therein to a specific Village which may then exist (being identified and described in a previously Recorded Notice of Applicability) or may be newly created. Any Lot not assigned to a Village shall constitute a single Village. Declarant may Record an amendment to any previously Recorded Notice of Applicability to designate or change Village boundaries.

3.03 Membership.

(a) Mandatory Membership. Any person or entity, upon becoming an Owner, will automatically become a Member of the Association. Membership will be appurtenant to and will run with the ownership of the Lot that qualifies the Owner thereof for membership, and membership may not be severed from the ownership of the Lot, or in any way transferred, pledged, mortgaged or alienated, except together with the title to such Lot.

(b) Easement of Enjoyment – Common Area. Every Member will have a right and easement of enjoyment in and to all of the Common Area and an access easement by and through any Common Area, which easements will be appurtenant to and will pass with the title to such Member's Lot, subject to the following restrictions and reservations:

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

Planning & Zoning Department

Agency Notification

June 18, 2022

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

File Number(s) & Case Name:	22-05-S (Pre Plat) Falcon Crest *SOUTH* Subdivision.
Project Description	Applicant requests Preliminary Plat approval in order to subdivide approx. 40.89 acres into 185 lots. This application includes a request for Reapproval for a part of the previously approved Falcon Crest Subdivision. The proposed gross density is 4.21 DUA, and the proposed net density is approximately 5.38 DUA with 13.4 %, or 5.46 acres of common space. The current zoning for this project is R-6 and R-12. The site is in Section 22, T 2 N, R 1 E, (APN's S1422336100 and S1422315000).
Site Location	Near the NEC of Cloverdale and Kuna Roads, Kuna, Idaho 83634.
Applicant	**Mark Tate, M3 Companies, LLC** 1087 W River Street, Ste. 310 Boise, ID. 83702 208.9396263 Mtate@m3companiesllc.com
Representative	**Wendy Shrief, J-U-B Engineers** 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	PnZ Commission: On Tuesday, **August 9, 2022** *(Tentative)* At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov

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

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

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:	**1 August 2022**	
RE:	**Public Works Comments**	
	Falcon Crest South Subdivision, 22-05-S (Preliminary Plat)	

The Falcon Crest South Subdivision, 22-05-S, preliminary plat request dated 18 June 2022 has been reviewed. The applicant wishes to subdivide approximately 41 acres into 184 total lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

The Falcon Crest Subdivision was initially approved in 2018 for 2,322 residential lots. Exhibit A shows the maximum density of the development in section 1.31 of the City of Kuna, M3 Builders and Falcon Crest Development Agreement. The offsite sewer and water infrastructure was designed and constructed to service 2,322 residential lots, in which this is exceeded the infrastructure will be inadequately sized. The proposed Falcon Crest South Subdivision increases the density of the previously approved Falcon Crest Subdivision by approximately 29 residential lots. The Falcon Crest Subdivision has received approval for construction on 422 residential lots out of 2,322. Before the next approval of any Falcon Crest Subdivision phase the New York Lift Station pumps will need to be ordered.

Public Works can support approval of this application contingent that the approximately 990 acres of the Falcon Crest Subdivision will not exceed 2,322 residential lots. If the applicant chooses to increase the density of Falcon Crest South Subdivision, it is expected they decrease the density of other preliminary plats.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 547.
b) 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.
c) A plan approval letter will be required if this project affects any local irrigation districts.
d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
e) All positional information shall be from the most recent state plane coordinate system.
f) Provide engineering certification on all final engineering drawings.
g) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
h) Fire suppression shall be available and approved by KRFD.
i) No building permits will be issued and no construction can begin without adequate fire protection.
j) Fiber shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property currently has gravity sewer lines through the property.
b) *New York Lift Station pumps will need to be ordered before the next approval of any Falcon Crest Subdivision phase*.
c) 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.

d) Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
e) Sewer must provide connectivity for surrounding developments.
f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
g) All sewer infrastructure must meet or exceed City of Kuna requirements.
h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
i) Sewer connection fees apply to each lot containing a home or other facility.
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 currently has water main lines through the property.
b) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
c) 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
d) 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.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. This project will connect to a private standalone system that is owned and operated by the Falcon Crest Subdivision HOA. The closest possible connection to pressurized irrigation is located to the north of the proposed project.
b) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) 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. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) 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.

8) As-Built Drawings

a) As-built (record) 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) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a)

1.31 Maximum Density: Means and refers to the maximum number of residential units within designated areas of the Subject Real Property as stated in the Master Plan which Maximum Density is approximately 2.25 dwelling units/acre or a total of 2,322 dwelling units (excluding RV units, hotel units, nursing home units, or any other units associated with commercial/mixed use development, if applicable).

Project/File: **Falcon Crest South and Phase 1 Update/ KPP22-0006/ 22-05-S**
This is a preliminary plat application to subdivide 40.89 acres into 185 lots with a revision to a portion of the previously approved Falcon Crest Subdivision Phase 1.

Lead Agency: City of Kuna

Site address: Northeast of Kuna Road and Cloverdale Road

Staff Approval: August 1, 2022

Applicant: Mark Tate
M3 Companies, LLC
1087 W. River Street, Suite 310
Boise, ID 83702

Representative: Same as above

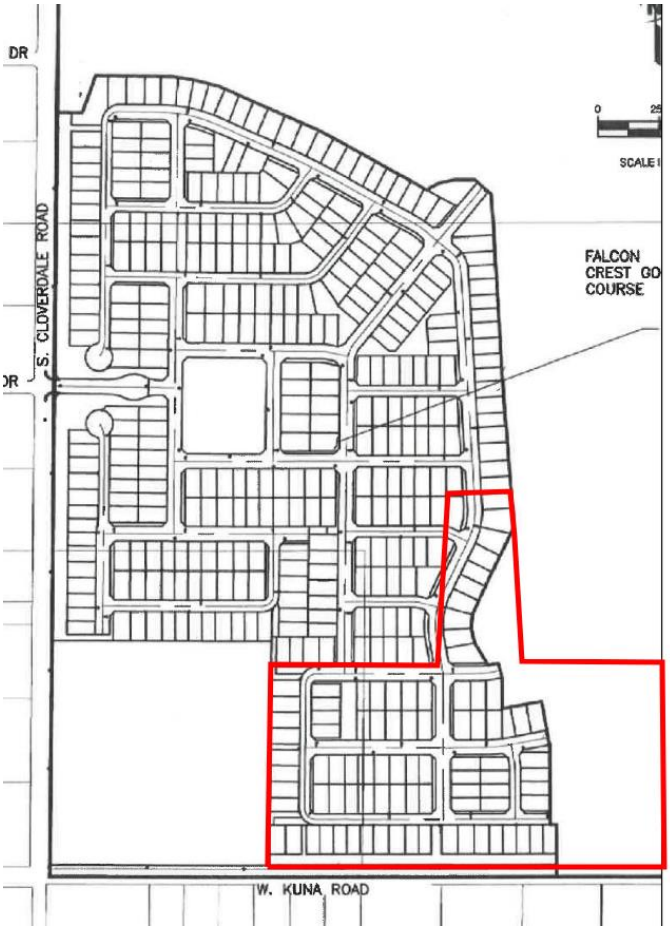
Staff Contact: Paige Bankhead, PE
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map

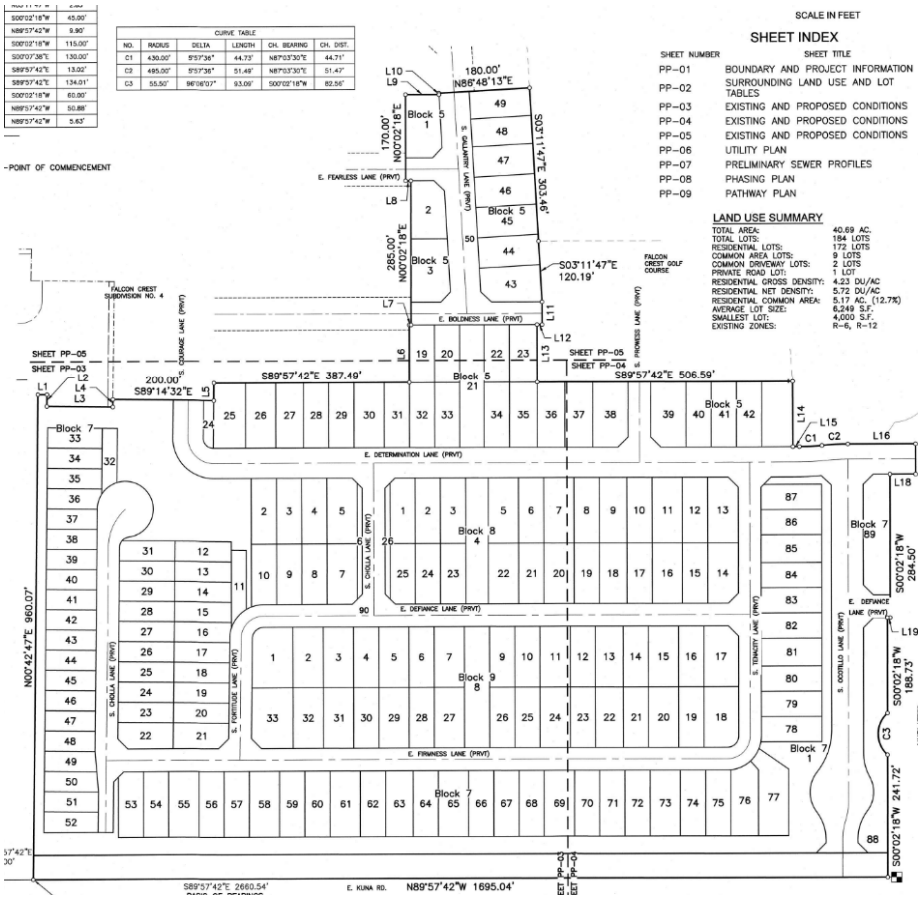
A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to subdivide 40.89 acres into 172 lots for senior detached homes, 9 common lots and 2 common driveway lots and to revise the southern portion the previously approved 2018 Falcon Crest Subdivision Phase 1. The applicant has proposed to revise the southern portion of the original Phase 1 area shown in red below, as well as plat an additional 119 lots for a total of 185 lots within the red area to include in Phase 1. The applicant has also proposed to construct a new private road onto Kuna Road. The applicant has proposed to construct private roads consistent with the original 2018 Falcon Crest Subdivision.

   The site is zoned R-6 (Medium Density Residential) and is consistent with the City of Kuna's future land use map which designates this area as mixed-use.



Original 2018 Falcon Crest Subdivision Phase 1 with proposed revised area and Falcon Crest South Subdivision in red



Falcon Crest South – revised portion of Falcon Crest Subdivision and additional lots

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Medium Density Residential/High Density Residential	R-6/R-12
South	Rural Residential (Ada County)	RR
East	Medium Density Residential	R-6
West	Commercial	C-1

3. Site History: On December 20, 2018, the Ada County Highway District approved a portion of this site a the southern portion of Falcon Crest Subdivision Phase 1, KPP18-0007/ 18-01-PUD for the development of 409 single family lots, 1 commercial lot and 58 common lots on 131 acres. The site-specific conditions of approval also apply to this development application.

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

- Falcon Crest Clubhouse, a 3-lot subdivision consisting of 1 commercial lot for a clubhouse, 1 private road lot and 1 common lot, located north of and directly adjacent to the site and was approved by ACHD in June 2021.

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

6. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be reconstructed as a multi-lane roundabout with 2 lanes on the northbound and southbound approaches and 1 lane on the eastbound and westbound approaches.
   - Cloverdale Road is listed in the CIP to be widened to 5-lanes from Kuna Road to Deer Flat Road between 2036 and 2040.

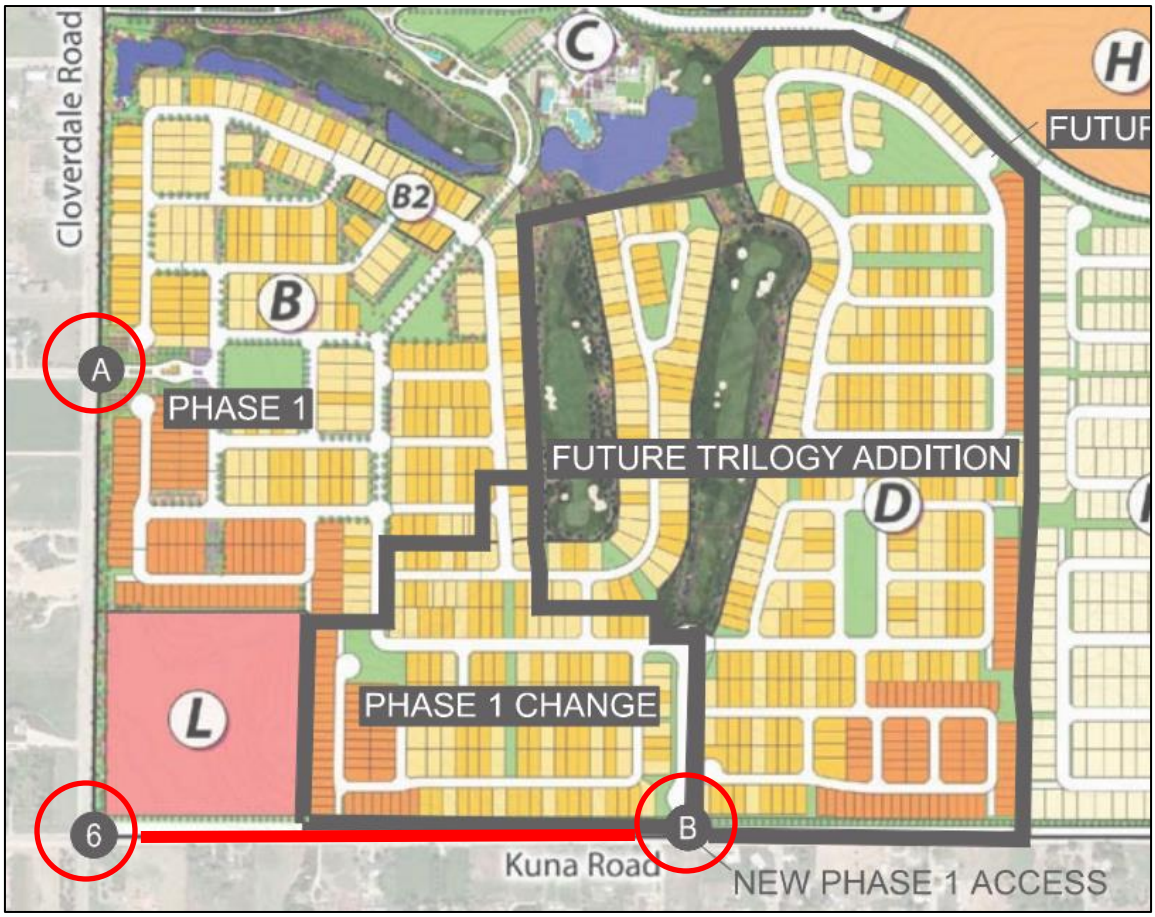
10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with 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 Level 3 facilities on Kuna Road abutting the site. These facilities will be constructed with a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** The additional 119 lots proposed with Falcon Crest South Subdivision, is estimated to generate 495 additional vehicle trips per day and 18 additional vehicle trips per hour in the PM peak hour to total 2,438 daily trips and 162 PM peak hour trips for the entire Falcon Crest Subdivision Phase 1 based on the updated traffic analysis.

2. **Traffic Impact Study**
   The traffic impact study for the Falcon Crest Subdivision Phase 1 was originally reviewed and accepted by ACHD in 2018. Kittelson & Associates, Inc. (Kittelson) prepared an updated traffic analysis for Phase 1 to reflect the proposed Falcon Crest South Subdivision. Attached is an executive summary of the findings **as presented by Kittelson**. 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.



Kuna Road, and access points A (Reining Horse Drive) and B (Ocotillo Lane) and Kuna Road/Cloverdale Road were analyzed in the study.

a. **Staff Comments/Recommendations:** Staff generally agrees with the findings and recommendations in the updated traffic analysis. The applicant submitted an updated traffic analysis for the road segment of Kuna Road from Cloverdale Road to Access B, the intersection of Kuna Road/Cloverdale Road and Access A (Reining Horse Drive) on Cloverdale Road, and the proposed new access point B, Ocotillo Lane on Kuna Road based on the proposed 119 lots that are proposed to be added to Phase 1 of the Falcon Crest development.

   The study evaluated the 2030 and 2035 total traffic conditions assuming the full build out of the development. The study showed that all intersections and Kuna Road meet acceptable ACHD planning thresholds. The study shows that dedicated turn lanes are not warranted at Access points A and B besides a dedicated southbound left-turn lane on Cloverdale Road at Access A. This was required to be constructed by the applicant as part of ACHD's action on Falcon Crest Subdivision Phase 1 in 2018. Staff recommends that a dedicated eastbound left-turn lane be constructed on Kuna Road at Access B since this will be warranted with the future growth of the area.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Kuna Road	1,690-feet	Minor Arterial	56	Better than "D"	Better than "D"

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

4. Average Daily Traffic Count (VDT)
Average daily traffic counts are based on ACHD’s most current traffic counts.

- The average daily traffic count for Kuna Road east of Cloverdale Road was 1,109 on 12/7/2021.

C. Findings for Consideration

1. Falcon Crest Subdivision Phase 1

On December 20, 2018, the Ada County Highway District approved this site as part of Falcon Crest Subdivision, KPP18-0007/ 18-01-PUD for the development of 409 single family lots, 1 commercial lot and 58 common lots on 131 acres. The site-specific conditions of approval also apply to this development application. The findings for the additional site frontage on Kuna Road with Falcon Crest South Subdivision (Phase 1) and the new access point onto Kuna Road are discussed below.

2. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 64-feet of right-of-way for Kuna Road (32-feet from centerline). As part of ACHD’s action on Falcon Crest Subdivision Phase 1, the applicant was required dedicate additional right-of-way to total 48-feet from the centerline of the road, widen the pavement on Kuna Road abutting a portion of this site to total 17-feet from the centerline of, construct a 3-foot wide gravel shoulder, and construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of the road.

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

c. Applicant Proposal: The applicant has not shown improvements to Kuna Road abutting the site.

d. Staff Comments/Recommendations: Consistent with ACHD's action in 2018 for Falcon Crest Subdivision Phase 1, the applicant should be required to dedicate additional right-of-way to total a minimum of 48-feet from the centerline of Kuna Road abutting the site. This right-of-way dedication exceeds the MSM requirements, however, ACHD supports the proposed right-of-way dedication based on the traffic impact study findings for Falcon Crest Subdivision Phase 1. Compensation will not be provided for right-of-way dedication as this segment is not listed in the CIP.

The applicant should also be required to construct a minimum 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Kuna Road, widen the pavement on Kuna Road to total 17-feet from the centerline and construct a 3-foot wide gravel shoulder on Kuna Road abutting the site. 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.

3. Private Road – Ocotillo Lane

a. Existing Conditions: There are no existing private roads from the site onto Kuna Road.

a. 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 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

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

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

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

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. Applicant's Proposal: The applicant has proposed to construct a 33-foot wide private road onto Kuna Road located 2,550-feet east of Cloverdale Road and 420-feet west of Conchos Avenue.

c. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed. If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

If the private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

4. Tree Planters

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

5. Landscaping

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

6. Other Access

Kuna Road is classified as a minor arterial road. 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. The site specific conditions of approval as part of ACHD's action on Falcon Crest Subdivision Phase 1 KPP18-0007 also apply to this application.

2. Dedicate additional right-of-way to total 48-feet from the centerline of Kuna Road abutting the site. Compensation will not be provided for this right-of-way dedication.

3. Widen the pavement on Kuna Road abutting the site to 17-feet from centerline and construct a 3-foot wide gravel shoulder.

4. Construct a minimum 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Kuna Road abutting the site.

5. 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.

6. Construct one 33-foot wide paved private road onto Kuna Road located 420-feet west of Conchos Avenue, as proposed. If the private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

7. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

8. Other than the access specifically approved with this application, direct lot access is prohibited to Kuna Road and should be noted on the final plat.

9. 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.

10. Payment of impact fees is due prior to issuance of a building permit.

11. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

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

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

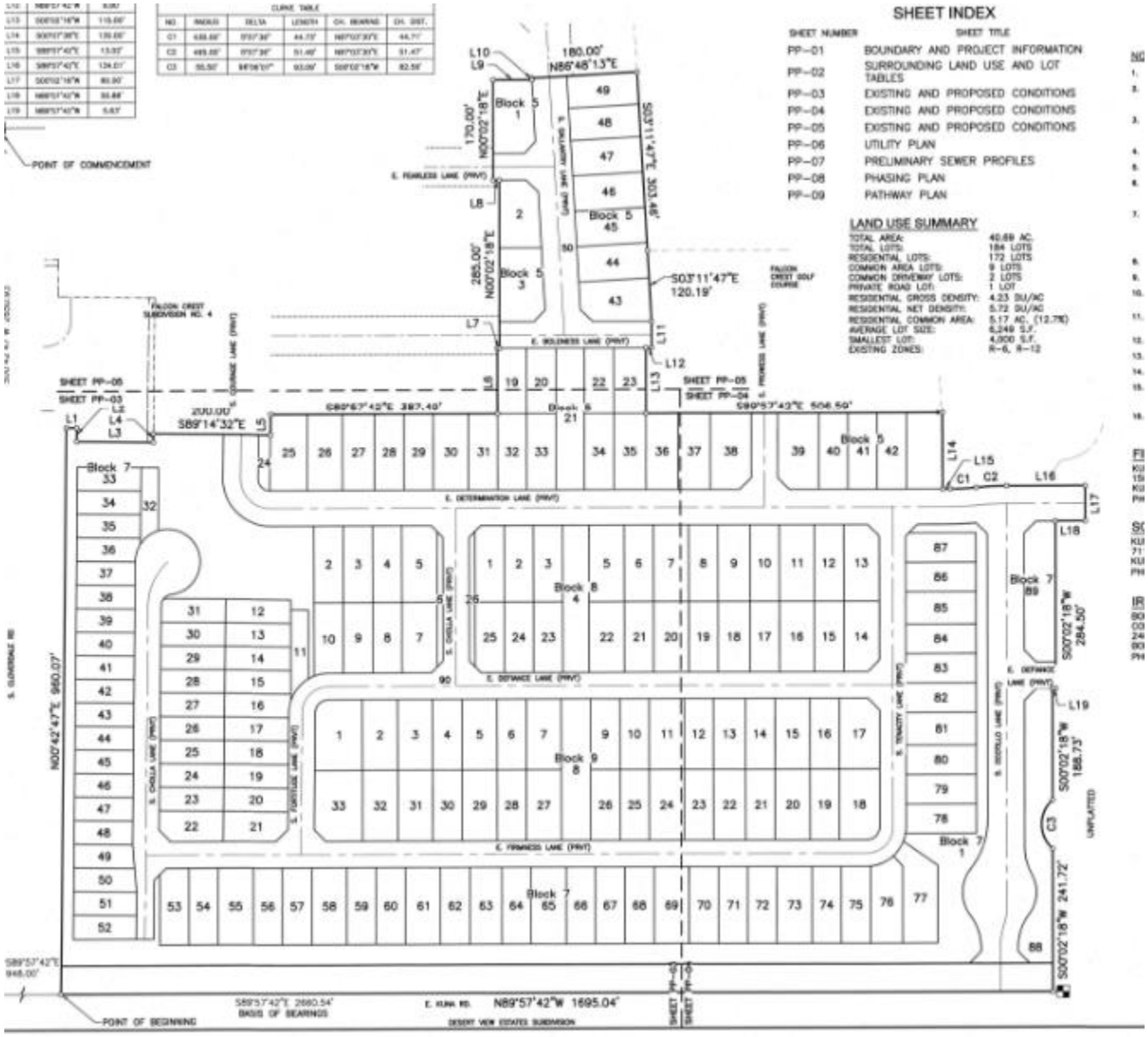
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Traffic Analysis Executive Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP

SITE PLAN


SHEET INDEX
SHEET NUMBER
SHEET TITLE
PP-01 BOUNDARY AND PROJECT INFORMATION
PP-02 SURROUNDING LAND USE AND LOT TABLES
PP-03 EXISTING AND PROPOSED CONDITIONS
PP-04 EXISTING AND PROPOSED CONDITIONS
PP-05 EXISTING AND PROPOSED CONDITIONS
PP-06 UTILITY PLAN
PP-07 PRELIMINARY SEWER PROFILES
PP-08 PHASING PLAN
PP-09 PATHWAY PLAN
LAND USE SUMMARY
TOTAL AREA: 40.69 AC.
TOTAL LOTS: 184 LOTS
RESIDENTIAL LOTS: 172 LOTS
COMMON AREA LOTS: 9 LOTS
COMMON DRIVEWAY LOTS: 2 LOTS
PRIVATE ROAD LOT: 1 LOT
RESIDENTIAL GROSS DENSITY: 4.23 DU/AC
RESIDENTIAL NET DENSITY: 5.72 DU/AC
RESIDENTIAL COMMON AREA: 5.17 AC. (12.7%)
AVERAGE LOT SIZE: 6,249 S.F.
SMALLEST LOT: 4,800 S.F.
EXISTING ZONES: R-6, R-12
CURVE TABLE
POINT OF COMMENCEMENT
POINT OF BEGINNING
N89°57'42"W 1695.04'
S89°57'42"E 2660.54'
BASIS OF BEARINGS
DESERT VIEW ESTATES SUBDIVISION
E. KLINE RD.
E. FEARLESS LANE (PRIV)
E. BOLDNESS LANE (PRIV)
E. DETERMINATION LANE (PRIV)
E. DISTANCE LANE (PRIV)
E. FIRMNESS LANE (PRIV)
S. COURAGE LANE (PRIV)
S. CHOLLA LANE (PRIV)
S. FORTITUDE LANE (PRIV)
S. TENACITY LANE (PRIV)
S. OCOTILLO LANE (PRIV)
S. PROWESS LANE (PRIV)
FALCON CREST SUBDIVISION NO. 4
FALCON CREST GOLF COURSE
UNPLATTED
Block 1
Block 2
Block 3
Block 4
Block 5
Block 6
Block 7
Block 8
Block 9

CONCLUSIONS AND RECOMMENDATIONS

The study identified that the proposed site accesses will operate acceptably with buildout of the proposed development. The findings of this analysis and our recommendations are discussed below.

FINDINGS

Year 2020 Existing Traffic Conditions

- The existing Cloverdale Road / Kuna Road intersection and Site Access A / Reigning Horse Drive / Cloverdale Road were found to operate acceptably.
- The peak hour segment volumes on Kuna Road were below the ACHD segment level of service threshold.

Year 2025 Total Traffic Conditions With Plat 1 Change & Site Access B

- Both site access intersections and the Kuna Road / Cloverdale Road intersection are projected to operate acceptably during both peak hour hours.
- No turn lanes are projected to be warranted at the Site Access B / Kuna Road intersection and no additional turn lanes are warranted at the Site Access A / Reigning Horse Drive / Cloverdale Road intersection, beyond the southbound left-turn lane already conditioned on Phase 1.

Estimated Year 2030 Total Conditions With Trilogy Buildout & 2025 with Areas J & K

- Both site access intersections and the Kuna Road / Cloverdale Road intersection are projected to operate acceptably during both peak hour hours.
- No turn lanes are projected to be warranted at the Site Access B / Kuna Road intersection and no additional turn lanes are warranted at the Site Access A / Reigning Horse Drive / Cloverdale Road intersection, beyond the southbound left-turn lane already conditioned on Phase 1.
    - It should be noted that the analysis did not include future traffic that may come from other developments that may utilize Kuna Road, such as the Spring Rock Subdivision, that would not be fully captured with the assumed growth rate. If a large future development occurs that utilizes Kuna Road, in addition to the Falcon Crest Development, future addition of a center turn lane on Kuna Road may be needed. This will be further evaluated in future studies.

Access Evaluation

- Site Access B was identified in the Falcon Crest Master Plan and is specified in the development agreement with the City of Kuna.
- The daily traffic on Site Access A is projected to exceed 2,000 trips without Site Access B.
- The location of Site Access B meets ACHD access spacing to Cloverdale Road and to Conchos Avenue assuming a private access but does not meet ACHD spacing requirement to a few existing private driveways.
- Adequate intersection sight distance is available at Site Access B.

RECOMMENDATIONS

Based on the results of this analysis, the following recommendations are made for the development:

- Construct Site Access B on Kuna Road as proposed for the following reasons:
    - The daily traffic on Site Access A is projected to exceed 2,000 trips with the change to Phase 1 in 2025 without Site Access B.
    - ACHD access spacing is met with the exception of some single family home driveways on the south side of Kuna Road.
    - The access will operate acceptably.
    - The access enhances access for emergency services.
- Maintain adequate sight distance at the site driveway intersections and internal streets and intersections by limiting and maintaining signage, structure placements, shrubbery and landscaping.

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.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-05-S

Development Name/Section Falcon Crest South

☐ 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. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

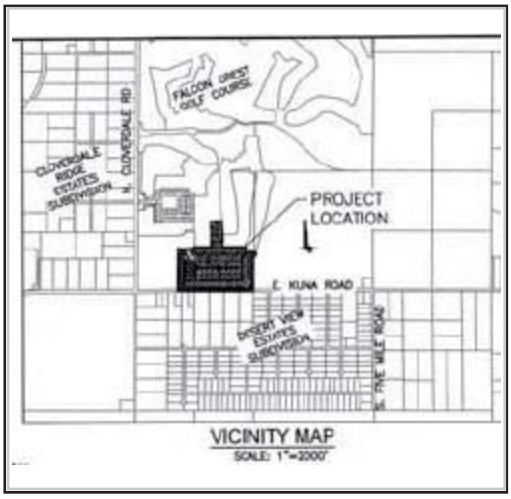
_____

_____

_____ Reviewed By: Rob Bodgin Date: 6 / 24 / 22

Communities in Motion 2050 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 2050* (CIM 2050), 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 2050 goals.



Development Name: Falcon Crest South

CIM Vision Category: Future Neighborhood

New Jobs: 0

CIM Corridor: None

New Households: 174

Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access	✓
Farmland Preservation	✗
Net Fiscal Impact	✓
Within CIM Forecast	✓

Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✗

Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	☐
Automobile Transportation	☑
Public Transportation	☐
Roadway Capacity	☐

✓ **Improves performance**

✓ **Does not improve or reduce performance**

✗ **Reduces performance**

Comments:

Consider a stub road to the west to connect the Falcon Crest subdivision to future development.

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

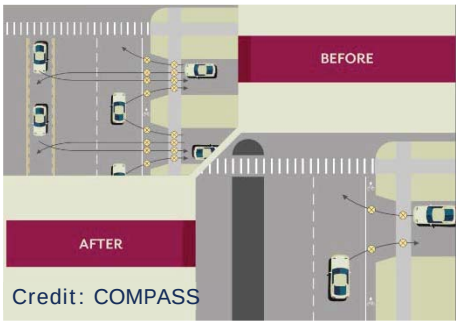
Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent 7/20/2022

Access Management

Access management is a set of techniques to control vehicular access to roadways. The benefits of access management include improved traffic efficiency, fewer vehicle conflicts, and reduced crashes. Access management can help to improve the safety of cyclists and pedestrians by limiting the number of conflict points and separating the conflict points.



Credit: COMPASS

Several steps can be taken to improve efficiency and safety of the transportation network using access management:

Space access (driveways or cross streets) to increase the distance between potential conflict points.

Provide more access on lower functionally classified roads, such as collectors, instead of arterials, to facilitate efficiency and safety.

Provide cross or shared access to reduce the need for excessive access on major roads.

✓ Provide stub roads to help enable future connections between properties and reduce the need for access to high-speed, high-volume roadways.

Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses.

More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: 1 year

Your Safety • Your Mobility
Your Economic Opportunity

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

December 30, 2021

Mr. Mark Tate
M3 Companies
1087 West River Street, Suite 310
Idaho, ID 83702
MTate@m3companiesllc.com

VIA EMAIL

RE: Falcon Crest Subdivision Phase 3 – ITD Traffic Impact Study Acceptance Letter

Dear Mr. Tate,

Thank you for providing the Idaho Transportation Department (ITD) the reviewed the Traffic Impact Study for the Falcon Crest Subdivision Phase 3 dated June 2021 to review. We have completed our review. ITD does not have objection to the development nor are requiring any mitigation improvements as long as the development does not exceed the number of anticipated site trips identified in the TIS.

If you have any questions or concerns, please contact me at jason.brinkman@itd.idaho.gov or 208-334-8303.

Sincerely,

Jason Brinkman
ITD – District 3
Engineering Manager

cc:
Jace Hellman – City of Kuna
John Ringert – Kittleson & Associates

Troy Behunin

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Monday, July 25, 2022 9:31 AM
To: Troy Behunin
Subject: 22-05-S FALCON CRESTt SOUTH Pre Plat

Good morning,
The development is located approximately 4 miles from the State Highway system. As there is no direct path or clear anticipated path to the State Highway system, trips generated by the development will likely disperse. ITD does not anticipate significant traffic impacts to the State Highway system from this development and has no objection to the proposed development.

Thank you,

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

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Friday, July 22, 2022 11:07 AM
Subject: [EXTERNAL] FALCON CRESTt SOUTH Pre Plat Official Request for Comment

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
Just wondering if you folks have comments for this application. It is going to Commission August 9th.
Thanks, let me know please.
HAGWE
Troy

From: Troy Behunin
Sent: Thursday, June 23, 2022 2:10 PM
To: 'Ada County Highway District' <planningreview@achdidaho.org>; 'Adam Ingram' <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; 'Chief Fratusco' <mfratusco@adacounty.id.gov>; 'COMPASS' <cmiller@compassidaho.org>; 'David Reinhart' <dreinhart@kunaschools.org>; 'Dennis Chan (Dennis.chan@usps.gov)' <Dennis.chan@usps.gov>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfson' <eadolfson@compassidaho.org>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'ITD' <D3Development.Services@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Paris Dickerson' <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; 'Public Works' <PWoffice@kunaid.gov>; 'Robbie Reno' <rreno@kunaschools.org>; 'Sara Arjonas ITD D3' <Sarah.Arjona@itd.idaho.gov>; 'Stacey Yarrington (Ada County)' <syarrington@adacounty.id.gov>; 'TJ Lawrence (Interim KRFD Chief)' <tlawrence@kunafire.com>
Subject: Falcon Crest SOUTH Pre Plat Official Request for Comment

Afternoon Greetings Everyone,
Please review the attached PDF for the *Falcon Crest SOUTH Subdivision* being proposed in the City of Kuna, and return official comments about this project and how it might affect the services your organization provides to our office by the requested date. If you *need more time* for your review, or need more information or anything to assist you, please feel free to email me.
Thanks you in advance for your help and comments.
Troy

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

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

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

June 30, 2022

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

RE: 22-05-S/Falcon Crest South Subdivision

Dear Troy:

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

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

RECEIVED
JUL 05 2022
CITY OF KUNA

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

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

August 4, 2022

RE: Falcon Crest South

Dear Honorable Members of City Council,

Kuna School District has reviewed the application of Falcon Crest South and provides the following comments for your consideration. Kuna School District has experienced unprecedented student growth over the last ten years. Unfortunately, we cannot serve the children in this development because the approved plats in this zone are beyond school capacity at Hubbard Elementary, Fremont Middle School, and Kuna High School.

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 accommodate additional students, we seek voluntary partnerships with the developers.

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, we generally seek voluntary partnerships with the residential developers of this area. Voluntary 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). At this time Aug 4th, 2022 we do not have a voluntary partnership with this development.

Regards,

Danielle Horras and Robbie Reno

School District Planners

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (541) 331-6473 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/18/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
261560	LEGAL NOTICE CITY OF	07/20/22	07/20/22	1	$57.36

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$57.36**
Paid Amount:**$0.00**

Amount Due:**$57.36**

We Appreciate Your Business!

AD# 261560

LEGAL NOTICE

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

Case No. 22-05-S (Preliminary Plat) for Falcon Crest SOUTH Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on T**uesday, August 9, 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 Falcon Crest SOUTH Subdivision. Applicant, Falcon Crest, LLC & M3 ID Falcon Crest, LLC request Preliminary Plat approval in order to subdivide approximate 41 acres into 184 total lots (172 residential, 9 common, 2 common driveways, & 1 private road). The subject site is located near E Kuna Rd. and S Five Mile Rd., Kuna, ID 83634, within Section 22, Township 2 North, Range 1 East; (APNs: S1422336100 & S1422315000).

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

July 20, 2022 261560

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

NEOPOST FIRST-CLASS MAIL
07/20/2022
US POSTAGE $000.00º
ZIP 83634
041M11460992

SENT 7.20.22
TKB
JR 7.21.22

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, August 9, 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:

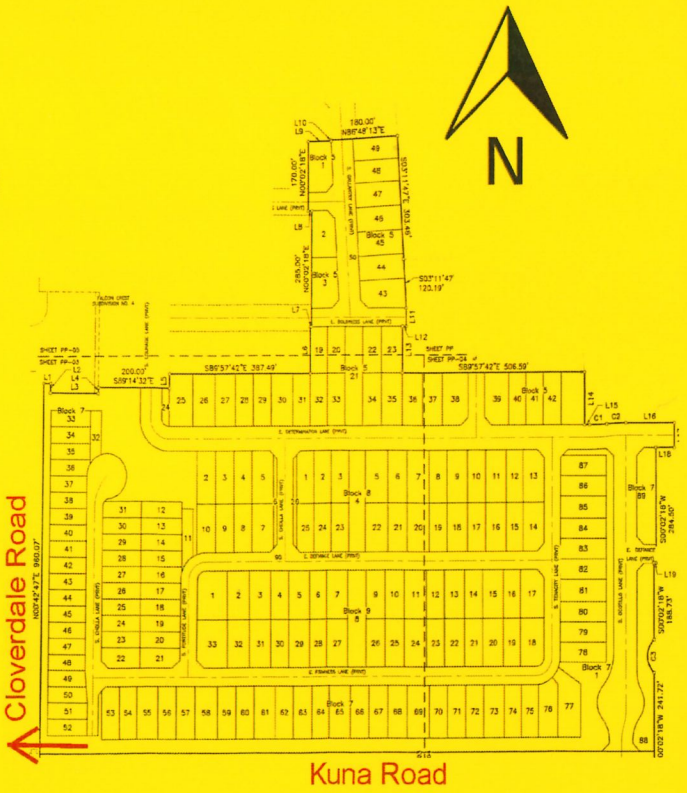
Case No. 22-05-S (Preliminary Plat) & 22-14-DR (Design Review) for Falcon Crest SOUTH Subdivision

Falcon Crest, LLC and M3 ID Falcon Crest, LLC request Preliminary Plat approval in order to subdivide approximate 41 acres into 184 total lots (172 residential, 9 common, 2 common driveways, & 1 private road). The subject site is located near E Kuna Rd. and S Five Mile Rd., Kuna, ID 83634, within Section 22, Township 2 North, Range 1 East; (APNs: S1422336100 & S1422315000).

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 **August 3, 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 7.20.2022



City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Falcon Crest South Sub. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Thursday, July 28, 2022 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 28th *day of* July, 2022.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 28th *day of* July, 2022, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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

Notary Public
Residing at Estate Dr. Boise ID
Commission Expires 4/5/2027

HOLLY WEIGEL
NOTARY
PUBLIC
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on August 9, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: Falcon Crest South Subdivision - In R-6 and R-12 Zone, for a Preliminary Plat with 184 lots, on 40.69 acres, with 9 common lots for open space/drainage, 2 common driveway lots and 1 private road lot.

PROPERTY LOCATION: The property is located North of East Kuna Road and West of South Cloverdale Road (S1422346600 and S1422336125)

APPLICATION BY: J-U-B ENGINEERS, INC. Case #22-05-S & 22-14-DR

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED
7/28/2022

CITY OF KUNA
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POSTED
07/28/22

CITY OF KUNA

PUBLIC HEARING NOTICE

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CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED

07/28/2022

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

Case No. 22-05-S (Preliminary Plat) for
Falcon Crest SOUTH Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, August 9, 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 Falcon Crest SOUTH Subdivision. Applicant, Falcon Crest, LLC & M3 ID Falcon Crest, LLC request Preliminary Plat approval in order to subdivide approximate 41 acres into 184 total lots (172 residential, 9 common, 2 common driveways, & 1 private road). The subject site is located near E Kuna Rd. and S Five Mile Rd., Kuna, ID 83634, within Section 22, Township 2 North, Range 1 East; (APNs: S1422336100 & S1422315000).

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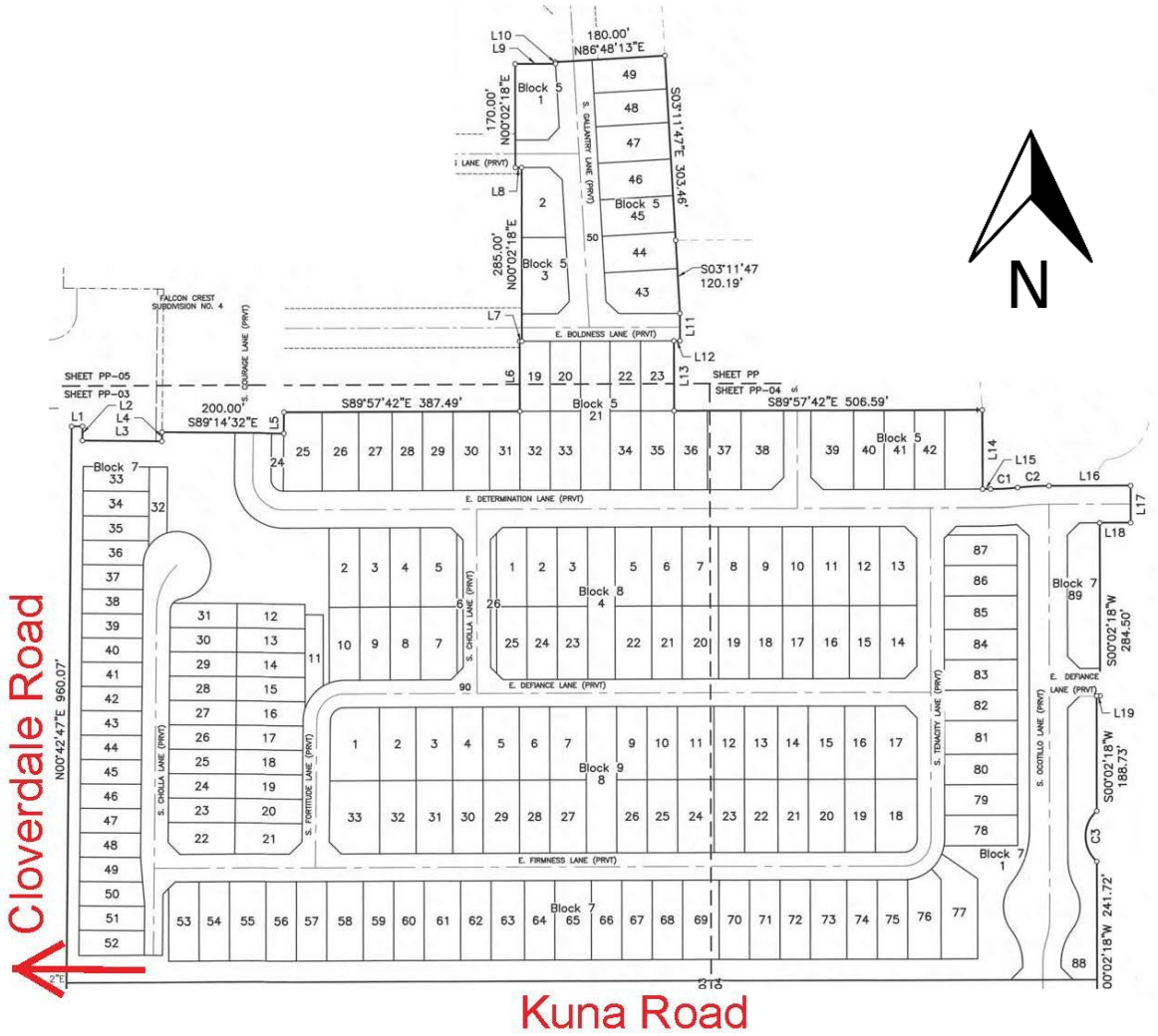
Kuna Planning & Zoning Department



Falcon Crest "Valor"

A Master-Planned Community
Trilogy Valor Subdivisions 7-9

Kuna, ID - Planning & Zoning

August 9th, 2022

m3companies

Valor Master Plan

Trilogy
m3companies

VALOR

November 2, 2021

GREEY|PICKETT

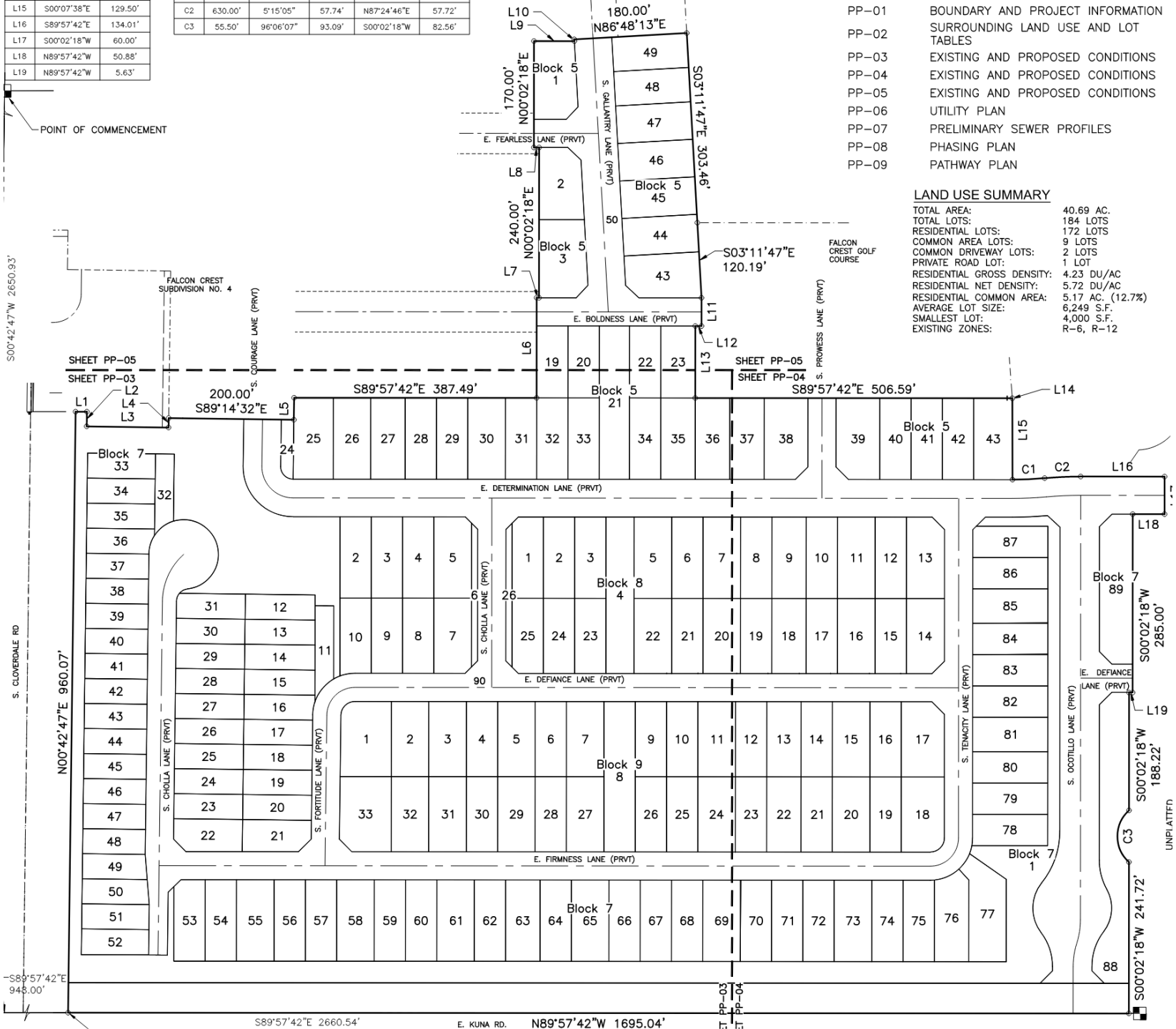
Trilogy at Valor Master Plan

Main Entry at Cloverdale – Tiercel Lane

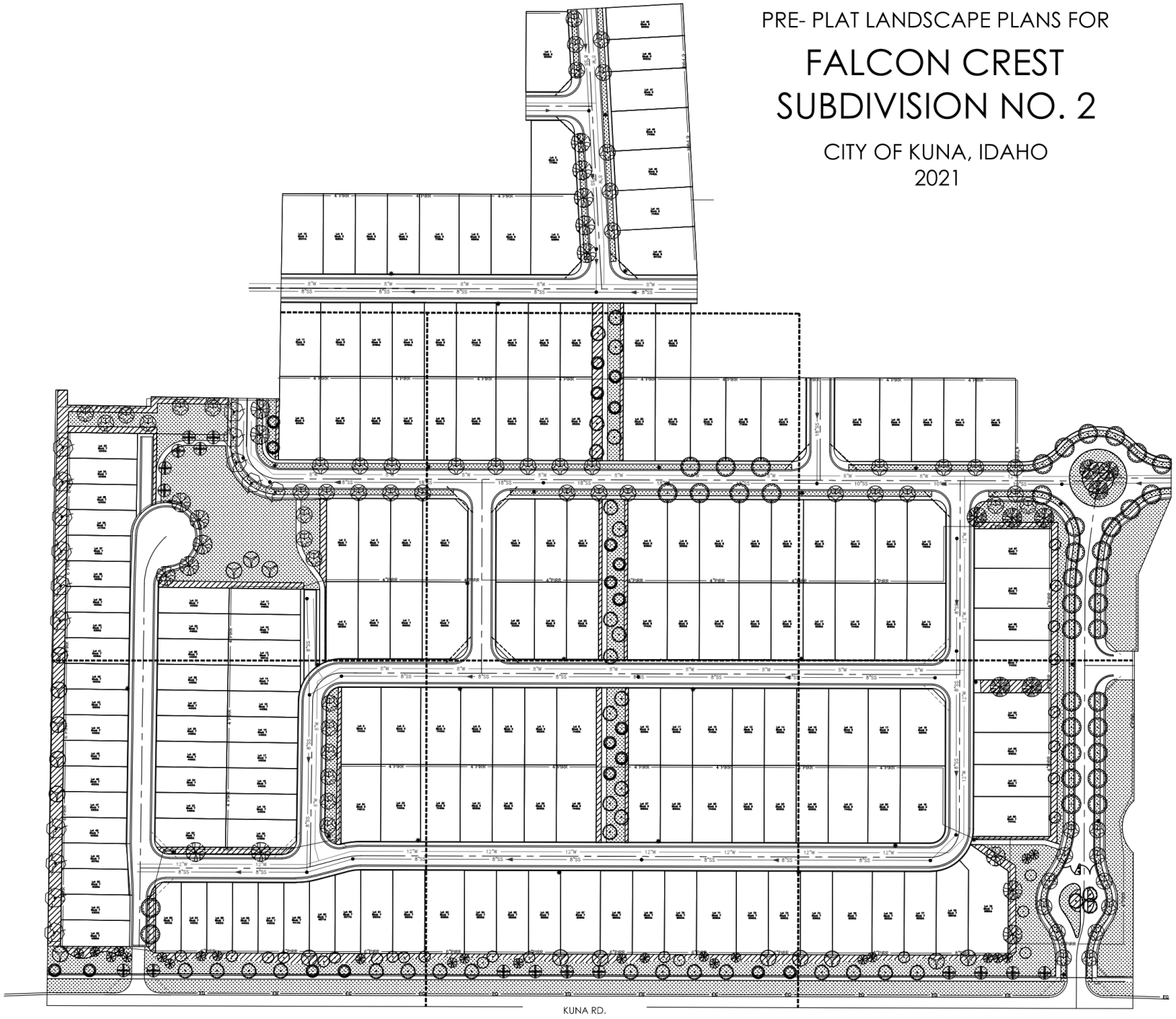
Main Entry –
Tiercel Ln.

Tiercel Lane - Roundabout

Falcon Crest Preliminary Plat No. 2

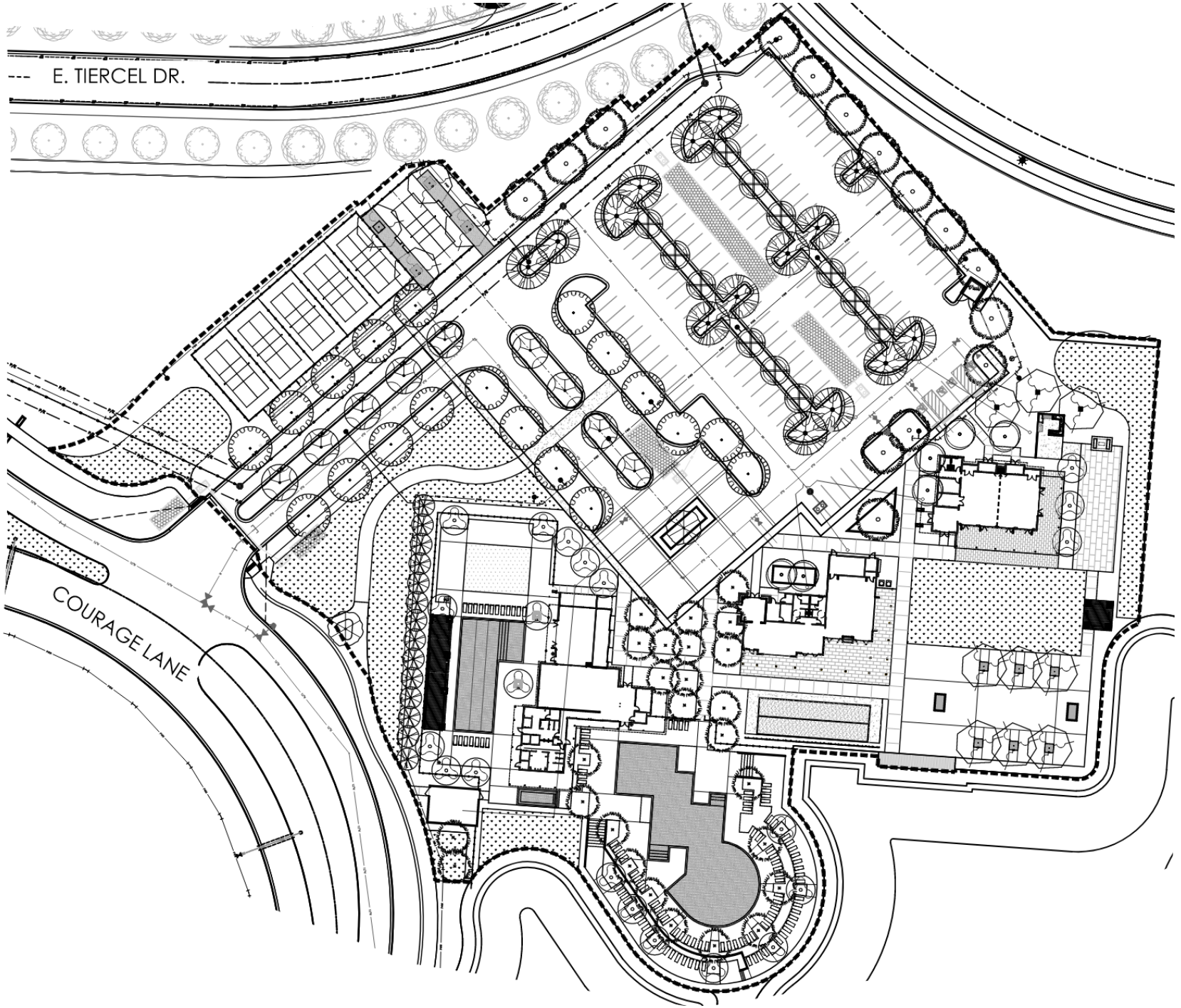


Falcon Crest Preliminary Plat No. 2 Landscape Plan



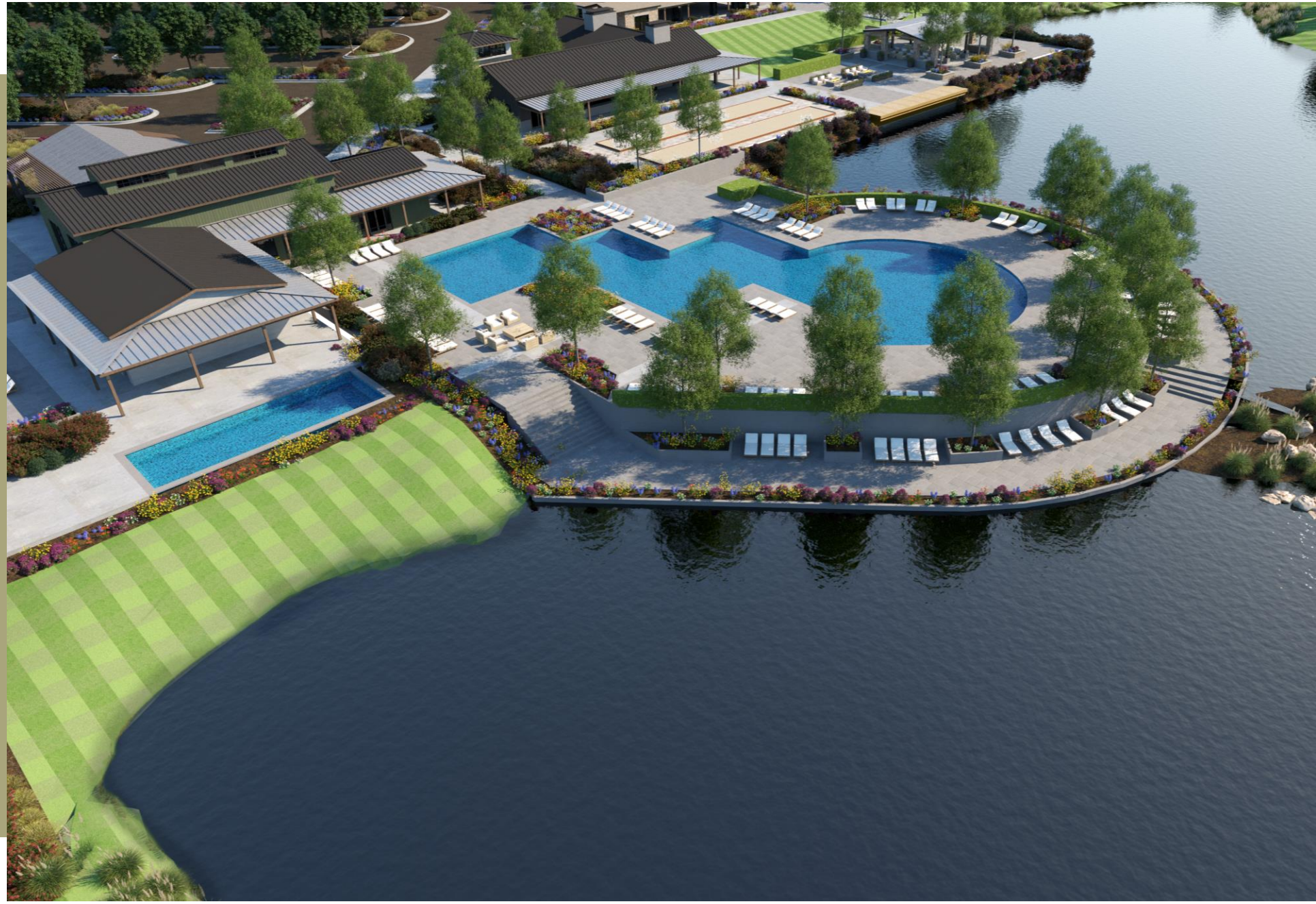
Trilogy Valor Guard House Conceptual Rendering

Trilogy Valor Club Conceptual Landscape Plan



Trilogy Valor Club

Trilogy Valor Club Conceptual Rendering

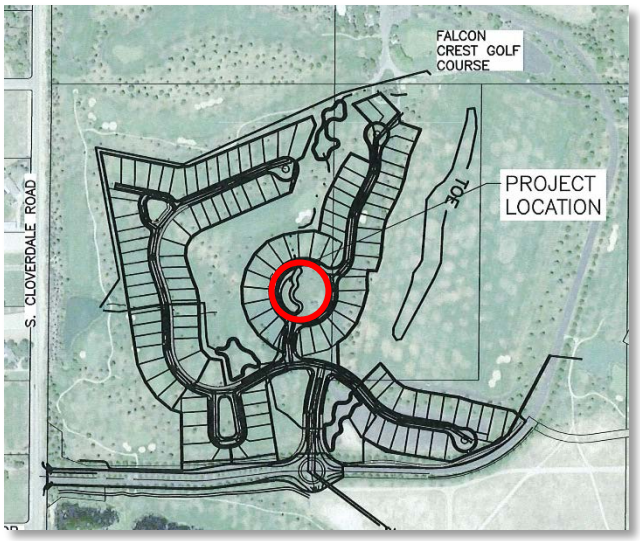


BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-21-DR (DESIGN REVIEW)**
M3 ID GOLF VILLAS LLC	)	
For a Design Review of the Robinhood No. 1 Pool House, Ramada & Trellis.	)	**STAFF REPORT FOR THE ROBINHOOD NO. 1 DESIGN REVIEW 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. Commission's Proposed Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	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	Deeds			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan			X
2.9	Landscape Plan			X
2.10	Pool House Drawings, Elevations & Renderings			X
2.11	Ramada & Trellis Drawings			X
2.12	Agency Transmittal			X
2.13	Ada County Highway District (ACHD)			X
2.14	Kuna Police Department (KPD)			X
2.15	Nampa & Meridian Irrigation District (NMID)			X
2.16	Public Works Memo			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new projects, landscaping, and other various amenities are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

2.2 Notifications

2.2.1 Completeness Letter: June 27, 2022
2.2.2 Agency Notifications: June 27, 2022
2.2.3 Agenda: August 9, 2022

III
APPLICANTS REQUEST

3.1 Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated ramada and trellis. The approximately 800 SF Pool House on the northeast, is proposed to contain two (2) restrooms and storage areas; the approximately 1,046 SF ramada on the southeast is proposed to offer shaded seating; and the approximately 484 SF trellis on the northwest is proposed to offer an additional seating area. The subject site is Lot 1, Block 6 of Robinhood Subdivision No. 1, which has yet to be recorded (APN: S1422223400); Section 22, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is within Robinhood Subdivision No. 1 and has remained undeveloped; the Final Plat has yet to be recorded. The site has an estimated bedrock depth of 20 – 40 inches, and an average slope of 1 – 1.4%.

4.2 Surrounding Land Uses

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

4.3 Parcel Size, and Lot/Block

4.3.1 The Final Plat for Robinhood Subdivision No. 1 has yet to be recorded, however, the Fianl Plat was approved June 7, 2022.

4.3.1.1 Parcel No. not available
4.3.1.1.1 Approximately 40,828 SF
4.3.1.1.2 Lot 1, Block 6

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Irrigation – Private System
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 subject site has been cleared, graded and is generally flat.

4.6 Environmental Issues

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

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) identifies the subject site as Mixed Use; the overall Falcon Crest Planned Unit Development (Approved January 15, 2019) meets the criteria by providing R-6 (Medium Density Residential), R-12 (High Density Residential), and C-1 (Neighborhood Commercial) zoning designations.

4.8 Agency Responses

Agency	**Exhibit No.**
Ada County Highway District (ACHD)	2.13
Kuna Police Department (KPD)	2.14
Nampa & Meridian Irrigation District (NMID)	2.15
Public Works Memo	2.16

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is a circular lot surrounded by S Yeoman Place; the site is intended to be accessed via pedestrian walkways throughout the Subdivision. The Ada County Highway District, in Exhibit 2.13, states the original site-specific Conditions of Approval for Robinhood Subdivision (Case No. 19-03-S) also apply to this case.

VI
STAFF ANALYSIS

6.1 The Applicant proposes an approximately 800 SF Pool House, 1,046 SF ramada and 484 SF trellis on Lot 1, Block 6 of the Robinhood Subdivision No. 1.

The proposed pool house will contain two (2) restrooms and a storage area, as well as provide an ADA accessible drinking fountain on the exterior, under the covered area which faces towards the pool. The pool house façade offers brick veneer, vertical board and batten siding, metal soffits and roof, metal doors and wood details all in a variety of neutral colors.

A ramada (or pergola), opposite the pool house, is proposed to be 10 ft across and set onto 12 in by 8 in columns. A 26-gauge standing seam metal deck over roofing felt and a stained and sealed 2-in by 6-inch decking; proposed colors will match the pool house. The 20 ft by 21-foot 8-inch metal trellis is proposed to be constructed near the pool house and will offer an additional shaded seating area. Per the drawings, all exposed steel shall be painted prior to installation; color will be cohesive with the rest of the proposed project area. Staff notes that any and all metal roofing and/or construction requires a hidden fastener system.

Fencing for the pool area is indicated on the Landscape Plan, however, the type, material and height is not; a 3-ft wide swing gate with card reader is proposed on the northwest of the pool house. A small section of turf is proposed on the southwest portion of the pool area, along with two (2) trash receptacles; no other plantings have been indicated on the Landscape Plan. Additionally, on sheet L2.1 of the Landscape Plan, a Marquee Sign Wall is indicated. Staff notes the Applicant shall submit an updated Landscape Plan with fencing and planting details to Planning and Zoning staff prior to installment so that staff may review for compliance with Kuna City Code (KCC) Title 5; this updated Landscape Plan shall be submitted prior to submission of building permits. Applicant is also notified that if not yet approved, a Sign Review Application shall be submitted for the Marquee Sign Wall prior to construction.

This proposed pool house, intended to serve only the homeowners within the immediate vicinity, will be accessed by pedestrians via community sidewalks; no parking stalls are proposed or required. Lighting for the subject site is provided via previously installed streetlights

In Exhibit 2.16, Public Works states they can support approval of this Design Review request. Public Works also stated the Applicant shall submit Civil Plans to pwoffice@kunaid.gov for review and approval *prior* to applying for building permits.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-21-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-21-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby ***Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-21-DR, a request from Conger Group for a Pool House, ramada and trellis on Lot 1, Block 6 within Robinhood Subdivision No. 1; Section 22, Township 2 North, Range 1 East.

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 The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

Staff Finding: *The Applicant has submitted a nearly complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5, pending submission of an updated Landscape Plan.*

7.2 Based on the evidence contained in Case No. 22-21-DR, the structure designs, including g mass, proportion, relationship of exterior materials, and relationship of openings, this proposal generally ***does/does not*** comply with Kuna City Code.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms the proposed structures appear appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-21-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the overall subject area as Mixed-Use; the Falcon Crest Planned Unit Development (approved by City Council January 2019), with R-6 (Medium Density Residential), R-12 (High Density Residential) and C-1 (Neighborhood Commercial) zones, thus meeting the intent of a Mixed-Use project.

7.4 The overall proposed project ***is/is not*** appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed project is an appropriate fit for the residents of Robinhood Subdivision No. 1.*

7.5 The orientation of the structures and the site design ***does/does not*** minimize the impact on adjacent properties.

Staff Finding: *The placement and orientation of the structures, including building façade and colors appear to offer a cohesive design with the surrounding area, however, as fencing and plantings are not indicated within the Landscape Plan, staff cannot accurately determine adequate mitigation of the impact on adjacent properties.*

7.6 The surrounding pedestrian amenities ***do/do not*** provide safe access for pedestrians.

Staff Finding: *Sidewalks immediately adjacent to the structure and amenity and community sidewalks within the surrounding area provide safe pedestrian access.*

VIII
COMMISSIONS ORDER OF DECISION

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

Based on the facts outlined in staff's report, Case File, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby ***Approves/Conditionally Approves/Denies*** Case No. 22-21-DR (Design Review), a request from Conger Group for a Pool House, ramada and trellis on Lot 1, Block 6 within Robinhood Subdivision No. 1, subject to the following Conditions of Approval:

8.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

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

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

8.2.2 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.

8.2.3 The city shall approve any modifications to the existing water, sewer or irrigation system.

8.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

8.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

8.4 Developer/Owner/Applicant shall submit Civil Plans to pwoffice@kunaid.gov for review to receive formal Civil plan approvals, and the Final Plat shall be recorded *prior* to construction or Building Permit application.

8.5 Developer/Owner/Applicant shall revise building plan notes to reflect "All work shall bin in accordance with the requirements of the *2018 IBC*" and shall update the building plans accordingly.

8.6 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

8.7 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

8.8 The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.

8.9 Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.

8.10 Developer/Owner/Applicant shall submit an updated Landscape Plan indicating fencing and planting information, to Planning and Zoning staff for approval *prior* to building permit submission.

8.11 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

8.12 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 and Zoning Commission, or seek amending them through the Design Review process.

8.13 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.

8.14 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.

8.15 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.16 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

8.17 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.

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

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

DATED this 9th day of August, 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): 22-21-DR

Project Name: Robinhood No. 1 Pool, Pool House, Ramada & Trellis

Date Received: 05.01.2022

Date Accepted as Complete: 06.27.2022

Type of review requested (check all that apply):

	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
X	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: M3 ID Valor Golf Villas LLC

Address: 1673 W. Shoreline, Ste 200, Boise, Idaho 83702

Phone: 208-939-6263 Email: tjeffers@m3companiesllc.com

Applicant (Developer) Information

Name: Conger Group - Dianne Jossis

Address: 4824 W. Fairview Avenue, Boise, Idaho 83706

Phone: 208-272-0510 Email: djossis@congergroup.com

Engineer/Representative Information

Name: Chuck Tookey Maxey Tookey Architects LLP / Jessie Shocklee - JUB Engineers

Address: 1104 E. Washington St, Boise, Idaho 83712 / 2760 W/ Excursion Ln, Suite 400 Meridian, Idaho 83642

Phone: 208-344-9600 / 208-376-7330 Email: chuck@maxey-tookey.com / jshocklee@jub.com

Subject Property Information

Site Address: s. Yeoman Way / S. Heroic Way

Nearest Major Cross Streets: W. Tiercel Lane / Cloverdale Rd

Parcel No.(s): S1422223400

Section, Township, Range: Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna 2021

Property Size: 0

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: R12 Proposed Zoning: R12

Project Description

Project Name: FC Robinhood Community Pool

General Description of Project: Construction of restroom, trellis and ramada for the community pool area

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: Golf Course, Community Pools, Clubhouses, Open Space

Other amenities on this lot are landscape areas, playground, concrete decking for lounging

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO X

If YES, please describe: na

Will any existing buildings remain? YES NO X

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):
XX ☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other:

Minimum square footage of structure(s): Restroom Building 860 sf; Trellis 400 sf; Ramada 1400 sf

Gross Density (Dwelling Units ÷ Total Acreage): na

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

Percentage of Open Space provided: na Acreage of Open Space: na

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: *Dianne Jossis* Date: 4/30/2022

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 22-21-DR

Project Name: Robinhood No. 1 Pool, Pool House, Ramada & Trellis

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

Date Received: 05.01.2022

Date Accepted as Complete: 06.27.2022

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: Zion & Florence Rokundo

Address: 790 W Nannyberry Street

Phone: 208-353-7823 Email: rukundojdesire@gmail.com

Applicant Information

Name: Same

Address: 790 W Nannyberry Street, Kuna

Phone: _____ Email: _____

Engineer/Representative

Name: Same

Address: 790 W Nannyberry Street, Kuna

Phone: 208-344-9600 / 208-376-7330 Email: chuck@maxey.tookey.com / jshocklee@jub.com

Property Information

Address: _____

Parcel No(s).: R0501720860

Closest Major Cross Streets: W. Tiercel Lane / Cloverdale Road

Please check the box that reflects the intent of the application:

☐ Building Design Review ■ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Construction of restroom, ramada and trellis within the Robinhood Subdivision pool area common lot.

2. Dimension of property: _____

3. Current land use(s): na

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

   North: Residential / Golf Course South: Residential

   East: Residential / Golf Course West: Residential / Golf Course

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

   na

6. Number and use(s) of all structures: 3 structures - residential homeowner use

7. Building Height: Restroom 13'5" / Trellis 10'4" / Ramada 10'6"

8. Number of Stories: 1 story each

   (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:

   20% total space used for 3 structures, decking

Exterior Building Materials and Colors

	Material	Color
Roof:	10% Standing Seam Metal	Weathered Copper
Walls: (include percentage of wall coverage of each material)	55% Hardie Plank Siding 55% Hardie Plank Siding	SW7015 Repose Gray SW7015 Repose Gray
% of Wood Application:	70% Hardie Plank Siding	SW7015 Repose Gray
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	25%	General Shale / Mesquite
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:	5% Vinyl / Metal	Black Frame / SW7047 Porp
Soffits and Fascia:	5% Metal	Weathered Copper
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: n/a

Proposed screening method? n/a

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: n/a

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? _____

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

Building Coverage

% of site devoted to building coverage?	*20*	*2660*
% of site devoted to landscaping? (Include landscaped rights-of-way)	*80*	Square Footage:
% of site that is hard surface? (paving, driveways, walkways)	*0*	Square Footage:
% of site devoted to other uses:	*0*	Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

_____

_____

Are there any existing trees of 4" or greater in caliper on the property? YES NO
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*
na

_____

_____

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: n/a

_____

What is the proposed method of screening? N/A

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: Trash Receptacles/ Bottle Filler

Pool Lounges, Chairs, Tables

Parking

Total number of parking spaces? na Dimensions? _____

Total number of ADA accessible spaces? na Dimensions? _____

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

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: *Dianne Jossis* Date: *4/29/22* 05/05/2022

Additional Information

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

_____

_____

_____

_____

_____

_____

CONGER GROUP

4/26/2022

City of Kuna
Planning & Zoning
P O Box 13
Kuna, Idaho 83634

RE: FC- Robinhood Community Pool
Design Review Request

Hello,
On behalf of M3 Companies LLC and their affiliates, Conger Group is submitting the attached design review application for the FC - Robinhood Subdivision Community Pool Structures.

Attached for your review and favorable consideration is the P & Z application and Design Review application along with supporting documents.

This project is located on S. Yeoman Way and S. Heroic Way just North of Tiercel Land and East of the Cloverdale Road.

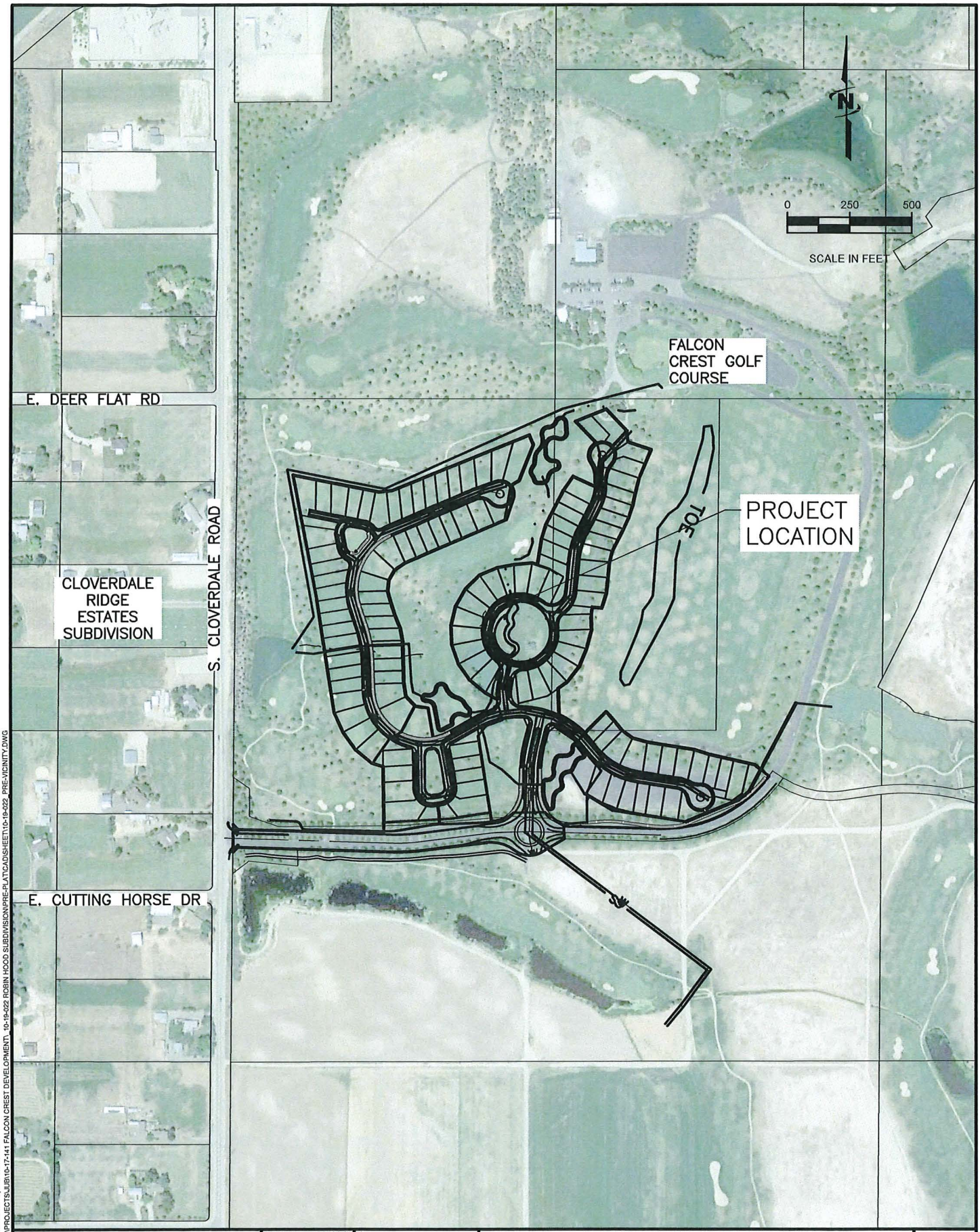
The community pool lot is located on the common lot within S. Yeoman Way and S. Heroic Way. The community pool area consists of the restroom building, pool, deck area surrounding the pool along with a Trellis and Ramada structure, landscaping and fencing.

For design and planning purposes, our design team held City Agency Neighborhood meetings to develop the design of this community. We have a thoughtfully designed residential community that allows the homeowners to live outside in the open areas within the neighborhood. Homeowners will also have access to onsite amenities such as the Falcon Crest Golf Course, Pro shop, parks, playgrounds and clubhouse.

Please review the attached application and supporting documents for approval.

Thank you,

Dianne Jossis
Project Manager



REUSE OF DRAWINGS

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NO	REVISION DESCRIPTION	BY	APR	DATE

FILE: 10-19-022_PRE-VICINITY
JUB PROJ. #: 10-17-141
DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 4/22/2019

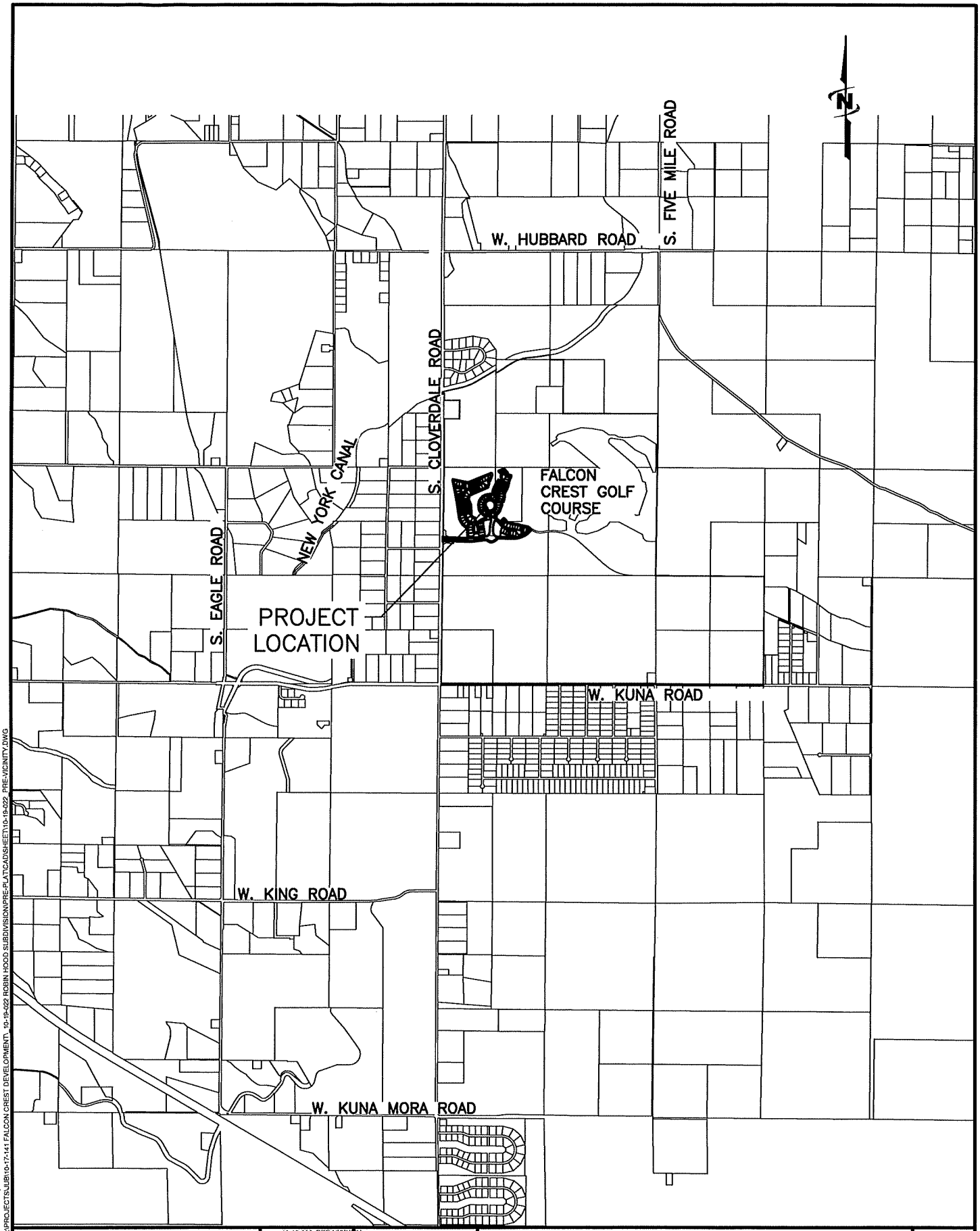
J-U-B ENGINEERS, INC.

ROBIN HOOD SUBDIVISION
KUNA, IDAHO

300 FOOT VICINITY MAP

SHEET 1

Plot Date:4/22/2019 7:20 AM Plotted By: Everett Earnest
Date Created:4/22/2019 F:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT_10-19-022 ROBIN HOOD SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022_PRE-VICINITY.DWG



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FILE: 10-19-022_PRE-VICINITY
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DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 4/22/2019

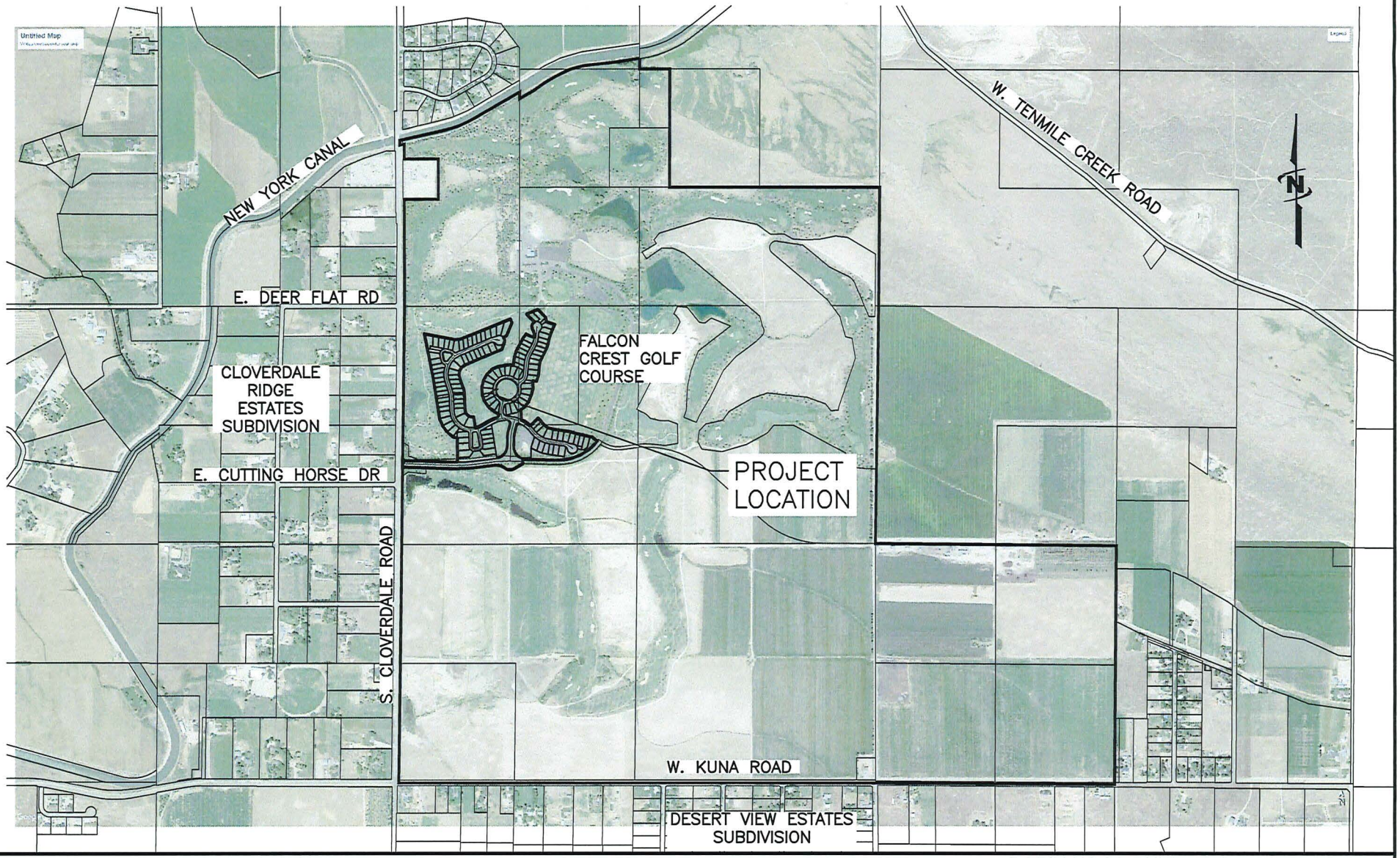
J-U-B ENGINEERS, INC.

ROBIN HOOD SUBDIVISION
KUNA, IDAHO

2 MILE VICINITY MAP

SHEET 1

Plot Date:4/22/2019 7:19 AM Plotted By: Everett Emmet
Date Created:4/22/2019 F:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT_10-19-022 ROBIN HOOD SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022_PRE-VICINITY.DWG



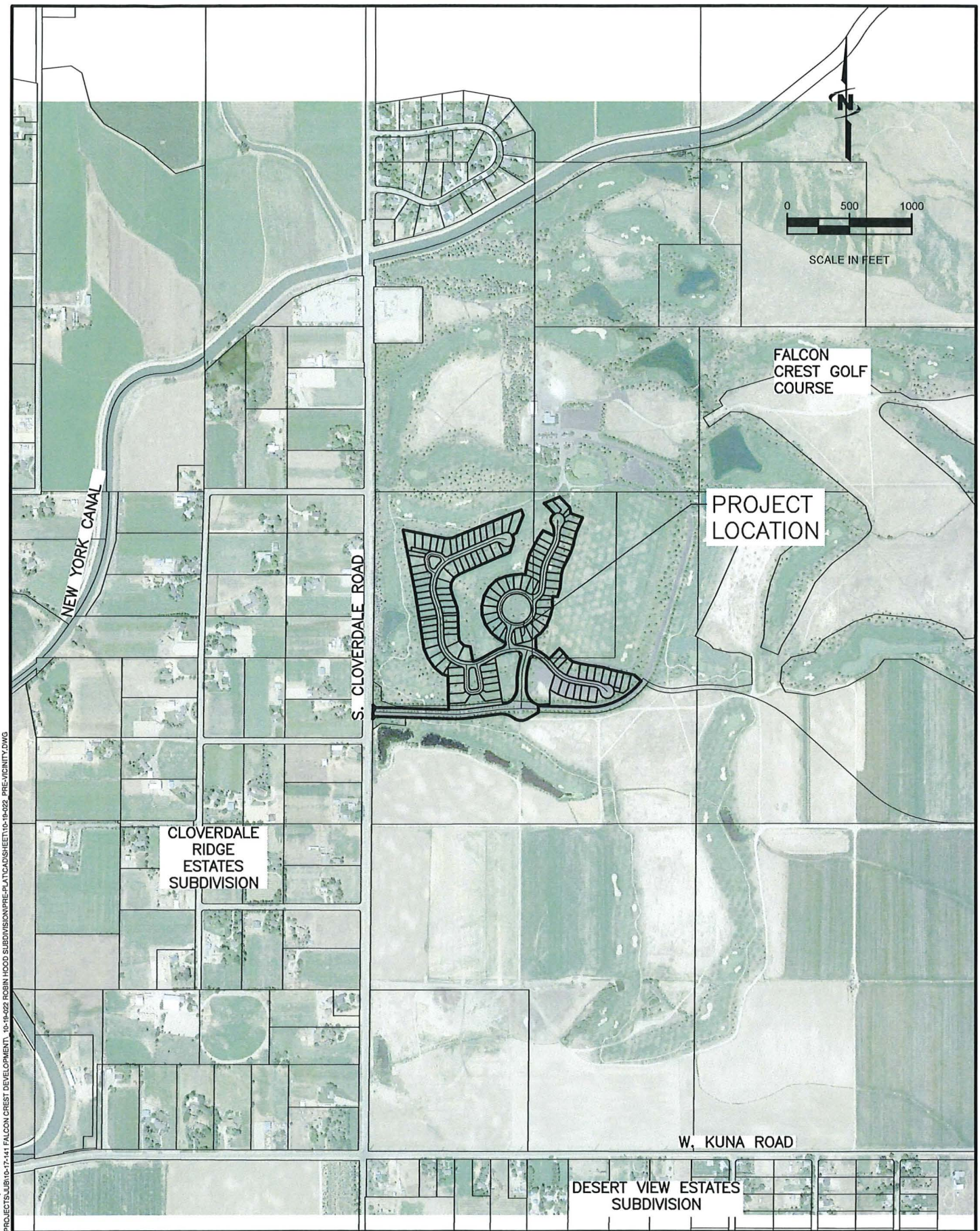
ROBIN HOOD PUD
KUNA, IDAHO

AERIAL VICINITY MAP

J-U-B ENGINEERS, INC.

LAST UPDATE: 4/22/2019
PLOT DATE: 4/22/2019
FILE: 10-19-022_PRE-VICINITY

Plot Date:4/22/2019 7:19 AM Plotted By: Everett Earnest
Date Created:4/22/2019 F:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT_10-19-022 ROBIN HOOD SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022_PRE-VICINITY.DWG



REUSE OF DRAWINGS

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NO	REVISION DESCRIPTION	BY	APP	DATE

FILE: 10-19-022_PRE-VICINITY
JUB PROJ. #: 10-17-141
DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 4/22/2019

J-U-B ENGINEERS, INC.

ROBIN HOOD SUBDIVISION
KUNA, IDAHO

1/2 MILE VICINITY MAP

SHEET 1

Plot Date:4/22/2019 7:18 AM Plotted By: Everett Earneet
Date Created:4/22/2019 F:\PROJECTS\JUB\10-17-141 FALCON CREST DEVELOPMENT_10-19-022 ROBIN HOOD SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022_PRE-VICINITY.DWG

PARCEL I

RECORDED · REQUEST OF
ADA COUNTY RECORDER
J. DAVID NAVARRO
GRANT: IDAHO
FEE 6.00 DEPUTY M Carlson

100049801

FOR VALUE RECEIVED 2000 JN 26 PM 4:56

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

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

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORG BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

DOC 20284

EXHIBIT A

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

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

Parcels II, III & VI

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
GRANT DEED

RECORDED - REQUEST OF
Eberle Berlin
FEE 6.00 DEPUTY Marson

2000 JN 26 PM 4:56

100049803

FOR VALUE RECEIVED

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

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

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORGE BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

DOC 20285

EXHIBIT A

PARCEL 1 Parcel II & III

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

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

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

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

PARCEL 2 Parcel VI

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

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

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

RECORDED - REQUEST OF
Eberle Berlen
FEE 15.00 DEPUTY
100049802

FOR VALUE RECEIVED

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

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

Together with appurtenances.

DATED: Effective January 1, 1999.

Cloverdale Ranch, an Idaho general partnership

By: _____
Hans Borbonus
Its: General Partner

By: _____
Terry Lee Cook
Its: General Partner

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

STATE OF IDAHO)
: ss
County of Ada)

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

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

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

PARCEL I:

Parcel X

The W½NW¼; SE¼NW¼; E½NE¼NW¼; Section 22, T. 2 N., 1E., B.M., Ada County, Idaho.

and

Parcel VII

S½SE¼ Section 15, T. 2 N., R. 1 E., B.M.,

Except,

A strip of land for public right of way located in the northwest ¼ of Section 22, T. 2 N., R. 1 E., B.M., Ada County, Idaho; more specifically described to-wit:

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

Beginning at the northwest corner of Section 22, T. 2 N., R. 1 E., B.M., thence

East along the north line of Section 22, 40 feet to a point; thence

South parallel to the west line of Section 22, 404 feet to a point; thence

Southwesterly 100.24 feet more or less to a point 33 feet East of the West line of Section 22; thence

South parallel to the west line of Section 22, 2170 feet more or less to the east-west ¼ Section line; thence

West along the ¼ Section line 33 feet to the west line of Section 22; thence

North along the west line of Section 22, 2674 feet more or less to the northwest corner of Section 22, The Point of Beginning.

PARCEL IV: Parcel VIII

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

Parcel II: Parcel IX

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

and

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

Except Therefrom the following described tracts of land.

A,

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

B,

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

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

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

Parcel IV

33' strip does not further accept Parcel IV of Ada Co. ID 8800313

Parcel III: Parcel V

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

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

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

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

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

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

AFTER RECORDING MAIL TO:

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

Parcel X1A

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

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

00177453201501159820030036

QUITCLAIM DEED

Date: **May 12, 2015**

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

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-30, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

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

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

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

STEVE ARNOLD NOTARY PUBLIC STATE OF IDAHO

DESCRIPTION FOR
PARCEL A
FALCON CREST LLC PROPERTY

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

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

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

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

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

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

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

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

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

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

AFTER RECORDING MAIL TO:

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

PARCEL X1B

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

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

00177452201501159810030039

QUITCLAIM DEED

Date: May 12, 2015

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

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-14, 20 15

TCook

Terry Cook, Member

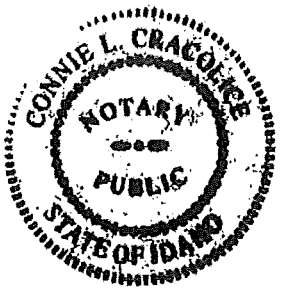
STATE OF Idaho)
ss.
COUNTY OF Ada)

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

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

Connie L. Cracolice

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



DESCRIPTION FOR
PARCEL B
FALCON CREST LLC PROPERTY

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

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

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

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

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

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

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

Parcel XII

stewart title of boise

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

ACCOMMODATION ONLY JW

QUITCLAIM DEED

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

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

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

whose current address is 2528 N. Cloverdale Rd.

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

See "Exhibit A" attached hereto

Parcel Number:

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

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

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

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

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

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC * LARRY G. KALVELAGE * STATE OF IDAHO

LEGAL DESCRIPTION

Order Number:

EXHIBIT A

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

And

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

Except the following described parcel:

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

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

105058831

stewart
title of boise

Parcel XIII

4033594 SEW

WARRANTY DEED

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

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

the grantee, whose current address is

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

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

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

Dated this 6th day of May, 2005.

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

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

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

NOTARY PUBLIC * LARRY G. KALVELAGE * STATE OF IDAHO

LEGAL DESCRIPTION

EXHIBIT A

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

And:

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

And also:

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

And also:

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

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, M3 ID Valor Golf Villas LLC (Full Name),

1087 W. River Street, Suite 310 (Address) Boise (City) Idaho (State) 83702 (ZIP)

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 Conger Group (Full Name)

4842 W. Fairview Avenue (Address) Boise (City) Idaho (State) 83702 (ZIP)

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 10 (Date) day of August (Month), 20 21 (Year)

Signature

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

Dawn Jennings (Print Name)

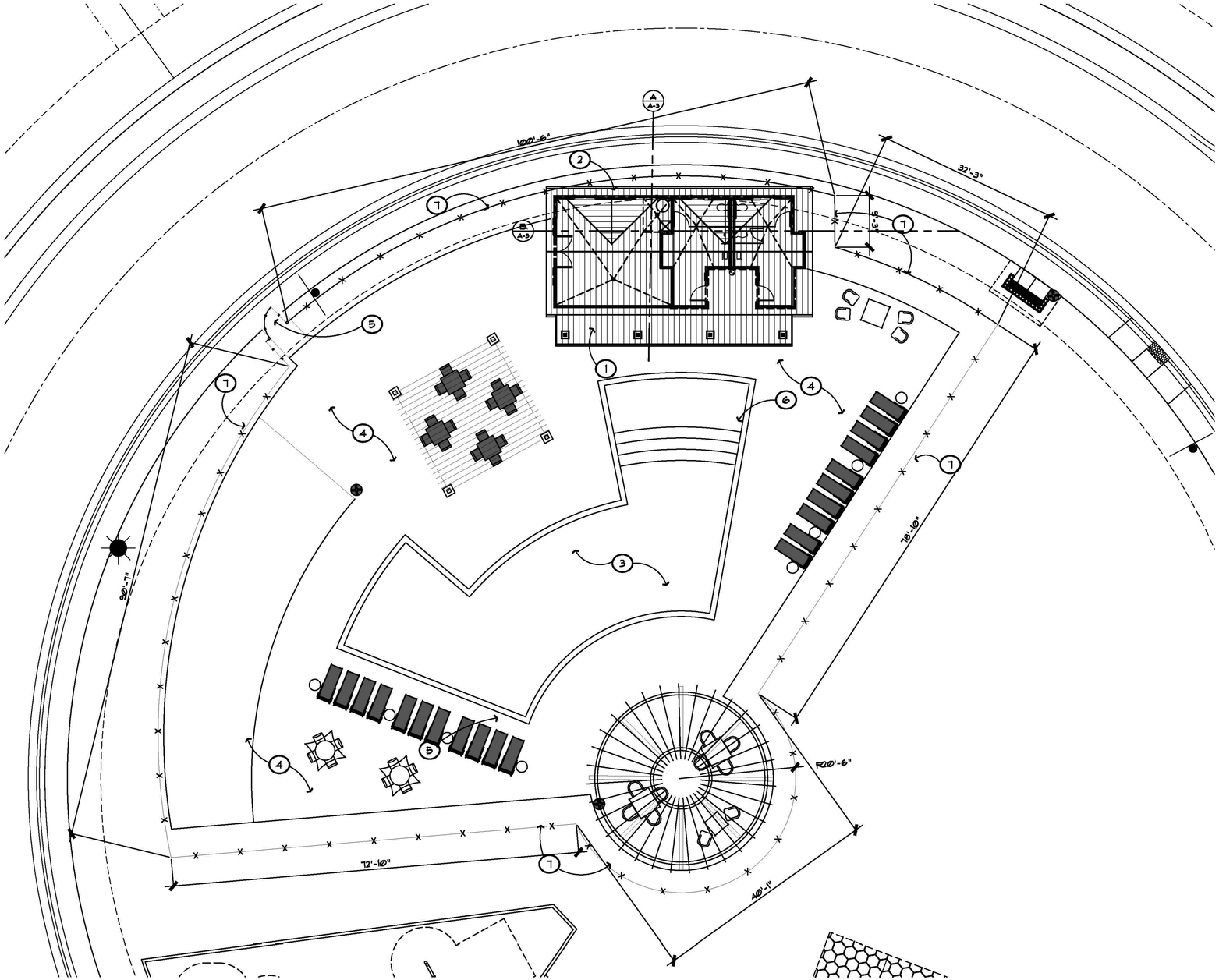
Residing at: 118 E Washakie (Address)

Meridian (City) Idaho (State) ZIP 83642

My Commission expires: 5/29/26 (Date)

Signature

DAWN JENNINGS
Comm. No. 14995
NOTARY
PUBLIC
Expires: 05/29/2026
STATE OF IDAHO
(Affix Seal Here)



NORTH

SITE PLAN

SCALE: 1"=10'

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 I.B.C.
2. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR, FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

KEYNOTES

1	NEW RESTROOM BUILDING
2	ROOF OVERHANG
3	POOL BY OTHERS
4	4" REINFORCED CONCRETE SLAB WITH 6x6 D5-D5- WWF
5	3'-0" SWING GATE WITH PANIC HARDWARE. PROVIDE ACCESS CONTROL CARD READER AT THIS GATE. MOUNT GATE HARDWARE AT 34" MIN AND 48" MAX FROM FINISH GRADE AS ISPSC 305.2, 305.3, 305.3.3 PER IBC SECTION 3109
6	PROVIDE ACCESSIBLE POOL LIFT PER ICC A117.1-2009 SECTION 1009.1 AND 1009.2. VERIFY LOCATION WITH OWNER
7	FENCE LINE

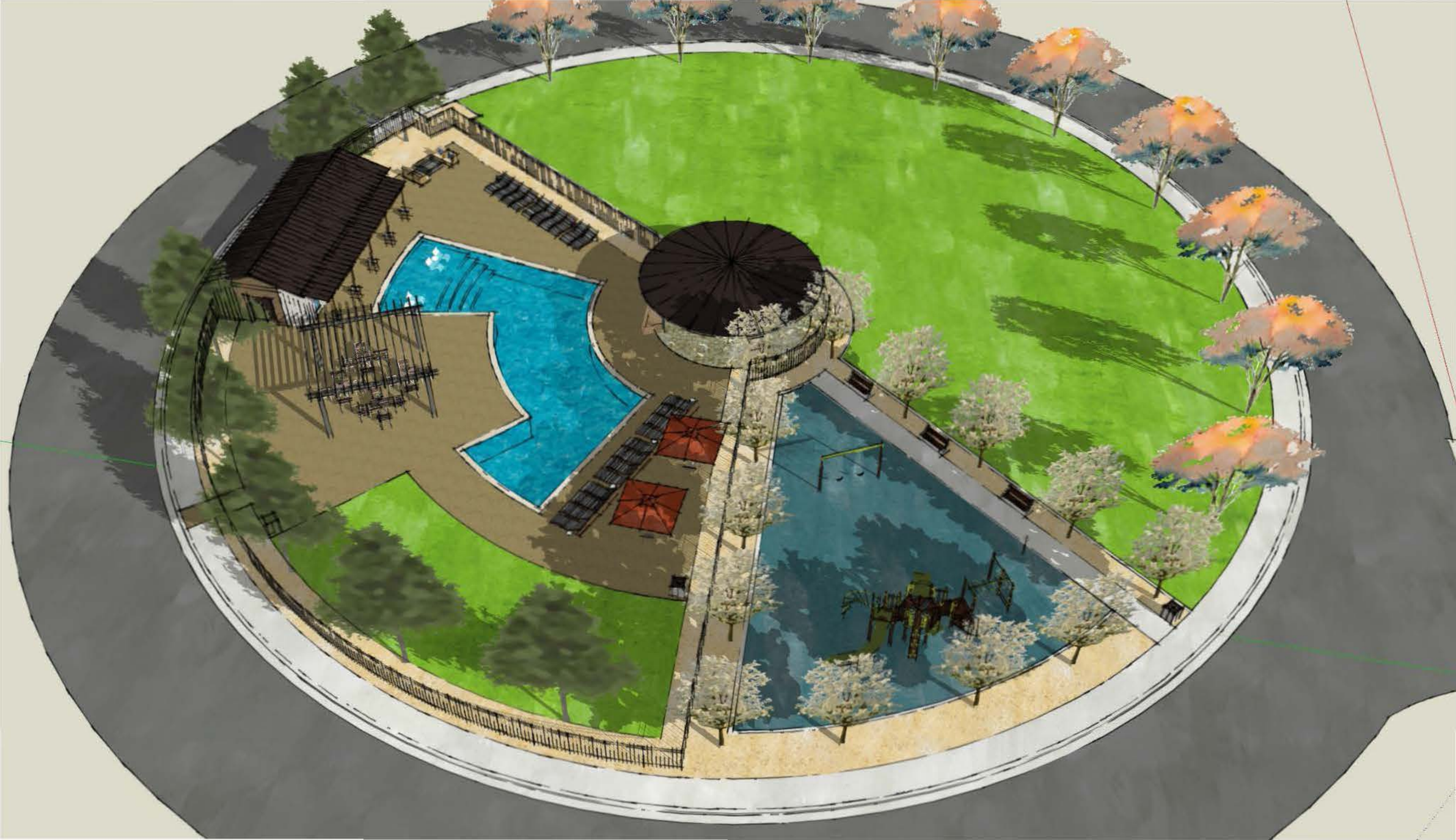
Maxey Tookey Architects L.L.P.
1104 E WASHINGTON ST.
Boise, Idaho 83712
PHONE: (208) 344-9600
http://www.maxey-tookey.com
chuck@maxey-tookey.com

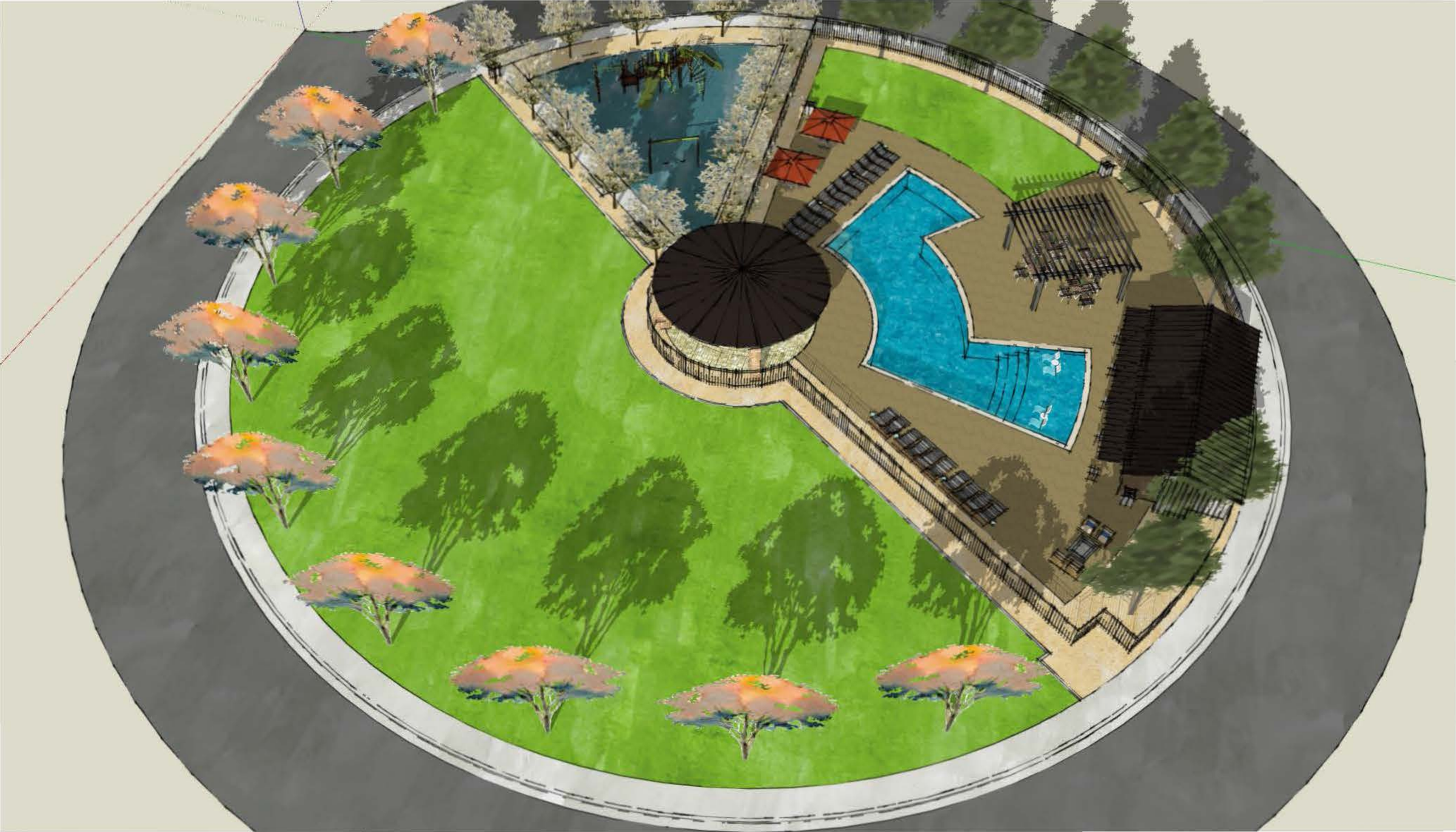
LICENSED ARCHITECT
CHARLES R. TOOKEY
AR-2003
BOISE, IDAHO
STATE OF IDAHO

POOL HOUSE
FOR
ROBINHOOD
SUBDIVISION NO. 1
CITY OF KUNA, IDAHO

Date: APR. 12, 2022
Job No. 2143

Sheet No.
SD-1



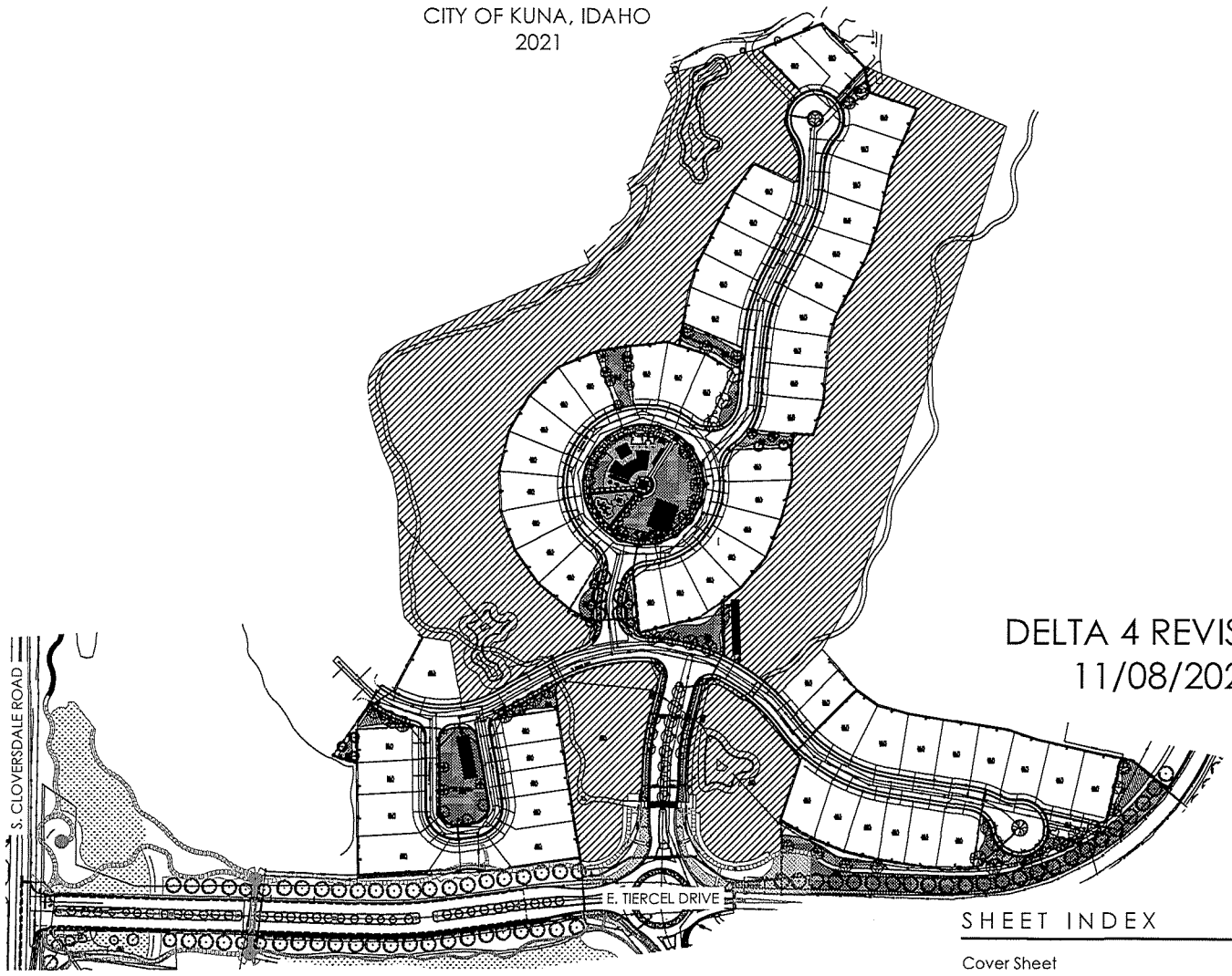


LANDSCAPE PLANS FOR

ROBIN HOOD SUBDIVISION NO. 1

CITY OF KUNA, IDAHO

2021



ROBINHOOD SUBDIVISION - OVERALL LANDSCAPE PLAN

Scale: 1" = 100'-0"

DELTA 4 REVISIONS
11/08/2021

DEVELOPER

M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

Cover Sheet	L0.0
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Planting Plans	L3.1-L3.7
Landscape Lighting Plans	L5.1-L5.3
Details	L6.1-L6.3
Planting Details	L7.1
Planting Specifications	L8.1

GREEY | PICKETT
landscape architecture | community design
7144 e. stetson drive, suite 205
scottsdale, arizona 85251
480 609 0009 480 609 0068

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — L.A. - 16653

ROBIN HOOD
SUBDIVISION NO. 1
Landscape Construction Documents
KUNA, IDAHO

revisions:
04.26.2021 CITY COMMENTS
08.16.2021 ADD LIGHTING
11.08.2021 PLANT SIZE ADJ

project #: MTC075
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 05.01.2019
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 21

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HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES,
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

MATERIAL SCHEDULE:

KEY	DESCRIPTION	SUPPLIER	TYPE/MODEL / SIZE	COLOR/FINISH/PATTERN	COMMENTS
1.1	LIMIT OF TURF				
		CONTRACTOR			
1.2	CONCRETE SIDEWALK				
	-CONCRETE	CONTRACTOR		UNCOLORED/MEDIUM BROOM FINISH	
1.3	POOL DECK PAVING				
	-CONCRETE	CONTRACTOR	INTEGRAL COLOR CONCRETE	COLOR: DAVIS COLOR #5237 SANDSTONE/SALT FINISH	
1.4	POOL CURBING				
	-POOL COPING	NOBLE TILE	DIAMOND CAST COPING 12"X24" X2" BULLNOSE	COLOR: LATTE	
2.1	MARQUEE SIGN WALL				SEE DETAILS 1.8, 1.9 & 1.10/L6.1
	-WALL	CONTRACTOR	8x8x16 CMU BLOCK		
	-WALL CAP	CONTRACTOR	3/16" THK. HOT-ROLLED STL. PLATE	POWDER COAT PAINT SHERWIN WILLIAMS GRANITE GRAY RAL 7025	SHOP DRAWINGS REQUIRED.
	-STONE VENEER	CONTRACTOR	LOCAL SANDSTONE, SAW CUT RECTANGLE PIECES HTG. VARY. 8"-12", LENGTHS; 12"-24" CUT CORNER PIECES	STONE COLOR: TAN /FINISH: SMOOTH/PATTERN: RUNNING BOND - DRY STACKED	PROVIDE STONE SAMPLES & MOCK UP FOR APPROVAL
	-SIGNAGE LETTERS	CONTRACTOR	HOLLOW BOX ALUMINUM LETTERS WHITE ACRYLIC BACKING, INTERNALLY LIT LED/FONT: LOVES REG	LETTERS COLOR: SHERWIN WILLIAMS HYBRID POWDER COAT SW HR54-C0003 BOX BLACK	SHOP DRAWINGS REQUIRED. PROVIDE COLOR CHIP
	-'V' LETTER	CONTRACTOR	REVERSE PAN ALUMINUM LETTER	SHERWIN WILLIAMS POWDERCOAT POLYESTER TGIC COLOR: PR61-C0001 CANYON ROCK	SHOP DRAWINGS REQUIRED. CONTRACTOR TO PROVIDE COLOR CHIP
	-CIRCLE	CONTRACTOR	1'W. X 24" DIA. ALUMINUM CIRCLE	FINISH: BRUSHED	SHOP DRAWINGS REQUIRED. CONTRACTOR TO PROVIDE COLOR CHIP
2.2	POOL FENCE				SEE DETAIL 1.7 ON SHEET L6.1
	-POSTS	CONTRACTOR	PER DETAIL	POWDER COAT SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-RAILS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-CAP	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-PICKETS	CONTRACTOR	PER DETAIL	POWDER COAT SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.3	POOL GATE				SEE DETAIL 1.9 ON SHEET L6.1
	-HINGES	SURECLose	57 ATR0	W/ FLUSHMOUNT CLOSER	SELF-CLOSING (TYPE PER LOCAL CODE)
	-LEVER	LOCKEY, USA	2835 KEYLESS LEVER LOCK W/ PASSAGE/LEVER ON BOTH SIDES/ DOUBLE COMBINATION (2835DC)W/ STEEL GATE BOX (GB2800)	FINISH: SATIN CHROME	PUSH-BUTTON LOCK (PER LOCAL CODE)
	-POSTS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-CAP	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-FRAME	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-PICKETS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.4	RAMADA				SEE DETAILS ON SHEET L6.2
	-COLUMNS	CONTRACTOR	8X12 TUBE STL RECT. SEE STRUCTURAL DETAILS	POWDER COAT SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-BEAMS	CONTRACTOR	8X12 WIDE FLANGE BEAM SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-RAFTERS	CONTRACTOR	SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-RECTANGLE TUBE STEEL INNER RING	CONTRACTOR	6X12 RECT. STEEL TUBE SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-METAL ROOF	GLACIER STEEL	STANDING SEAM, SEE STRUCTURAL DETAILS	COLOR: DARK GRAY	
	-CAST IN PLACE CONCRETE	CONTRACTOR	CAST-IN-PLACE CONCRETE	UNCOLORED	
	- STONE VENEER	CONTRACTOR	CONTRACTOR	LOCAL SANDSTONE, SAW CUT RECTANGLE PIECES, HTS. VARY. 8"-12", LENGTHS. 12"-24" CUT CORNER PIECES	STONE COLOR: TAN /FINISH: SMOOTH/PATTERN: RUNNING BOND - DRY STACKED
2.5	TRELLIS				SEE DETAILS ON SHEET L6.3
	-POSTS	CONTRACTOR	10X10 TUBE STL. SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-BEAMS	CONTRACTOR	8X10 TUBE STEEL RECT. SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-RECTANGLE TUBE STEEL LATTICE	CONTRACTOR	3X8 TUBE STL. RECT. SEE STRUCTURAL DETAILS	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-STEEL PLATE TRIM	CONTRACTOR	1/4" STEEL PLATE/FAUX BOLTS	POWDER COAT SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.6	MAILBOX STRUCTURE				REFER TO ARCHITECTURAL PLANS
	-REFER TO ARCHITECTURAL PLANS				
2.7	PLAY SURFACING				
	-ENGINEERED WOOD FIBER	SOFT FALL INC.	ENGINEERED WOOD FIBER		INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.8	PLAY EQUIPMENT				
	-PLAYSHAPER	LANDSCAPE STRUCTURES	MODEL: 6467	COLOR: PALETTE AQ	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
	-SWING	LANDSCAPE STRUCTURES	MODEL: 177344	COLOR: PALETTE AQ	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.9	BENCH WITH BACK				
	-6' L. BENCH W BACK	WABASH VALLEY	MODEL CY420S	COLOR: BLACK PATTERN:HORIZ SLAT /SURFACE MOUNT	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.10	SITE FURNITURE				
	-30" SQ. TABLE	TELESCOPE CASUAL	MGP TABLE, 30" SQ DINING HT. TABLE	MGP FRAME/BASE COLOR:SNOW PATTERN COLOR: NAVY SLATTED MGP	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	-DINING CHAIRS	TELESCOPE CASUAL	JETSET MGP DINING HEIGHT ARM CHAIR	MGP FRAME COLOR:SNOW/ PATTERN COLOR: NAVY	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.11	TRASH RECEPTACLE				
	-TRASH RECEPTICLE	WABASH VALLEY	MODEL #TG3F331/ SLAT PATTERN/ SIDE DOOR/FLAT TOP LID/INGROUND MOUNT	COLOR: TEXTURED BLACK	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
3.1	LANDSCAPE AREA				SEE PLANTING PLANS
	-DECORATIVE ROCK	CONTRACTOR	3/4" SIZE, SCREENED	COLOR: TBD	INSTALL @ 2" DEPTH IN ALL PLANTING AREAS
	-COBBLE ROCK	CONTRACTOR	2"-4" SIZE	COLOR: TBD	
3.2	TURF AREA				SEE PLANTING PLANS
	-TURF	CONTRACTOR	SOD, FESCUE		
4.1	SITE FURNITURE				
	-CHAISE LOUNGES	TELESCOPE CASUAL	BAZZA CONTOUR ARMLESS CHAISE LOUNGE/MODEL:2090	MGP FRAME COLOR:SNOW/ FABRIC COLOR: SKY	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- 42" SQUARE DINING TABLES	TELESCOPE CASUAL	MGP 42" SQ. DINING TABLE	MGP FRAME COLOR: SNOW/DESERT/PATTERN: DESERT	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- DINING CHAIRS	TELESCOPE CASUAL	JETSET MGP DINING HT ARM CHAIRS	MGP FRAME COLOR: SNOW/ FABRIC COLOR: MANGO	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- CLUB CHAIRS	TELESCOPE CASUAL	LARSSEN ARM CHAIR / MODEL: 11.70	MGP FRAME COLOR: DESERT/ FABRIC COLOR: SHELL	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- 21" ROUND END TABLES	TELESCOPE CASUAL	MGP END TABLE, 21" ROUND	MGP FRAME COLOR: SNOW	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- SQ. TABLE	TELESCOPE CASUAL	MGP END TABLE, 28.5" SQ./COFFEE TABLE	MGP FRAME COLOR: SNOW	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
4.2	TRASH RECEPTACLE				
	-TRASH RECEPTICLE	WABASH VALLEY	MODEL #TG3F331/ SLAT PATTERN/ SIDE DOOR/FLAT TOP LID/INGROUND MOUNT	COLOR: TEXTURED BLACK	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
5.1	NEIGHBORHOOD SIDEWALK				REFER TO CIVIL IMPROVEMENT PLANS
	-REFER TO CIVIL IMPROVEMENT PLANS				
5.2	HANDICAP RAMP				REFER TO CIVIL IMPROVEMENT PLANS
	-REFER TO CIVIL IMPROVEMENT PLANS				
5.3	IRRIGATION STRUCTURES				REFER TO CIVIL IMPROVEMENT PLANS
	-REFER TO CIVIL IMPROVEMENT PLANS				
5.5	BUILDING				REFER TO ARCHITECTURAL PLANS
	-REFER TO ARCHITECTURAL PLANS				
5.6	SWIMMING POOL BY OTHERS				SEE POOL DRAWINGS BY OTHERS
	-WATERLINE TILE	NOBEL TILE	6x6 CERAMIC TILE	COLOR: RAINFOREST RF 38 LAVERDER BLUE	
	-STEP EDGE TILE	NOBEL TILE	2x2 NON-SLIP CERAMIC TILE	COLOR: RAINFOREST RF 138 LAVENDER BLUE	
	-POOL PLASTER	CONTRACTOR	BASIC POOL PLASTER	COLOR: WHITE	

MANUFACTURER	REPRESENTATIVE	PHONE #	ADDRESS	COMMENTS
TELEVISION CAFE (A)		(800) 451-0998		
BASALITE		800-473-2080	IDAHO	
LOCKEY USA		(888) 372-6163		WWW.LOCKEYUSA.COM

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STATE OF IDAHO — LA - 16653 — LICENSED LANDSCAPE ARCHITECT

ROBIN HOOD
SUBDIVISION NO. 1
Landscape Construction Documents
KUNA, IDAHO

revisions:
1 04.26.2021 CITY COMMENTS
2 06.16.2021 ADD LIGHTING
3 11.08.2021 PLANTSIZE ADJ

project #: MTC0725
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 05.01.2019
drawing: General Notes

sheet #
L0.1
2 of 21

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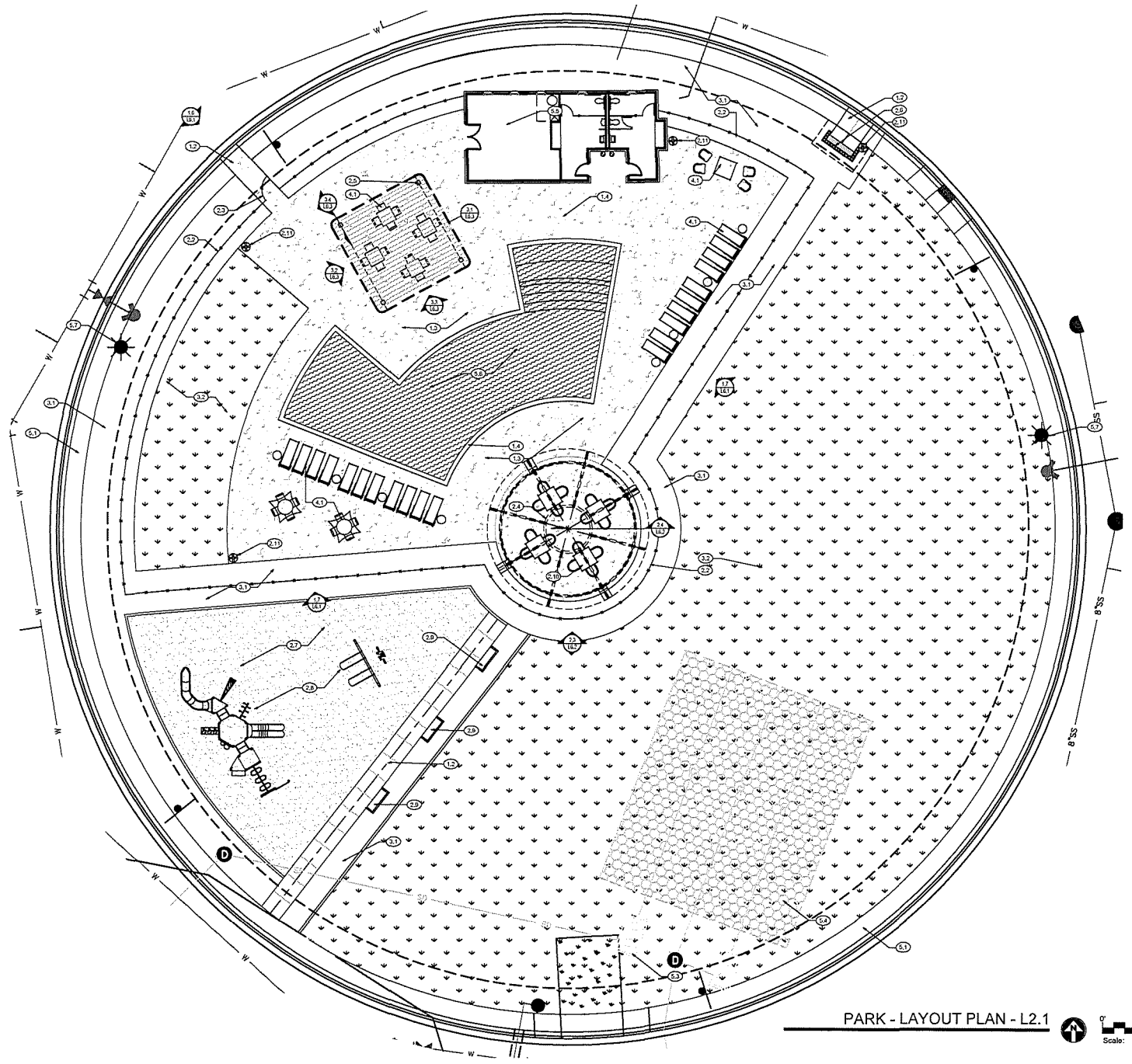

PARK - LAYOUT PLAN - L2.1

Scale: 1" = 10'-0"

KEY NOTES:
REFER TO L6.1-L6.3 FOR DETAILS.
REFER TO MATERIAL SCHEDULE ON SHEET L0.1 FOR MORE INFORMATION.

1.1 LIMIT OF TURF.
1.2 CONCRETE SIDEWALK.
1.3 POOL DECKING PAVING - CONCRETE
1.4 POOL COPING - CONCRETE
2.1 MARQUEE SIGN WALL.
2.2 POOL FENCE.
2.3 POOL GATE.
2.4 RAMADA.
2.5 TRELLIS.
2.6 MAILBOX STRUCTURE.
2.7 PLAY SURFACING.
2.8 PLAY EQUIPMENT.
2.9 BENCH
2.10 SITE FURNITURE.
2.11 TRASH RECEPTACLE.
4.1 LANDSCAPE AREA. SEE PLANTING PLANS.
4.2 TURF AREA. SEE PLANTING PLANS.
5.1 COMMUNITY SIDEWALK PER CIVIL PLAN.
5.2 HANDICAP RAMP PER CIVIL PLANS.
5.3 IRRIGATION STRUCTURES PER CIVIL PLANS.
5.4 SEEPAGE BEDS PER CIVIL PLANS.
5.5 BUILDING PER ARCHITECTURAL PLANS.
5.6 POOL PER POOL CONSULTANT PLANS.
5.7 STREET LIGHT PER CIVIL PLANS.
5.8 POND PER CIVIL PLANS.

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES BEYOND WALLS TO BE DETERMINED.
3. ALL TOP OF WALL HEIGHTS, FINISH GRADE, FFE: SEE GRADING AND DRAINAGE PLANS BY JUB ENGINEERING.

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STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — LA - 16653

ROBIN HOOD
SUBDIVISION NO. 1
Landscape Construction Documents
KUNA, IDAHO

revisions:
1 04.26.2021 CITY COMMENTS
2 06.16.2021 ADD LIGHTING
3 11.08.2021 PLANT SIZE ADJ

project #: MTC075
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 05.01.2019
drawing: Layout Plan

KEY MAP
SCALE: N.T.S.
L2.1 L2.2 L2.3
E. TARGEE RD.

sheet #
L2.1
3 of 21

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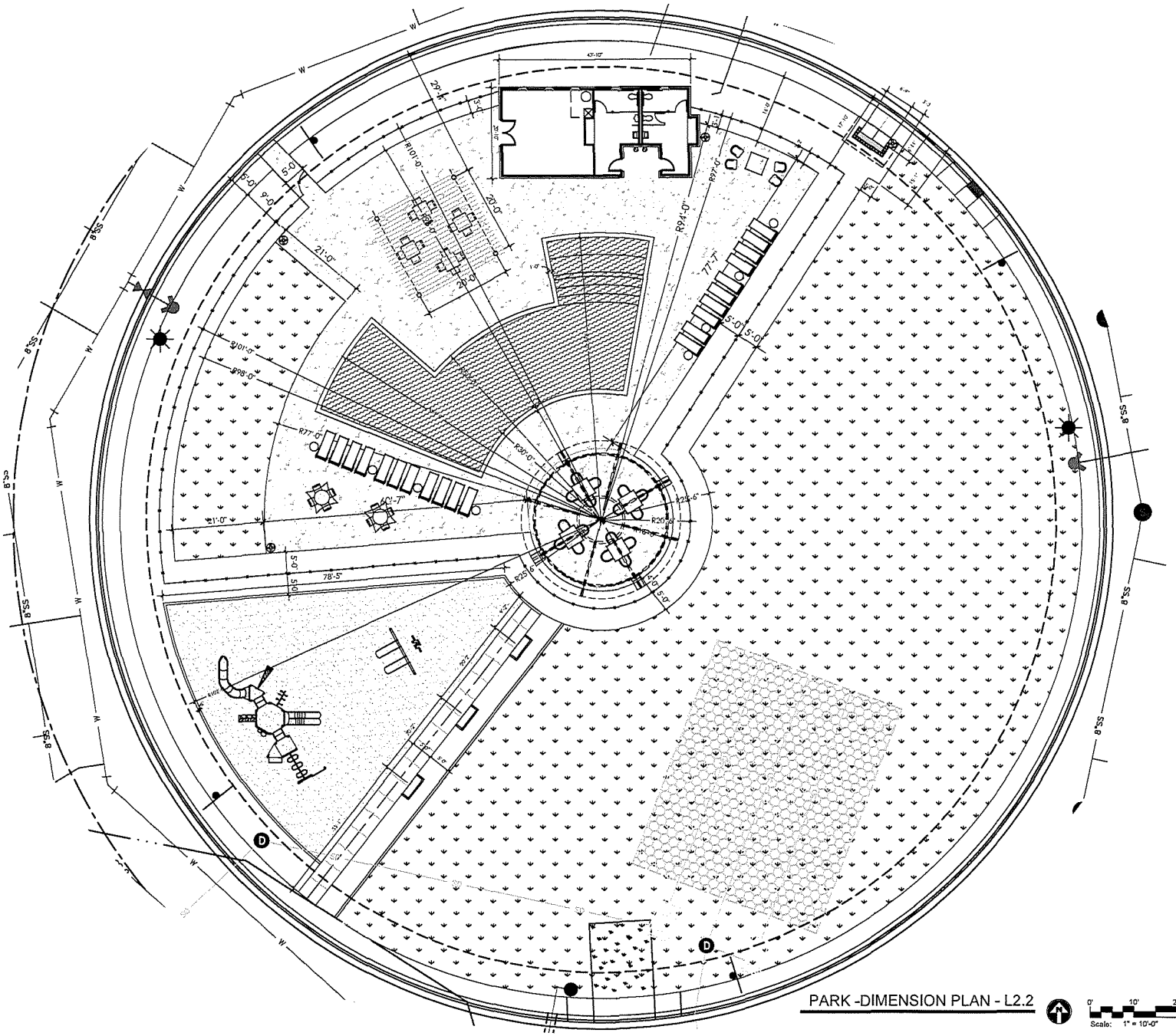

PARK -DIMENSION PLAN - L2.2

Scale: 1" = 10'-0"

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LA - 16653

ROBIN HOOD
SUBDIVISION NO. 1
Landscape Construction Documents
KUNA, IDAHO

revisions:
04.26.2021 CITY COMMENTS
08.16.2021 ADD LIGHTING
11.08.2021 PLANTSIZE ADJ

project #: MTC075
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date: 05.01.2019
drawing: Dimension Plan

KEY MAP
L2.1/L2.2
L2.3
E. TEAGEL RD.

sheet # L2.2
4 of 21

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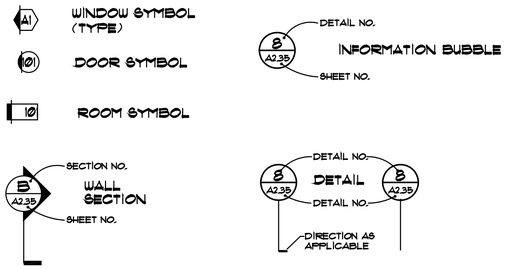
ABBREVIATIONS

ADDITION	ADD
ADHESIVE	ADH
ADJUST	ADJ
ACOUSTIC TILE CEILING	AC
ALIGNMENT	ALIGN
ALUMINUM	ALUM,AL
ANCHOR BOLT	AB
AND	&
ANGLE	L
APPROVED	APPD
APPROXIMATE	APPROX
ARCHITECTURE	ARCH
AT	@
ABOVE FINISHED FLOOR	AFF
BEAM	BM
BLOCKING	BLKG
BOARD	BD
BOTTOM	BOT
BUILDING	BLDG
BEARING	BRG
CARPET	C
CEILING	CLG
CEILING HEIGHT	CHL
CENTER	CTR
CENTERLINE	CL
CERAMIC TILE	CT
CLEAR	CLR
CONCRETE	CONC
CONCRETE MASONRY UNIT	CMU
CONTRACTION JOINT	CONJ
CONTINUOUS	CONT
CONTRACTOR FURNISHED-INSTALLED	CF-CI
CONSTRUCTION JOINT	CJ
DIAMETER	Ø, DIAM, DIA
DOOR	DR
DOUBLE	DBL
DOWN	DN
DRINKING FOUNTAIN	DF
ELEVATION	ELEV
EQUAL	EQ
EQUIPMENT	EQPT OR EQUIP
EXISTING	EXIST
EXPANSION JOINT	EXP JT
EXPOSED	EXP
EXTERIOR	EXT
FACE OF	FO
FACTORY FINISH	FF
FINISH	FIN
FINISH FLOOR	FIN. FL., F.F.
FINISH GRADE	FIN. GR., F.G.
FIRE EXTINGUISHER CABINET	F.E.C.
FLOOR	FL
FLOOR DRAIN	FD
FOOTING	FTG
FOUNDATION	FND
GAGE (GAUGE)	GA
GALVANIZE	GALV
GYPSUM BOARD	GWB, GYP BD
GLASS	GL
HANDICAP	HC
HARDWARE	HDW
HORIZONTAL	HOR, HORIZ
HOLLOW METAL	HM
INCLUDE	INCL
INSULATION	INSUL
ISOLATION JOINT	IJ
INTERIOR	INT
JOINT	JT
LONG LEG VERTICAL	LLV
MACHINE BOLT	MB
MANHOLE	MH
MANUFACTURE	MFR
MASONRY OPENING	MO
MATERIAL	MAT
METAL BUILDING SYSTEM	MBS
METAL BUILDING SYSTEMS MANUFACTURER	MBSM
METAL	MET
MISCELLANEOUS	MISC
NOT IN CONTRACT	NIC
NOT TO SCALE	NTS
NUMBER	NO.
ON CENTER	O/C, OC
OPENING	OPNG
OVERHEAD	OH
OWNER FURNISHED AND INSTALLED	OF-OI
OWNER FURNISHED - CONTRACTOR INSTALLED	OF-CI
PAINT	P
PAIR	PR
PLATE	PL
PLYWOOD	PLYWD
PORTLAND CEMENT CONCRETE	P.C.C.
PRECAST CONCRETE	PC
QUANTITY	QTY
RADIUS	R OR RAD
REFERENCE	REF
REINFORCING	REINF
REQUIRED	REQ'D.
ROOF DRAIN	RD
ROOM	R OR RM
ROUGH OPENING	RO
RUBBER BASE	RB
SECTION	SEC
SIMILAR	SIM
STAIN AND VARNISH	SV
STEEL	STL
STRUCTURAL	STR OR STRL
TYPICAL	TYP
TEMPERED GLAZING	T
UNLESS NOTED OTHERWISE	U.N.O.
VERTICAL	VERT
VESTIBULE	VEST
VINYL COMPOSITION TILE	VCT
VINYL WALL COVERING	VWC
WAINSCOT	WN
WIDE, WIDTH	W
	W
	W
WOOD BASE	WB
WIRE GLASS	WG

NOTE: REFER TO ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

SYMBOLS

(NOTE: ALL SYMBOLS MAY OR MAY NOT BE USED)

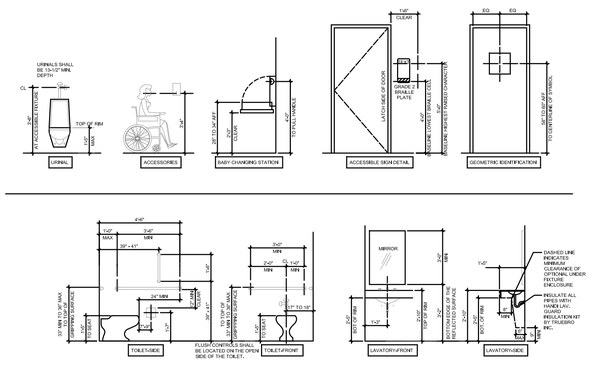


GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR WILL COORDINATE ALL TRADES.

DEFERRED SUBMITTALS

1. ROOF TRUSSES
2. POOL



ICC / ANSI A117.1 DETAILS

SCALE: N.T.S.

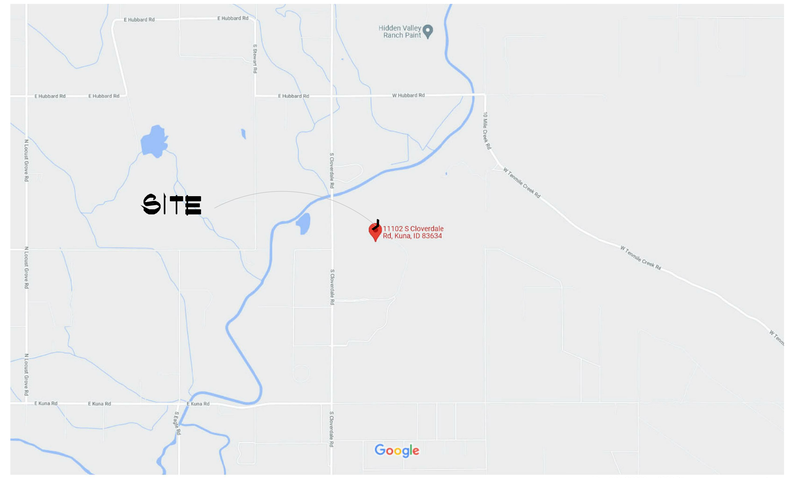
CONSULTANTS

STRUCTURAL:

HARRISON ENGINEERING
14041 CROSSVIEW LN,
CALDWELL, ID 83607
PH: 208-996-3847

MECHANICAL / ELECTRICAL:

KARTCHNER BEAUCANNON
1500 W. BARRETT DR
MERIDIAN, ID 83642
PH: 208-888-7145



CODE ANALYSIS

1. APPLICABLE CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2017	IDAHO (UNIFORM) PLUMBING CODE
2018	IDAHO FIRE CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL RESIDENTIAL CODE
2018	FUEL AND GAS CODE
2018	MECHANICAL CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE

2. LAND USE ZONE: R-12
3. PARCEL NO: S1422223400
4. BUILDING OCCUPANCY GROUP: I.B.C. CHAPTERS 3 & 4
   A-5 ASSEMBLY GROUP
5. GENERAL BUILDING HEIGHTS AND AREA:

ALLOWABLE STORIES / ACTUAL STORIES	ALLOWABLE AREA:
UNLIMITED	UNLIMITED

6. FIRE PROTECTION BUILDING AREA
   TOTAL SQUARE FOOTAGE OF BUILDING = 980 S.F.
   1. POOL HOUSE 980 S.F.
7. TYPE OF CONSTRUCTION: I.B.C. CHAPTER 6
   1. POOL HOUSE = TYPE VB
8. FIRE PROTECTION: I.B.C. CHAPTER 9
   1. POOL HOUSE = N/A
9. MEANS OF EGRESS: I.B.C. CHAPTER 10
   OCCUPANCY LOAD:
   1. POOL HOUSE = 8
10. TRAVEL DISTANCE: ALLOWABLE / ACTUAL
    1. POOL HOUSE = 200' / 20'
11. MEANS OF EGRESS SIZING (DOORS): ALLOWABLE / ACTUAL
    1. POOL HOUSE = 72 / 36
12. MEANS OF EGRESS REQUIRED NUMBER OF EXITS:
    OCCUPANT LOAD MENS ROOM
    AREA: = 161 S.F. = 2 OCCUPANTS
    EXITS REQUIRED 1 - EXITS PROVIDED 1
    OCCUPANT LOAD WOMENS ROOM
    AREA: = 161 S.F. = 2 OCCUPANTS
    EXITS REQUIRED 1 - EXITS PROVIDED 1
    OCCUPANT LOAD JANITOR ROOM
    AREA: = 365 S.F. = 4 OCCUPANTS
    EXITS REQUIRED 1 - EXITS PROVIDED 1
    OCCUPANT LOAD POOL DECK AREA
    AREA: = 10,780 S.F. = 216 OCCUPANTS
    POOL AREA OCCUPANCY EXCEEDS 49 OCCUPANTS, THEREFORE PANIC HARDWARE WILL BE REQUIRED AT THE GATE
13. FIRE SUPPRESSION SYSTEM: N/A
    FIRE ALARM SYSTEM: N/A

NOTE: THE RESTROOM BUILDING IS AN ACCESSORY USE (U OCCUPANCY) TO THE A-5 POOL AND DECK AND IS LIMITED BY TABLE 506.2 TO 5,500 S.F.

VICINITY MAP

INDEX OF DRAWINGS

GENERAL

A00 TITLE SHEET/GENERAL INFORMATION SHEET/SHEET INDEX

ARCHITECTURAL

SD-1 ARCHITECTURAL SITE PLAN
A-1 FLOOR PLAN
A-2 ROOF PLAN AND DETAILS
A-3 BUILDING SECTION / WALL SECTIONS BUILDING ELEVATIONS
A-4 SCHEDULES AND DETAILS

STRUCTURAL

S1.1 FOUNDATION PLAN / ROOF FRAMING PLAN
S1.2 DETAILS
S1.3 SECTIONS

MECHANICAL

P-1 WASTE AND VENT PLAN
P-2 PLUMBING FIXTURE SCHEDULES

ELECTRICAL

E-1 ELECTRICAL FLOOR PLANS
E-2 ELECTRICAL DETAILS

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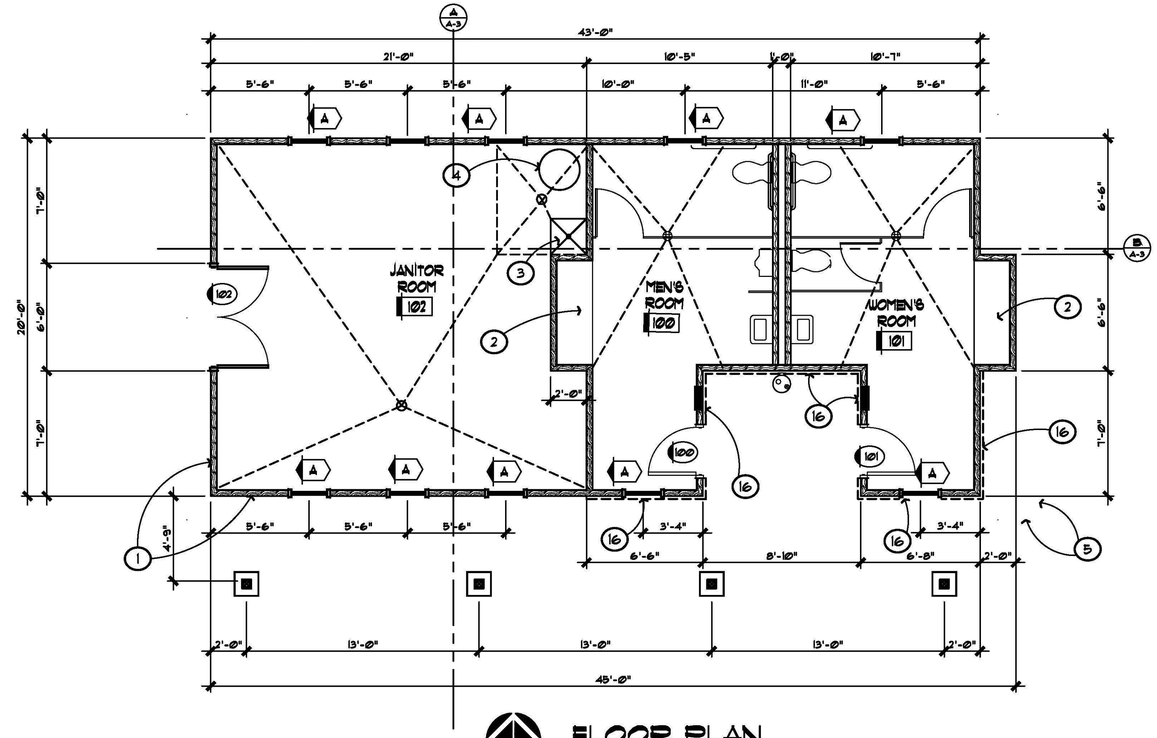
REVISIONS:

POOL HOUSE FOR ROBINHOOD SUBDIVISION NO. 1
CITY OF KUNA, IDAHO

Date: APR. 12, 2022
Job No. 2143

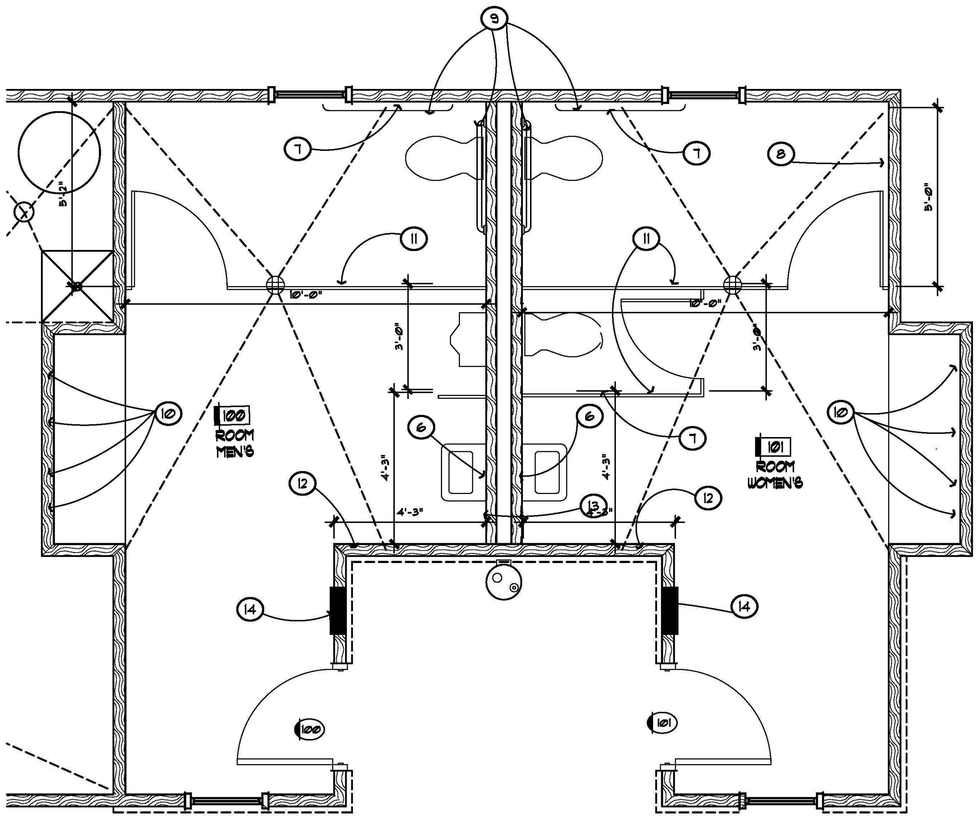
Sheet No.
A00



NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"



NORTH

ENLARGED FLOOR PLAN

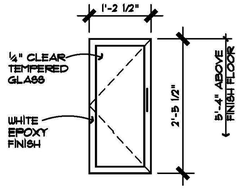
SCALE: 1/2"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 I.B.C.
2. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR, FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

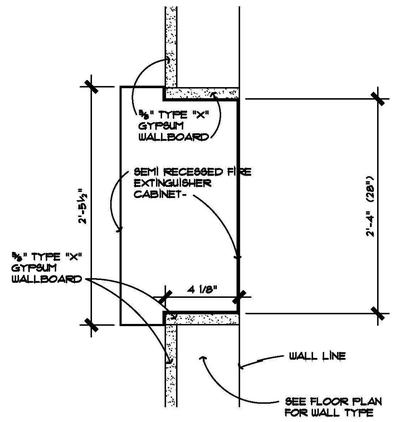
KEYNOTES

1	2X4 STUDS AT 16" O/C.
2	2X REDWOOD BENCH WITH PLASTIC LAMINATE TOP
3	SERVICE SINK WITH MOP HOOKS. SEE PLUMBING SHEETS
4	WATER HEATER SEE PLUMBING SHEETS
5	DASHED LINE REPRESENTS ROOF ABOVE
6	30X36 MIRROR
7	TOILET PAPER HOLDER
8	SANITARY NAPKIN DISPOSAL (WOMENS RESTROOM ONLY)
9	GRAB BAR
10	(4) METAL COAT HOOKS, MOUNT 6'-0" A.F.F. AND SPACE EVENLY ON WALL
11	METAL TOILET COMPARTMENT PARTITION WITH CONTINUOUS WALL ANGLES
12	PAPER TOWEL DISPENSER
13	SOAP DISPENSER
14	FIRE EXTINGUISHER CABINET. SEE DETAILS SHEET A-1
15	WALL BELOW SHOWN FOR REFERENCE
16	SANDSTONE VENEER



1/A-1 FIRE EXTINGUISHER CABINET ELEVATION

NTS



2/A-1 FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3" = 1'-0"

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REVISIONS:

POOL HOUSE FOR ROBINHOOD SUBDIVISION NO. 1

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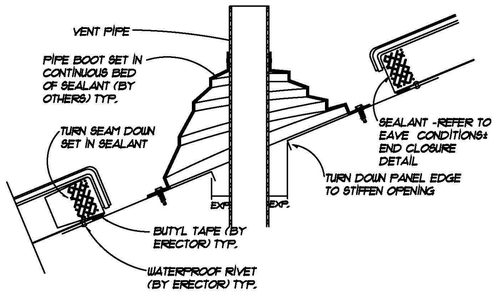
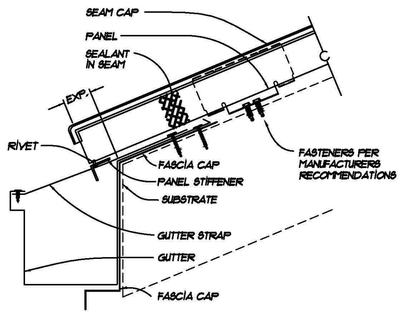
Sheet No.

A-1



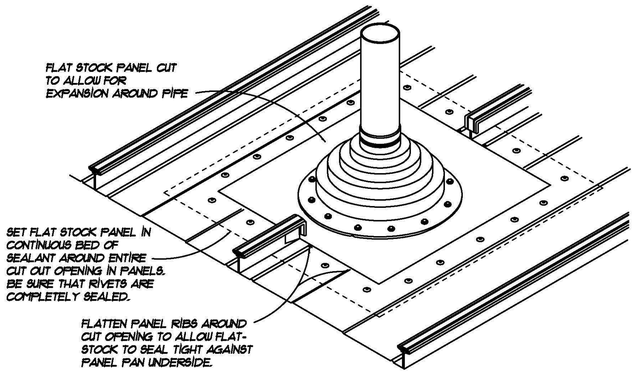
PIPE BOOT SECTION

SCALE: N.T.S.



EXPANDING EAVE W/ GUTTER

SCALE: N.T.S.



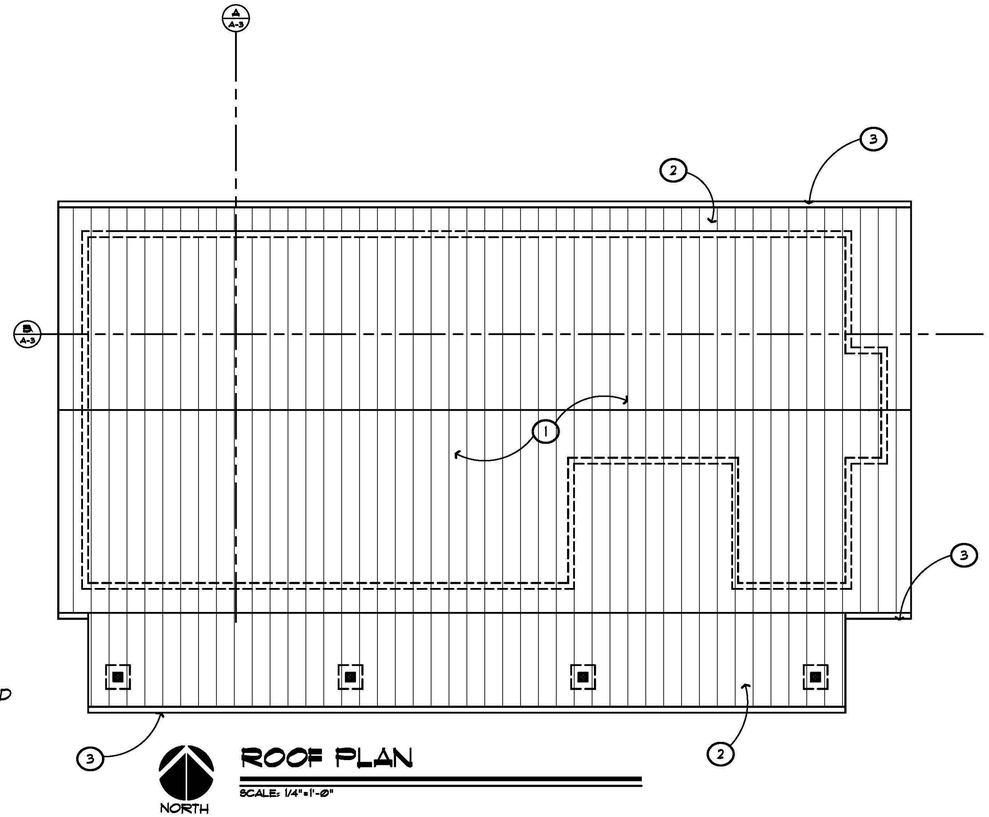
PIPE BOOT DETAIL

SCALE: N.T.S.

ROOFING DETAIL NOTES:

DETAILS SHOWN ARE MEANT TO BE GENERIC AND TO SHOW BASIC CONDITIONS, REQUIREMENTS AND QUALITY. SUBMITTAL DETAILS WILL BE MANUFACTURER SPECIFIC AND CONTAIN DETAILS FOR ALL CONDITIONS INDICATED IN THE DOCUMENTS.

NOTE: SEE BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS - IF ADDITIONAL ARE REQUIRED, COORDINATE WITH CONTRACTING OFFICER



ROOF PLAN

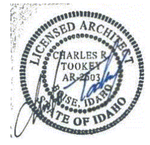
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 I.B.C.
2. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

KEYNOTES

1	STANDING SEAM METAL ROOF OVER UNDERLAYMENT OVER ICE AND WATER SHIELD OVER ROOF SHEATHING
2	ICE AND WATER SHIELD AT PERIMETER OF ROOF. UNDERLAYMENT LAPS 2"
3	GUTTER AND DOWNSPOUTS. SEE GUTTER DETAIL THIS SHEET
4	



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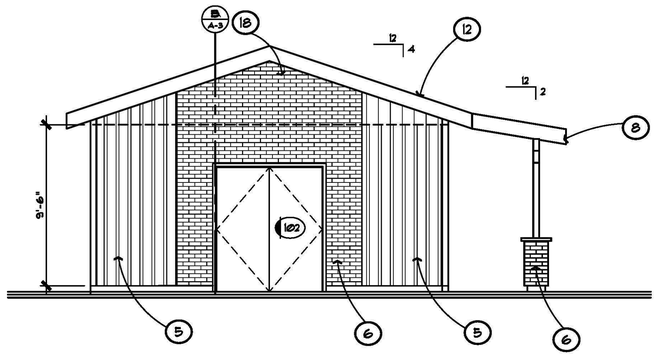
POOL HOUSE FOR ROBINHOOD SUBDIVISION NO. 1
CITY OF KUNA, IDAHO

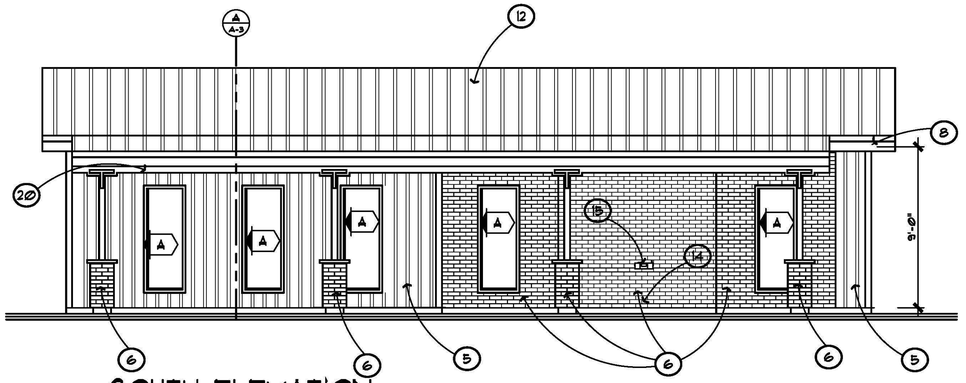
Date: APR. 12, 2022
Job No. 2143

Sheet No.
A-2



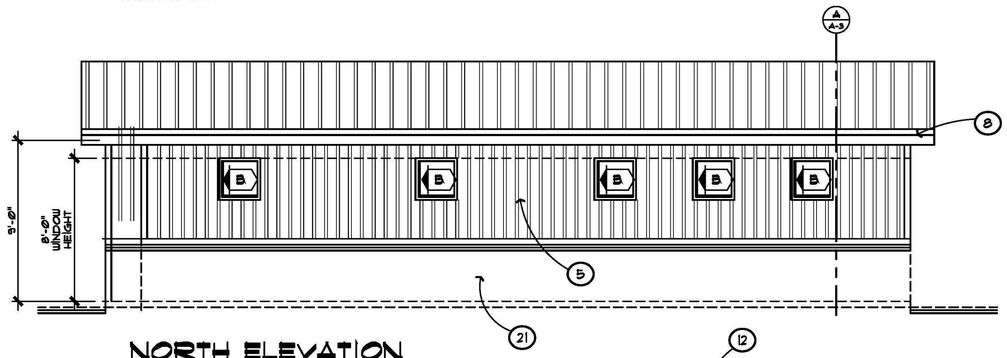
WEST ELEVATION

SCALE: 1/4"=1'-0"



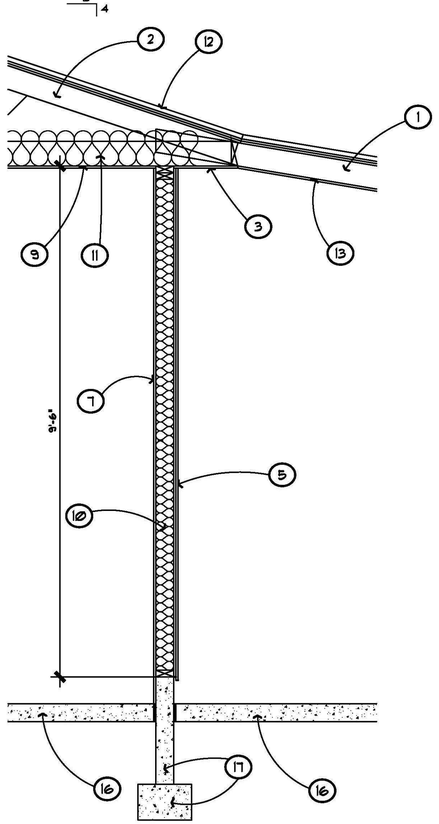
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

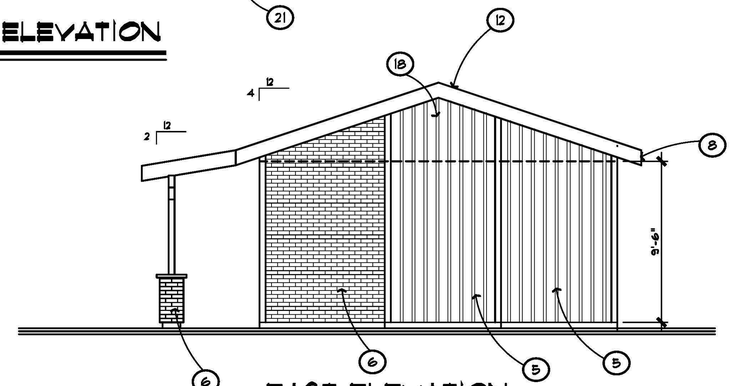
SCALE: 1/4"=1'-0"



TYP. WALL SECTION

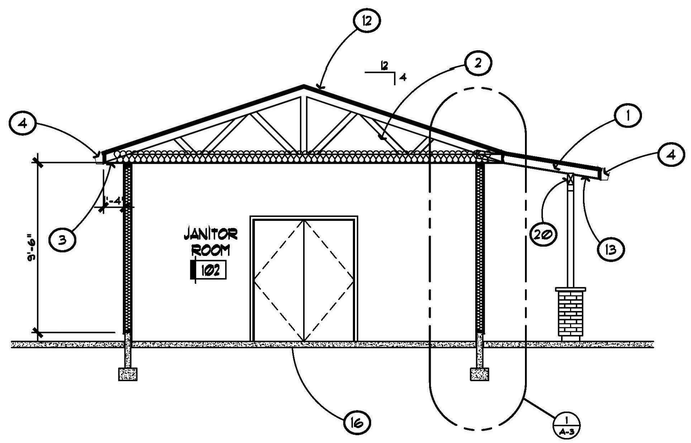
1/A-3

SCALE: 3/4"=1'-0"



EAST ELEVATION

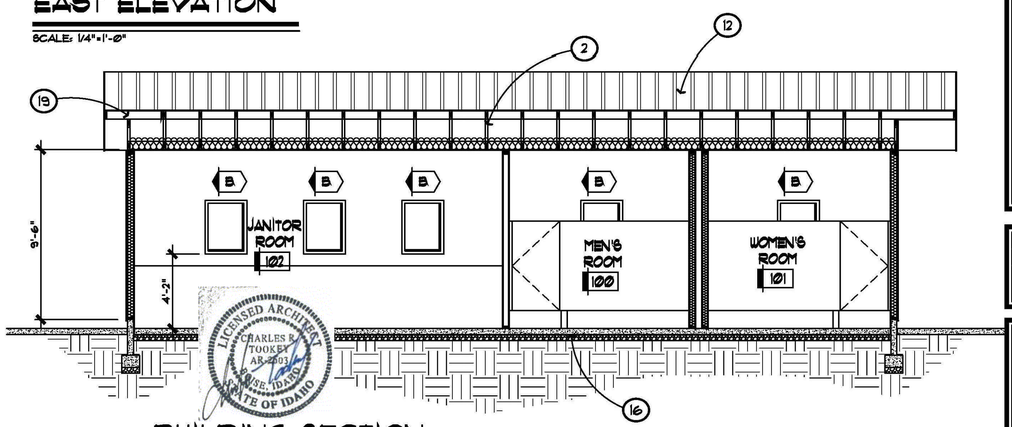
SCALE: 1/4"=1'-0"



BUILDING SECTION

A/A-3

SCALE: 1/4"=1'-0"



BUILDING SECTION

B/A-3

SCALE: 1/4"=1'-0"

GENERAL NOTES

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3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

KEYNOTES

1	WOOD RAFTERS. SEE STRUCTURAL
2	PRE-ENGINEERED WOOD TRUSS @ 24" O/C
3	PERFORATED METAL SOFFIT
4	PRE-FINISHED METAL GUTTER
5	BOARD AND BATTON SIDING OVER BUILDING WRAP OVER 1/2" EXTERIOR GRADE OSB OVER 2X4 WOOD FRAMING
6	THIN BRICK VENEER OVER BUILDING WRAP OVER 1/2" EXTERIOR GRADE OSB OVER 2X4 WOOD FRAMING
7	5/8" GYPSUM WALLBOARD
8	PREFINISHED METAL FASCIA
9	5/8" SAG RESISTANT GYPSUM WALLBOARD
10	R-13 BATT INSULATION WITH VAPOR BARRIER ON WARM SIDE OF WALL
11	R30 INSULATION WITH VAPOR BARRIER ON WARM SIDE OF CEILING
12	STANDING SEAM METAL ROOF OVER (1) LAYER OF # 30 BUILDING FELT OVER 1/2" APA RATED EXTERIOR GRADE SHEATHING
13	1X TONGUE AND V-GROOVE WOOD UNDER ROOF DECK FRAMING, STAIN AND SEAL
14	FROST FREE HOSE BIB
15	ACCESSIBLE DRINKING FOUNTAIN
16	4" REINFORCED CONCRETE SLAB, VAPOR BARRIER, OVER 4" STRUCTURAL BASE, OVER UNDISTURBED SOIL
17	CONCRETE FOOTING / FOUNDATION WALL. SEE STRUCTURAL
18	VENTED GABLE
19	2X OUTLOOKERS @ 16" O/C
20	WOOD BEAM. SEE STRUCTURAL
21	RETAINING WALL
22	

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POOL HOUSE FOR ROBINHOOD SUBDIVISION NO. 1

CITY OF KUNA, IDAHO

Date: APR. 12, 2022
Job No. 2143

Sheet No.

A-3

LICENSED ARCHITECT
CHARLES R. TOOKEY
AR-2503
BOISE, IDAHO
STATE OF IDAHO

DOOR SCHEDULE-

SCHEDULE KEY:
— = NO REQUIREMENTS

DOOR NO.	OPENING (NOMINAL DOOR WIDTH x NOMINAL DOOR HEIGHT)	DOOR: TYPE	DOOR: THICKNESS	DOOR: CONSTRUCTION	DOOR: FACING & FINISH	DOOR: GLASS	DOOR: RATING (LABEL)	DOOR: LOUVER	FRAME: HEAD DETAIL	FRAME: JAMB DETAIL	FRAME: THRESHOLD DETAIL	FRAME: CONSTRUCTION	FRAME: SIZE	FRAME: FACING & FINISH	FRAME: RATING (LABEL)	HARDWARE GROUP	SIGNAGE	REMARKS	DOOR NO.
100	3'-0" x 7'-0"	A	1 3/4"	HM	FP	-	-	-	1/A-4	2/A-4	3/A-4	HM	5 7/8	-	-	1	YES	1.	100
101	3'-0" x 7'-0"	A	1 3/4"	HM	FP	-	-	-	1/A-4	2/A-4	3/A-4	HM	5 7/8	-	-	1	YES	2.	101
102	PAIR 3'-0" x 7'-0"	B	1 3/4"	HM	FP	-	-	YES	1/A-4	2/A-4	3/A-4	HM	5 7/8	-	-	2	-		102

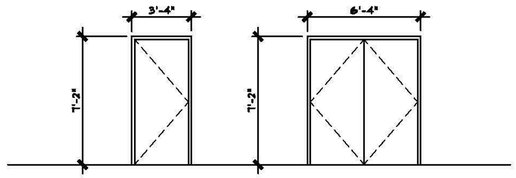
DOOR SCHEDULE GENERAL NOTES

1. PROVIDE ADA COMPLIANT MEN'S ROOM SIGNAGE
2. PROVIDE ADA COMPLIANT WOMEN'S ROOM SIGNAGE
3.
4
5

ABBREVIATIONS

(NOT ALL ABBREVIATIONS USED)

ALUM	ALUMINUM	FMF	FACTORY MILL FINISH
SCW	SOLID CORE WOOD		
FF	FACTORY FINISH		
TMLY	TIMLEY FRAME		
MAT	MATERIAL		
TG	TEMPERED PLATE - CLEAR		
WS	WOOD, STAINED & FINISHED		



DOOR TYPE ELEVATIONS

ROUGH OPENINGS

TIMELY PRE-FINISHED FRAME
WIDTH OPENING SIZE + 1 1/4"
HEIGHT OPENING SIZE + 1"

WESTERN INTEGRATED ALUMINUM FRAME
WIDTH OPENING SIZE + 1 1/2"
HEIGHT OPENING SIZE + 3/4"

WELDED HOLLOW METAL FRAME 2" FACE
WIDTH OPENING SIZE + 4 1/2"
HEIGHT OPENING SIZE + 2 1/4"
HEIGHT OPENING SIZE 4" HEAD + 4 1/4"

DRYWALL HOLLOW METAL FRAME 2" FACE
WIDTH OPENING SIZE + 1 3/4"
HEIGHT OPENING SIZE + 3/4"

ROOM FINISH SCHEDULE

SCHEDULE KEY:
● = NO REQUIREMENTS, SEE ROOM FINISH SCHEDULE GENERAL NOTES AND ROOM FINISH SCHEDULE NOTES FOR EXCEPTIONS.

NO.	DESCRIPTION	FLOOR: MAT.	FLOOR: FIN	BASE: MAT.	BASE: HT.	FLOOR ACCENT: MAT.	FLOOR ACCENT: FIN	WALLS: NORTH MAT.	WALLS: NORTH FIN	WALLS: SOUTH MAT.	WALLS: SOUTH FIN	WALLS: EAST MAT.	WALLS: EAST FIN	WALLS: WEST MAT.	WALLS: WEST FIN	CEILING: HT.	CEILING: MAT.	CEILING: FIN	NOTES (SEE ROOM FINISH SCHEDULE NOTES THIS SHEET)	NO.
100	MEN'S ROOM	CONC.	WAX	●	●	●	●	G.B.	CT	G.B.	CT	G.B.	CT	G.B.	CT	10'-0"	G.B.	P		100
101	WOMEN'S ROOM	CONC.	WAX	●	●	●	●	G.B.	CT	G.B.	CT	G.B.	CT	G.B.	CT	10'-0"	G.B.	P		101
102	JANITOR ROOM	CONC.	WAX	RB	4"	●	●	G.B.	P	G.B.	P	G.B.	P	G.B.	P	10'-0"	G.B.	P		102

ROOM FINISH SCHEDULE GENERAL NOTES

1. ALL GYPSUM WALLBOARD ABOVE FINISHED CEILING TO BE TAPED ONLY WITH SCREW HEADS COVERED.
2. ALL EXPOSED TO VIEW, MECHANICAL AND ELECTRICAL ITEMS SHALL BE PAINTED THE SAME COLOR AS SURFACE AS TO WHICH THEY ARE APPLIED OR TO WHICH THEY ARE ADJACENT.

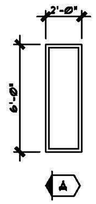
ROOM FINISH LEGEND

RB	4" RUBBER BASE
G.B.	5/8" GYPSUM WALLBOARD
CT	CERAMIC TILE
CONC	REINFORCED CONCRETE SLAB
WAX	WAX AND SEAL
P	PAINT

WINDOW SCHEDULE

SCHEDULE KEY:
● = NO REQUIREMENTS
TEMP. = TEMPERED

WINDOW TYPE	WINDOW SIZE	WINDOW FRAME MAT./SIZE	FRAME FINISH	GLASS TYPE	LABEL	REMARKS	WINDOW TYPE
A	2'-0" x 6'-0"	HM	P	LOW E INSUL.	—	U=0.3, SHGC = 0.3, VLT = 0.57, STC = 26 TEMPERED SAFETY GLASS. OBSCURE	A
B	2'-0" x 2'-0"	HM	P	LOW E INSUL.	—	U=0.3, SHGC = 0.3, VLT = 0.57, STC = 26 TEMPERED SAFETY GLASS. OBSCURE	B



WINDOW TYPES

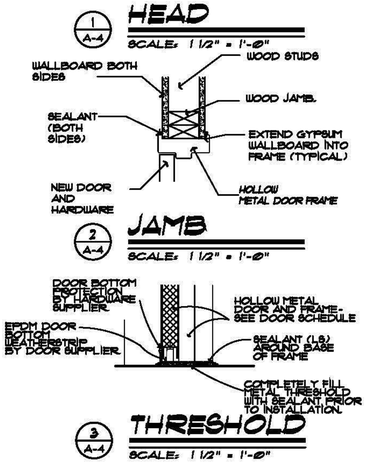
HARDWARE GROUP

HW SET NO: 01
DOOR NUMBER: 1 & 2

3 EA	HW HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1 EA	CLASSROOM DEADBOLT	B663P	626	SCH
1 EA	PUSH PLATE	8200 6" X 16" CFC	630	IVE
1 EA	PULL PLATE	8305 8" 6" X 16" CFC	630	IVE
1 EA	SURFACE CLOSER	4040XP RW/PA MC	MTL PC	LCN
1 EA	WALL STOP	WS406/407CCV	630	IVE
1 EA	SEAL	429A	AL	ZER
1 EA	DOOR SWEEP	39A	AL	ZER
1 EA	THRESHOLD	655A MSLA-10	AL	ZER

HW SET NO: 02
DOOR NUMBER: 3

6 EA	HW HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
2 EA	MANUAL FLUSH BOLT	FB458	626	IVE
1 EA	DUST PROOF STRIKE	DP2	626	IVE
1 EA	VANDL STOREROOM LOCK	ND96PD RHO	626	SCH
2 EA	WALL STOP	WS406/407CCV	630	IVE
1 EA	RAIN DRIP	142A	AL	ZER
1 EA	SEAL	428A	AL	ZER
1 EA	SECURITY ASTRAGAL (INSTALL ON PULL SIDE OF INACTIVE LEAF)	43SP	600	ZER
2 EA	DOOR SWEEP	39A	AL	ZER
1 EA	THRESHOLD	655A MSLA-10	AL	ZER



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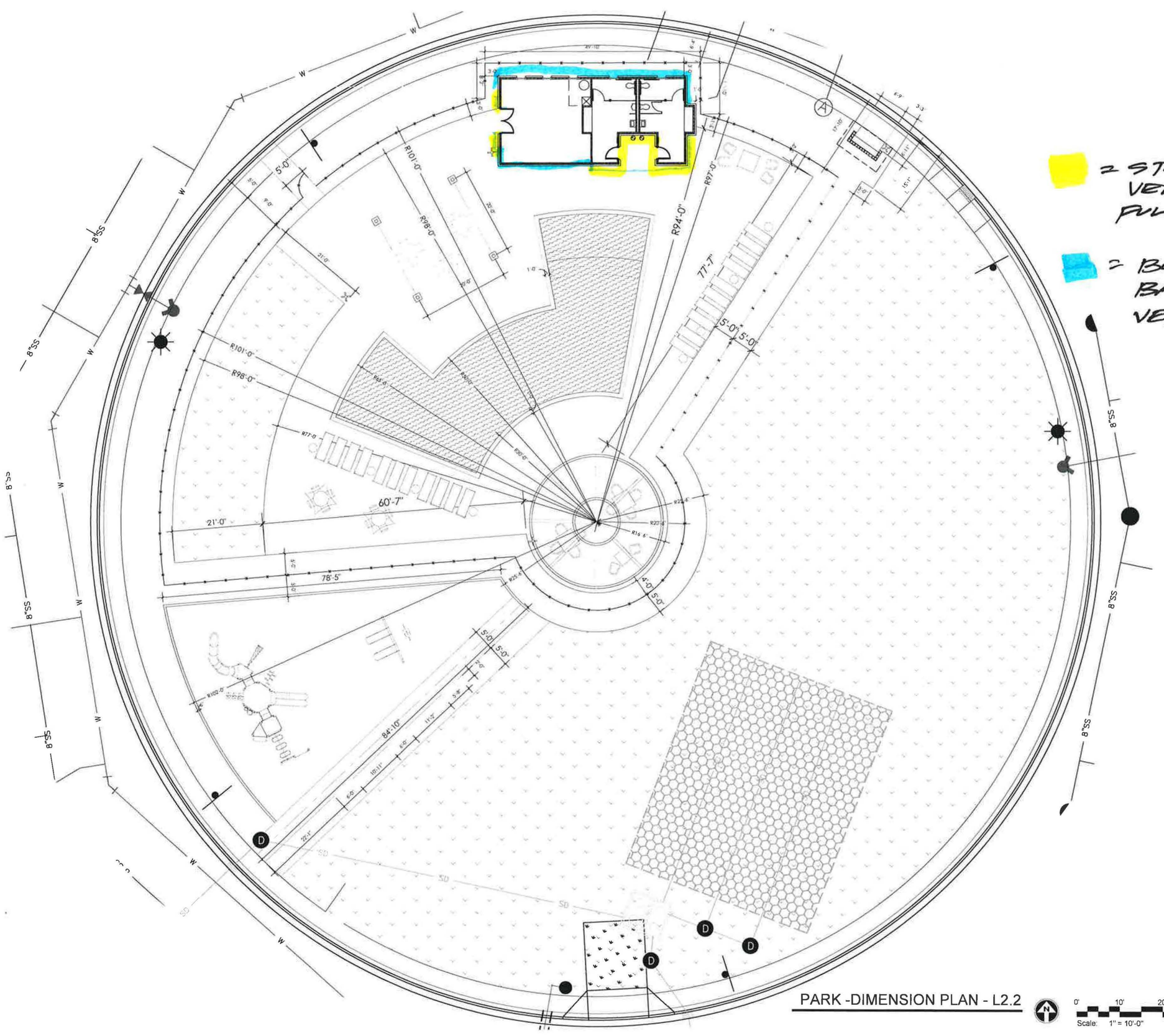
REVISIONS:

POOL HOUSE FOR ROBINHOOD SUBDIVISION NO. 1
CITY OF KUNA, IDAHO

Date: APRIL 12, 2022
Job No. 2143

Sheet No.
A-4



PARK -DIMENSION PLAN - L2.2

Scale: 1" = 10'-0"

KEY MAP
SCALE NTS

L2.1/L2.2
L2.3
E. TERCEL RD

GREEY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0008f

STATE OF IDAHO
GREGORY GREEN
LICENSED LANDSCAPE ARCHITECT
LA - 16653

ROBIN HOOD
REVEILLE SUBDIVISION
Landscape Construction Documents
KUNA, IDAHO

revisions:
03.25.2021 SIGNAGE COORDINATION

project #: MTC075
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 05.01.2019
drawing: Dimension Plan

sheet #
L2.2
04 of 18

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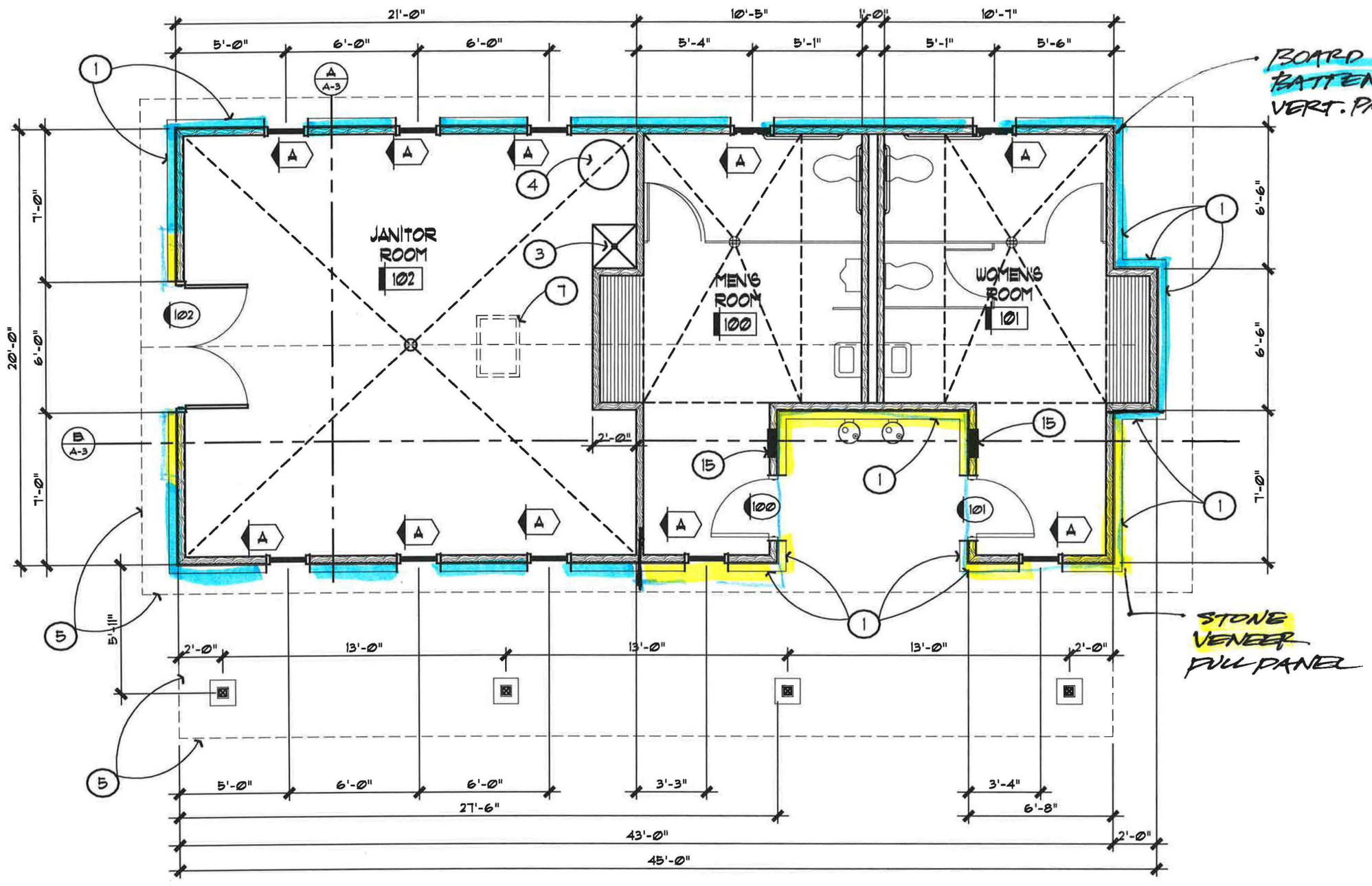

NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

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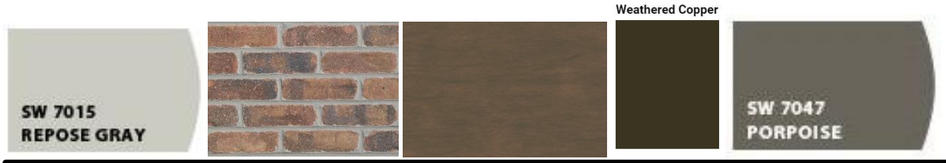
LICENSED ARCHITECT
CHARLES R. TOOKEY
AR-2503
BOISE, IDAHO
STATE OF IDAHO

Falcon Crest: Robinhood “Reveille” Pool Restroom Building



Exterior Body | Brick Veneer | Wood Stain | Metal Roof | Exterior Door

1. GENERAL.

A. THESE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS SUPPLEMENT THE PROJECT WRITTEN TECHNICAL SPECIFICATIONS AND THE PROJECT STRUCTURAL DRAWINGS.
B. THE STRIPPING TOWER INCLUDING ALL APPURTENANCES, ACCESSORIES, ANCHOR BOLTS AND ANCHOR DEVICES SHALL BE THE DESIGN RESPONSIBILITY OF THE STRIPPING TOWER DESIGN ENGINEER OF RECORD.
C. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION BRACING, TEMPORARY SHORING, AND OTHER SITE SAFETY CONTROLS REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, TO INSURE THE STABILITY AND SAFETY OF ALL CONSTRUCTION UNTIL IT IS COMPLETED AND SELF-SUPPORTING.
D. THE CONTRACTOR IS RESPONSIBLE FOR ALL WATER, BOTH ABOVE AND BELOW GROUND, RUNOFF AND OTHER ENVIRONMENTAL CONTROLS REQUIRED DURING CONSTRUCTION TO INSURE THE SITE IS MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
E. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION DETAILS AND METHODS FOR THIS STRUCTURE. CONNECTION DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR IN NATURE TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR CLARIFICATION OR INSTRUCTION.
F. IT IS THE CONTRACTORS PRIME RESPONSIBILITY TO COORDINATE THE WORK SHOWN ON ALL OF THE PROJECT DRAWINGS, GENERAL, SPECIAL AND TECHNICAL SPECIFICATIONS.

2. CODES.

A. AMERICAN CONCRETE INSTITUTE, ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE.
B. AMERICAN WELDING SOCIETY, AWS D1.1 CURRENT EDITION, STRUCTURAL WELDING CODE.
C. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16
D. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 360-10

3. SPECIAL INSPECTIONS.

SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING ITEMS: C INDICATES CONTINUOUS, P INDICATES PERIODIC.

A. SOILS. BY GEOTECHNICAL ENGINEER. FREQUENCY
A.A. SITE PREPARATION: _____ P
A.B. FILL MATERIAL VERIFICATION: _____ C
A.C. FILL PLACEMENT AND COMPACTION: _____ C
A.D. LIFT THICKNESS: _____ C
A.E. GROUND WATER CONTROL _____ P
B. CONCRETE.
B.A. REINFORCEMENT PLACEMENT: _____ P
B.B. PLACEMENT OF CAST-IN-PLACE ANCHORS: _____ P
B.C. VERIFICATION OF USE OF REQUIRED MIX: _____ P
B.D. CONCRETE PLACEMENT: _____ C
B.E.
C. ALL SPECIAL INSPECTION SHALL BE PERFORMED BY APPROVED/CERTIFIED INSPECTORS.

4. SUBMITTALS.

A. SUBMIT REQUIRED ELECTRONIC COPIES, OF PRODUCT OR MATERIAL DESIGN INFORMATION TO THE ENGINEER FOR REVIEW FOR THE FOLLOWING ITEMS PER SPECIFICATION 01300:
A.A. CONCRETE MIX DESIGNS AND ADMIXTURES.
A.B. NON-SHRINK GROUT.

5. SHOP DRAWINGS:

A. SUBMIT ELECTRONIC COPIES OF SHOP DRAWINGS, TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE FOLLOWING ITEMS PER SPECIFICATION 01300:
A.A. REINFORCING STEEL FOR ALL CONCRETE.
A.B. STRUCTURAL STEEL.

6. DESIGN CRITERIA.

A. LIVE LOADS:
A.A. MINIMUM ROOF LIVE LOAD: 25 PSF (SNOW)
A.B. GROUND SNOW LOAD, PG: 25 PSF
B. WIND:
B.A. BASIC WIND SPEED: 102 MPH PER ASCE 7-16
B.B. SITE EXPOSURE: C
B.C. IMPORTANCE FACTOR: 1.0
C. SEISMIC:
C.A. EARTHQUAKE SPECTRAL RESPONSE ACCELERATION:
C.A.A. SHORT PERIOD, SS: 28.1%
C.A.B. 1-SECOND, S1: 10.3%
C.A.C. IMPORTANCE FACTOR, IE: 1.0
C.A.D. SOIL CLASS: D

7. FOUNDATIONS.

A. ALL FOOTINGS ARE TO BE SUPPORTED ON A LAYER OF UNDISTURBED, COMPACTED CRUSHED GRANULAR MATERIAL PLACED OVER PREPARED NATIVE MATERIAL SUBGRADE. PROOF ROLL SUB-GRADE PRIOR TO PLACING MATERIAL WHERE SUB-GRADE HAS BEEN DISTURBED BY EXCAVATING EQUIPMENT.
B. ALLOWABLE SOIL BEARING PRESSURE, Qa=1,500 PSF.
C. ALL FOOTINGS SHALL BE SET TO A DEPTH OF AT LEAST 24 INCHES BELOW FINISHED GRADE.

8. STRUCTURAL MATERIALS.

A. PROJECT CONCRETE MIX TYPES: CONCRETE SHALL BE PROPORTIONED AND FURNISHED FOR THE VARIOUS PROJECT USES AS INDICATED ON THE PLANS AND AS FOLLOWS:
i. M2500-SEC: SECONDARY CONCRETE MIX FOR FILL AND BACKFILL AROUND BURIED PIPES UNDERNEATH STRUCTURAL FOOTINGS AND FOUNDATION SLABS: FC = 2,500 PSI, ABSOLUTE WATER-CEMENT RATIO BY WEIGHT = 0.55, AIR CONTENT = 6% (+/- 1.5%), MAXIMUM AGGREGATE SIZE 3/8-INCH; SLUMP 8-INCH.
ii. M4000-STD: STANDARD EXTERIOR STRUCTURAL CONCRETE MIX FOR ALL CONCRETE INCLUDING STRIPPING TOWER FOUNDATION. FC = 4,000 PSI, ABSOLUTE WATER-CEMENT RATIO BY WEIGHT = 0.45, AIR CONTENT = 6% (+/- 1.5%)
B. CONCRETE MIX COMPONENTS.
i. A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT CONFORMANCE WITH THE MANUFACTURERS INSTRUCTIONS, SHALL BE INCORPORATED IN ALL CONCRETE MIX DESIGNS. FOR ALL WATER-RETAINING CONCRETE STRUCTURAL WALLS AND SLABS, A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, SHALL BE USED. THE TOTAL SLUMP SHALL BE LESS THAN 10-IN. HIGHER WATER-CEMENT RATIOS THAN SHOWN ABOVE MAY BE USED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318-89, CHAPTER 5.
ii. FLY-ASH CONFORMING TO ASTM C618 TYPE F OR C, MAY REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.
iii. CEMENT: ASTM C150 TYPE I OR II.
iv. WATER: CLEAN & POTABLE.
v. AIR ENTRAINING AGENT: ASTM C260.
vi. AGGREGATE: 0.75-INCH MAXIMUM AGGREGATE PER ASTM C33. UNLESS NOTED OTHERWISE. MIX PROPORTIONING: ACI 211.1 AND 350R.
C. CONCRETE ACCESSORIES: REINFORCING STEEL: REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60; #3 BARS MAY BE GRADE 40. WIRE: PLAIN WIRE SHALL CONFORM TO ASTM A 82. DEFORMED WIRE SHALL CONFORM TO ASTM A 496.
D. STRUCTURAL STEEL.
D.A. W & WT SHAPES: ASTM A992 GRADE 50, FY=50KSI.
D.B. M, S, C , MS, & L SHAPES: ASTM A36, FY=36KSI.
D.C. PLATES, BARS, CHANNELS, & ANGLES: ASTM A36, FY=36KSI.
D.D. SQUARE, RECTANGULAR HSS, & STEEL TUBING: ASTM A500 GRADE C, FY=50KSI.

9. CONCRETE QUALITY AND DETAILS.

A. GENERAL. CONCRETE SHALL BE PROPORTIONED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH, FC, AS PRESCRIBED IN ACI 318/350 SECTION 5.3.2 AND SHALL SATISFY THE DURABILITY CRITERIA OF ACI 318/350 CHAPTER 4.
B. CONCRETE PROPORTIONS: CONCRETE MIX PROPORTIONING SHALL BE IN ACCORDANCE WITH ACI 211.1; STANDARD PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL, HEAVYWEIGHT, AND MASS CONCRETE.
C. CONCRETE MIX VERIFICATION: CONCRETE MIX DESIGNS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39.
D. EVALUATION AND ACCEPTANCE OF CONCRETE. CONCRETE SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318/350 SECTION 5.6.
E. MIXING & PLACING CONCRETE. CONCRETE SHALL BE PREPARED, MIXED, PLACED AND CONSOLIDATED IN ACCORDANCE WITH ACI 318/350 SECTIONS 5.7 THROUGH 5.10 AND AS FOLLOWS:
i. ACI 304; GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
ii. ACI 309; GUIDE FOR CONSOLIDATION OF CONCRETE.
F. CONCRETE CURING. CONCRETE SHALL BE MAINTAINED ABOVE 50-DEGREES F AND IN A MOIST CONDITION FOR AT LEAST 7 DAYS AFTER PLACEMENT, EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318 SECTION 5.11.3. i CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS GIVEN IN ACI 308; GUIDE TO CURING CONCRETE.
G. COLD WEATHER REQUIREMENTS. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR-FREEZING WEATHER. THE RECOMMENDED PROCEDURES LISTED IN ACI 306.
H. HOT WEATHER REQUIREMENTS. DURING HOT WEATHER, PROPER ATTENTION SHALL BE GIVEN TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION, AND CURING TO PREVENT EXCESSIVE CONCRETE TEMPERATURES OR WATER EVAPORATION THAT COULD IMPAIR REQUIRED STRENGTH OR SERVICEABILITY OF THE MEMBER OR STRUCTURE. THE RECOMMENDED PROCEDURES LISTED IN ACI 305.

10. FORMWORK.

A. FORMS SHALL RESULT IN A FINAL STRUCTURE THAT CONFORMS TO SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE DESIGN DRAWINGS AND SPECIFICATIONS. DESIGN OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 318/350 SECTION 6.1. FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347; GUIDE TO FORMWORK FOR CONCRETE.
B. EMBEDMENTS IN CONCRETE. CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE AND WITHIN LIMITATIONS OF ACI 318/350 SECTION 6.3 SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE PROJECT ENGINEER, PROVIDED THEY ARE NOT CONSIDERED TO REPLACE STRUCTURALLY THE DISPLACED CONCRETE, EXCEPT AS PROVIDED IN SECTION 6.3.6. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

11. DETAILS OF REINFORCEMENT.

A. PLACEMENT OF ALL REINFORCING STEEL WITHIN CONCRETE STRUCTURES SHALL BE IN CONFORMANCE WITH ACI 318/350 CHAPTER 7.
B. REINFORCING STEEL HOOKS, BENDS, TIES, SPLICES AND OTHER REINFORCEMENT DETAILS SHALL BE IN ACCORDANCE WITH ACI 315; DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
C. SPACING LIMITS FOR REINFORCEMENT SHALL BE IN CONFORMANCE WITH ACI 318/350 SECTION 7.6.
D. CONCRETE PROTECTION FOR REINFORCEMENT. UNLESS NOTED ELSEWHERE ON THE DRAWINGS, ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER: FOR TANK FOUNDATION SLAB; PER ACI 318 SECTION 7.7:
i CONCRETE CAST AGAINST EARTH: 3.00 INCH CONCRETE EXPOSED TO EARTH OR WEATHER; *
NO. 5 OR SMALLER BARS: 1.50-INCH *
NO. 6 OR LARGER BARS: 2.00-INCH
E. CONCRETE BLOCKS OR PLASTIC-COATED BAR CHAIRS SHALL BE PROVIDED FOR SUPPORT OF ALL SLAB REINFORCING STEEL, SUFFICIENT IN NUMBER TO PREVENT SETTLEMENT OR SAGGING, BUT IN NO CASE SHALL SUCH SUPPORT BE CONTINUOUS. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
F. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN TO INSURE THAT DOWELS AND ANCHOR BOLTS REMAIN PLUM AFTER CONCRETE IS POURED AND VIBRATED. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE STABBED INTO FRESHLY POURED CONCRETE.

12. WELDING OF STRUCTURAL STEEL.

A. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT AWS STRUCTURAL WELDING CODE D1.1-02.
B. WELD METAL: FEXX=70KSI.
C. ALL WELDERS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING AGENCY.

13. COATING OF METALS.

A. ALL STRUCTURAL AND MISCELLANEOUS METALS SHALL BE PROTECTED FROM CORROSIONS WITH ONE OF THE FOLLOWING SYSTEMS:
A.A. STEEL:
A.A.A. HOT-DIP GALVANIZED STEEL.
A.A.B. PAINTED, SEE ARCH FOR COLORS.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PROFESSIONAL ENGINEER
LICENSED
18709
4-15-2022
STATE OF IDAHO
JESSIE L. SHOCKLEE

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

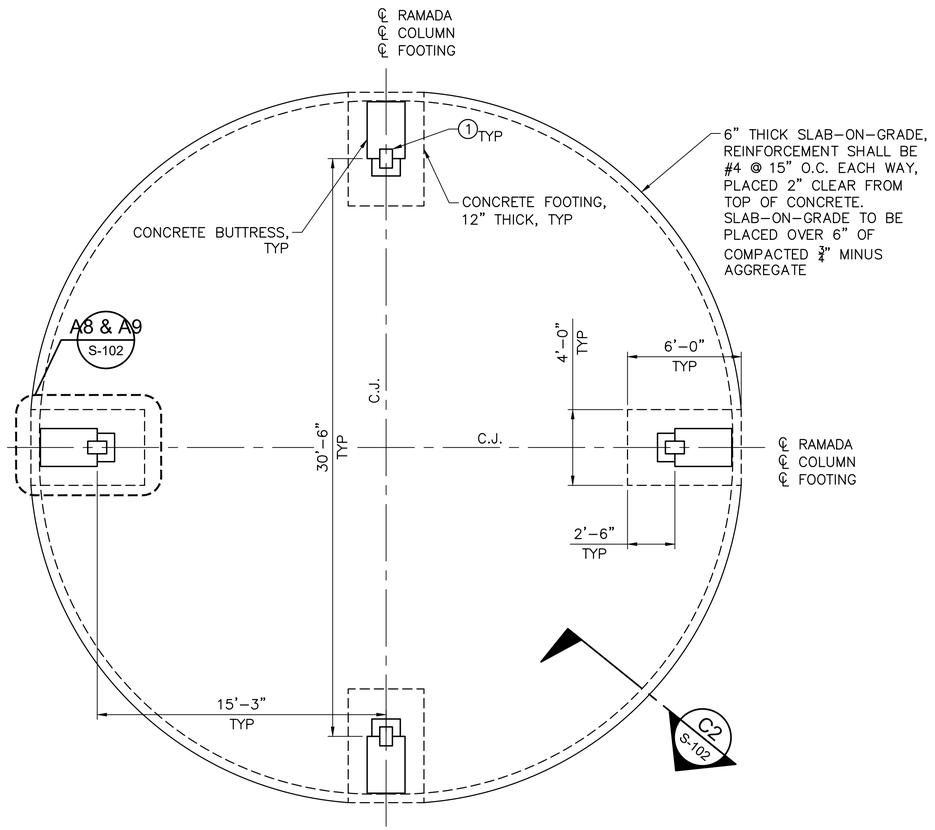
ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
GENERAL STRUCTURAL NOTES

FILE : 10-20-110_S-001
JUB PROJ. # : 10-20-110
DRAWN BY: JLS
DESIGN BY: JLS
CHECKED BY: JLS
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/15/2022

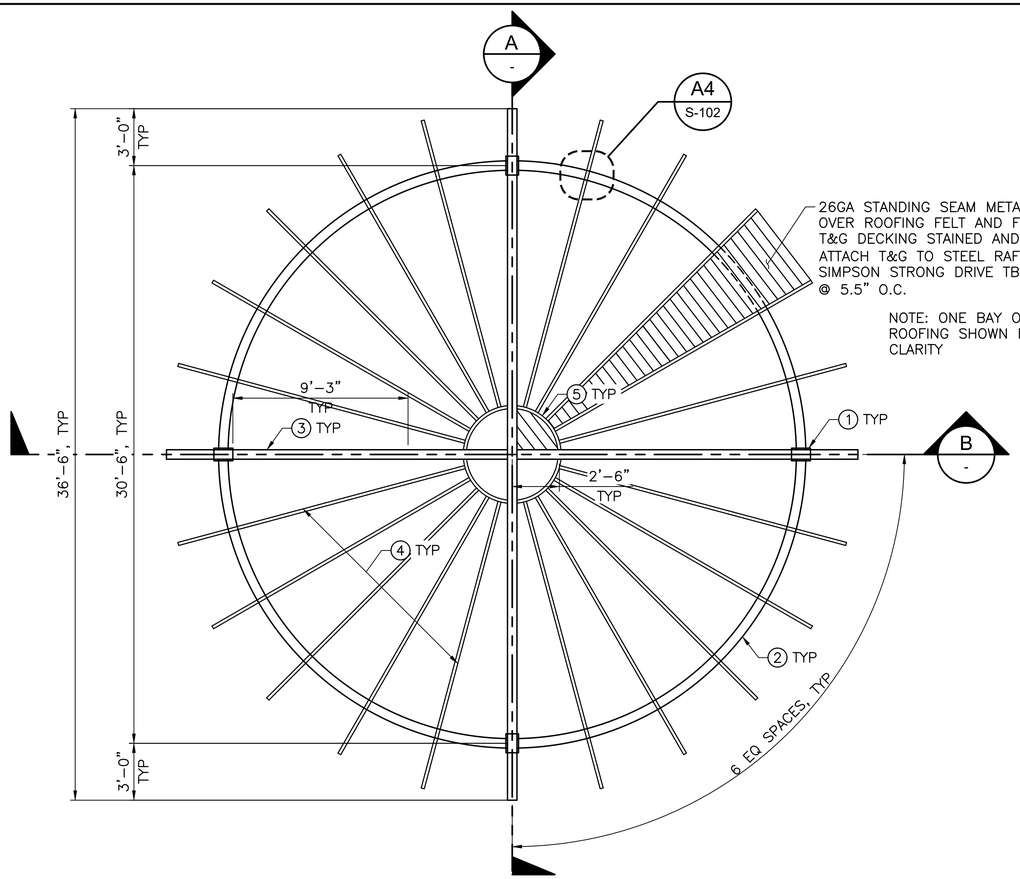
SHEET NUMBER:
S-001

Plot Date:4/15/2022 8:18 PM Plotted By: Jessie Shocklee
Date Created:4/15/2022 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPE\RAMADATRELLIS_SHEET\10-20-110_S-001.DWG



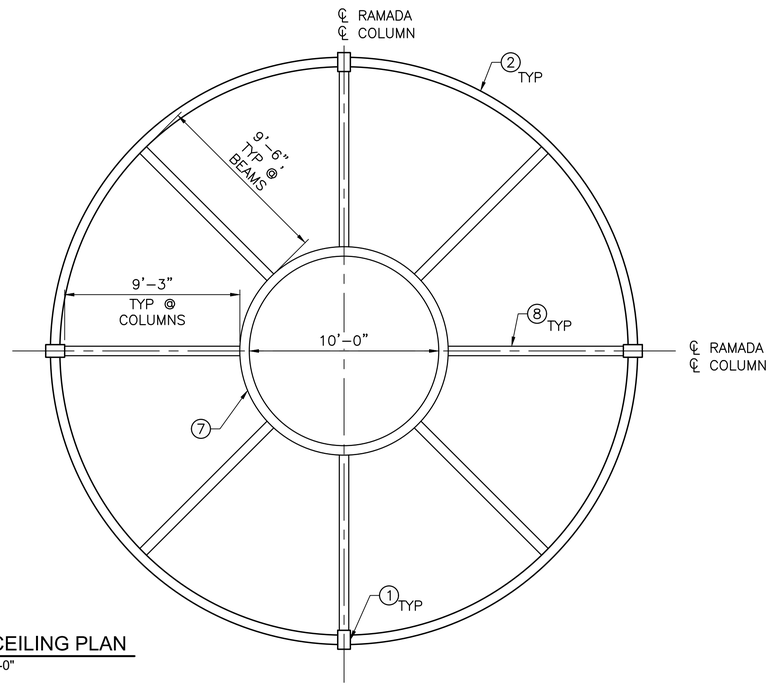
RAMADA FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



RAMADA ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



RAMADA CEILING PLAN

SCALE: 1/4" = 1'-0"

RAMADA MEMBER SCHEDULE		
KEY NOTE	MEMBER SECTION	DESCRIPTION
1	HSS 12x8x1/4	COLUMN
2	CURVED HSS 12x6x1/4	CURVED PERIMETER BEAM
3	HSS 12x6x1/4	PRIMARY RAFTER
4	HSS 12x2x1/4	SECONDARY RAFTER
5	CURVED HSS 12x2x1/4	CURVED SECONDARY SUPPORT
6	HSS 6x6x1/4	TENSION TIE
7	CURVED HSS 12x6x1/4	CURVED CENTER LIGHT RING BEAM
8	TAPERED BUILT-UP WF BEAM W/ 1/4" PLATES & 6" WIDE FLANGE, (8) TOTAL SPACED EVENLY	LIGHT RING RAFTER
9	HSS 3x3x1/4	HANGER

FRAMING AND FOUNDATION NOTES:

1) C.J. CONTROL JOINT PER DETAIL A10
2) ALL EXPOSED STEEL SHALL BE PAINTED W/ (2) COATS OF EXTERIOR PAINT PRIOR TO INSTALLING ROOFING. COLOR PER ARCH.

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

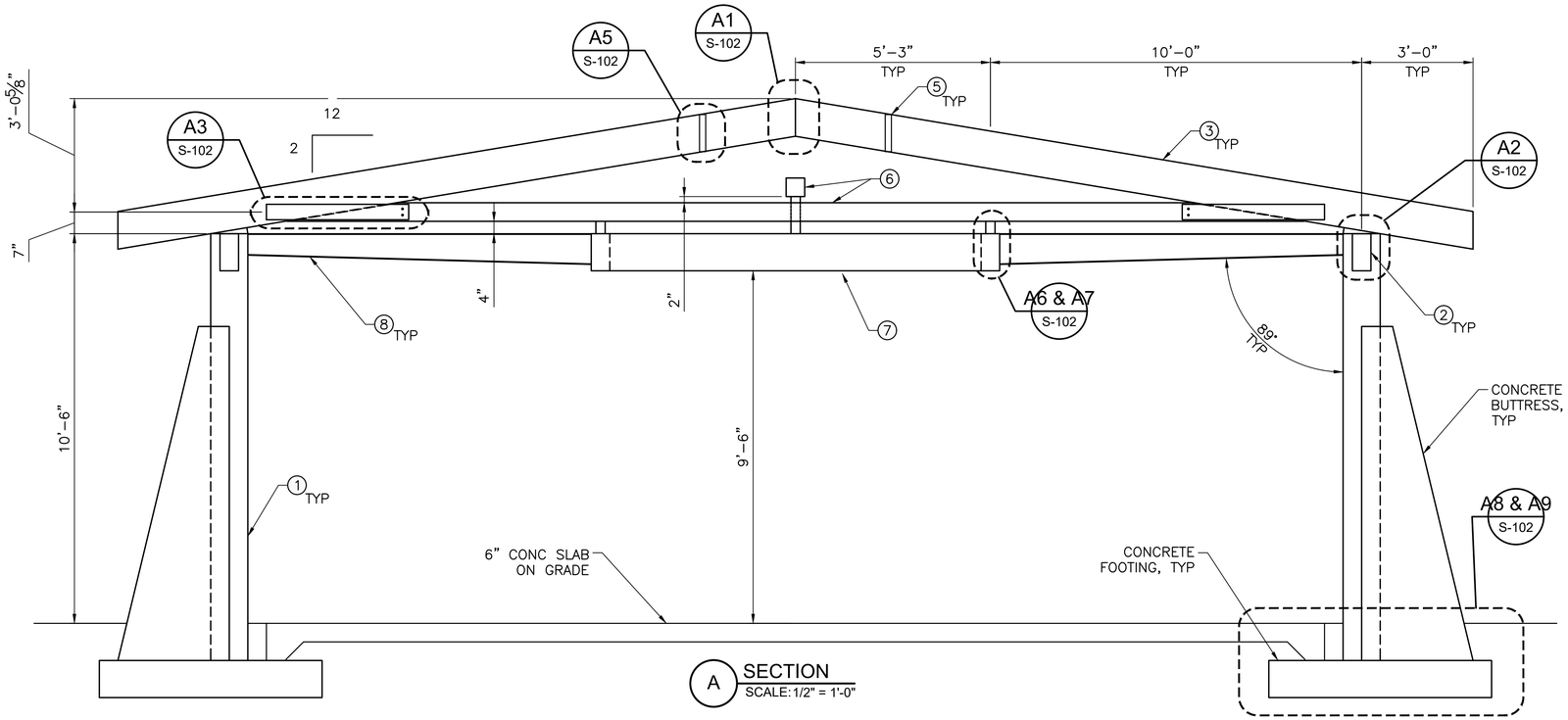
ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
RAMADA LAYOUT

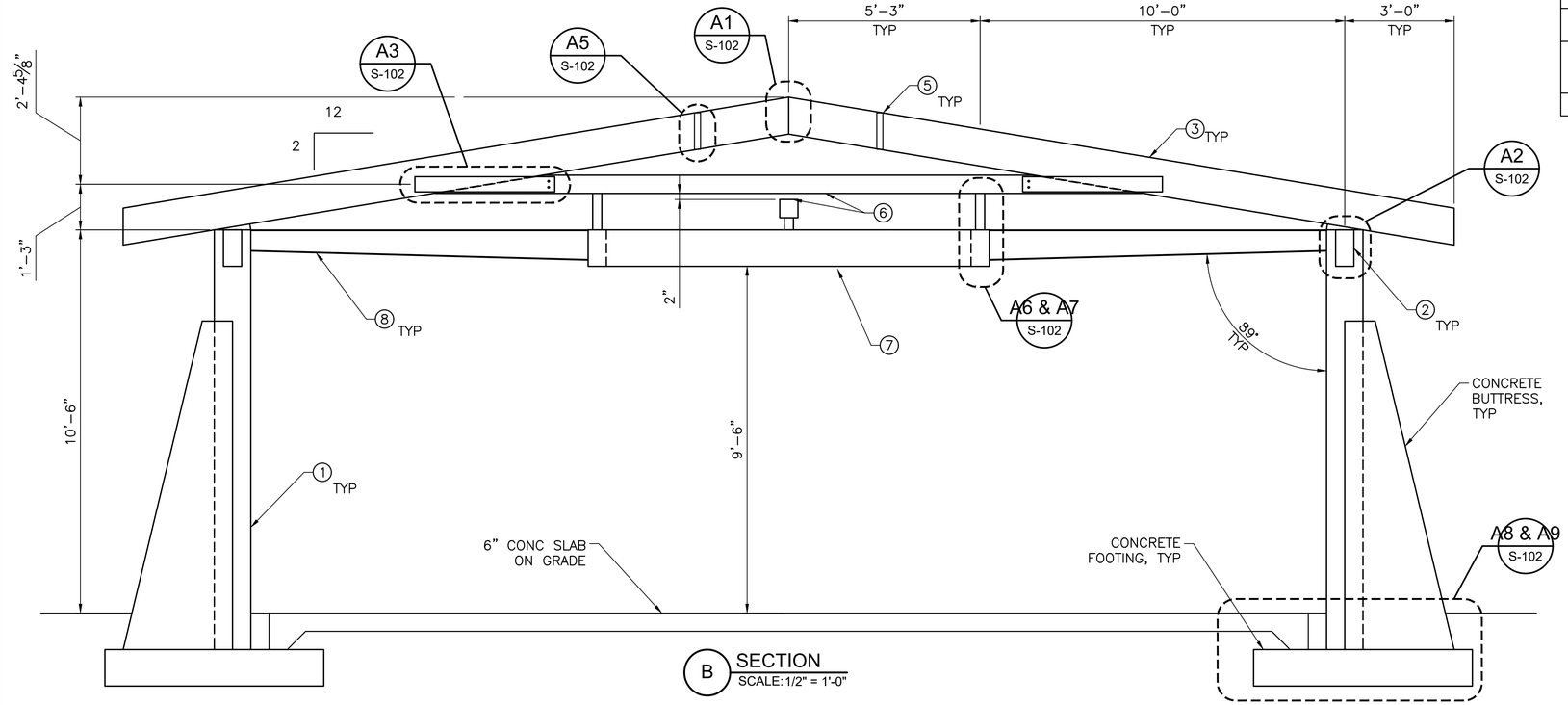
FILE : 10-20-110_S-101
JUB PROJ. # : 10-20-110
DRAWN BY: JLS
DESIGN BY: JLS
CHECKED BY: JLS
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/15/2022

SHEET NUMBER:
S-101

Plot Date:4/15/2022 6:18 PM Plotted By: Jessie Shocklee
Date Created:4/15/2022 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPE\RAMADA\TRELLIS_SHEET\10-20-110_S-101.DWG



A SECTION
SCALE: 1/2" = 1'-0"

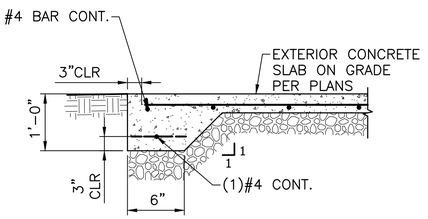


B SECTION
SCALE: 1/2" = 1'-0"

FRAMING AND FOUNDATION NOTES:

1) ALL EXPOSED STEEL SHALL BE PAINTED W/ (2) COATS OF EXTERIOR PAINT PRIOR TO INSTALLING ROOFING. COLOR PER ARCH.

RAMADA MEMBER SCHEDULE		
KEY NOTE	MEMBER SECTION	DESCRIPTION
1	HSS 12x8x1/4	COLUMN
2	CURVED HSS 12x6x1/4	CURVED PERIMETER BEAM
3	HSS 12x6x1/4	PRIMARY RAFTER
4	HSS 12x2x1/4	SECONDARY RAFTER
5	CURVED HSS 12x2x1/4	CURVED SECONDARY SUPPORT
6	HSS 6x6x1/4	TENSION TIE
7	CURVED HSS 12x6x1/4	CURVED CENTER LIGHT RING BEAM
8	TAPERED BUILT–UP WF BEAM W/ 1/4" PLATES & 6" WIDE FLANGE, (8) TOTAL SPACED EVENLY	LIGHT RING RAFTER
9	HSS 3x3x1/4	HANGER



C2 THICKENED SLAB EDGE
SCALE: N.T.S.

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

PROFESSIONAL ENGINEER
LICENSED
18709
4-15-2022
STATE OF IDAHO
JESSIE L. SHOCKLEE

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

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

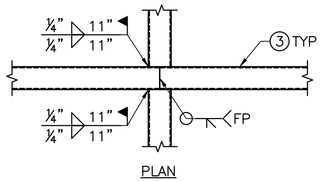
ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
RAMADA SECTIONS

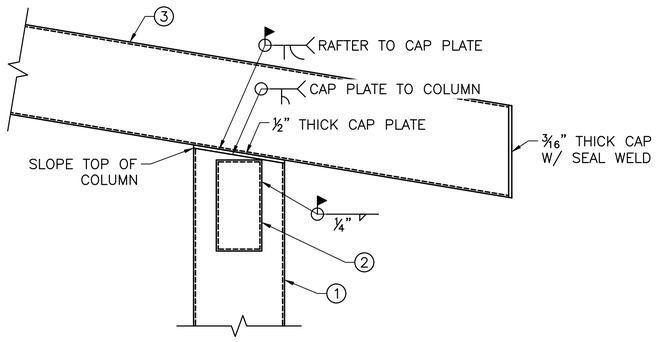
FILE: 10-20-110_S-101
JUB PROJ. #: 10-20-110
DRAWN BY: JLS
DESIGN BY: JLS
CHECKED BY: JLS
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/15/2022

SHEET NUMBER:
S-102

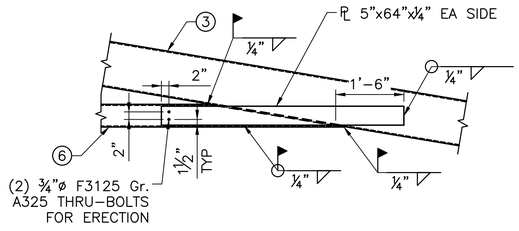
Plot Date:4/15/2022 6:18 PM Plotted By: Jessie Stocklee
Date Created:4/15/2022 I:\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPE\RAMADA\TRELLIS_SHEET\10-20-110_S-101.DWG



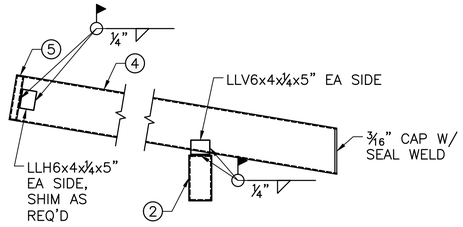
A1 PRIMARY RAFTER CENTER CONNECTION
SCALE:NOT TO SCALE



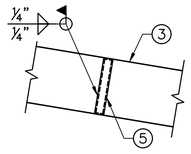
A2 CONNECTIONS AT TOP OF COLUMN
SCALE:NOT TO SCALE



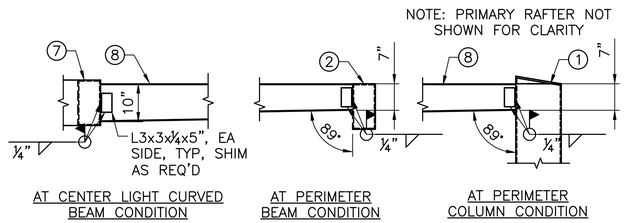
A3 TENSION TIE TO PRIMARY RAFTER CONNECTION
SCALE:NOT TO SCALE



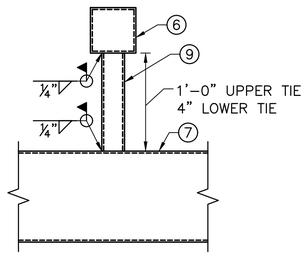
A4 SECONDARY RAFTER CONNECTIONS
SCALE:NOT TO SCALE



A5 SUPPORTING SECONDARY RAFTER CONNECTION
SCALE:NOT TO SCALE

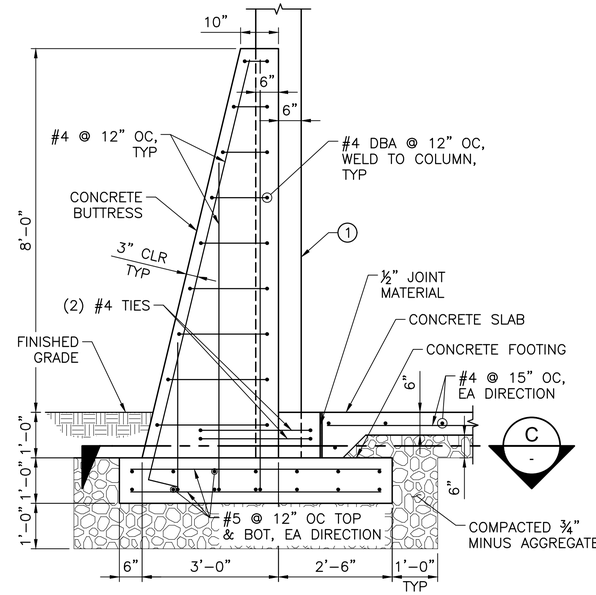


A6 LIGHT RING RAFTER CONNECTIONS
SCALE:NOT TO SCALE

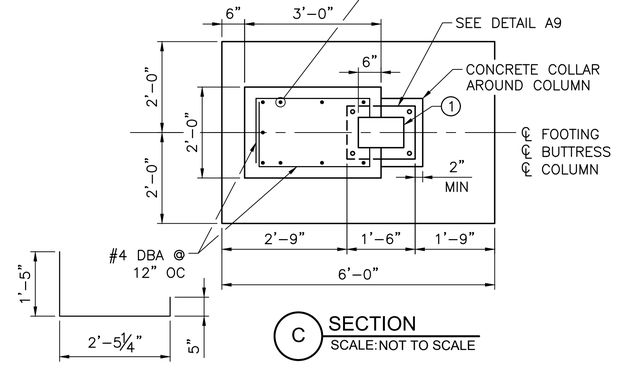


A7 LIGHT RING HANGER (TYP OF 4)
SCALE:NOT TO SCALE

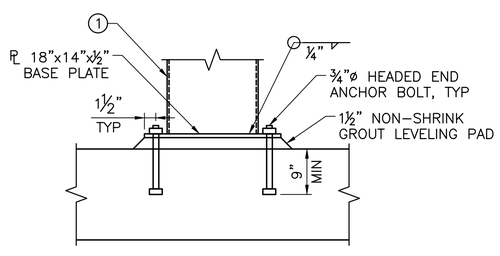
RAMADA MEMBER SCHEDULE		
KEY NOTE	MEMBER SECTION	DESCRIPTION
1	HSS 12x8x1/4	COLUMN
2	CURVED HSS 12x6x1/4	CURVED PERIMETER BEAM
3	HSS 12x6x1/4	PRIMARY RAFTER
4	HSS 12x2x1/4	SECONDARY RAFTER
5	CURVED HSS 12x2x1/4	CURVED SECONDARY SUPPORT
6	HSS 6x6x1/4	TENSION TIE
7	CURVED HSS 12x6x1/4	CURVED CENTER LIGHT RING BEAM
8	TAPERED BUILT–UP WF BEAM W/ 1/4" PLATES & 6" WIDE FLANGE, (8) TOTAL SPACED EVENLY	LIGHT RING RAFTER
9	HSS 3x3x1/4	HANGER



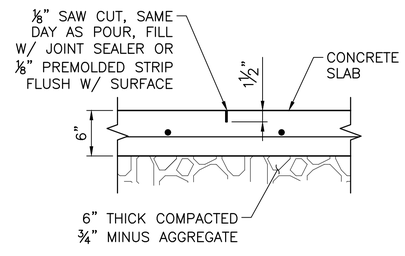
A8 CONCRETE BUTTRESS AND FOOTING
SCALE:NOT TO SCALE



C SECTION
SCALE:NOT TO SCALE



A9 COLUMN BASE PLATE DETAIL
SCALE:NOT TO SCALE



A10 CONTROL JOINT DETAIL
SCALE:NOT TO SCALE

J-U-B ENGINEERS, INC.
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Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
18709
4-15-2022
STATE OF IDAHO
JESSIE L. SHOCKLEE

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

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

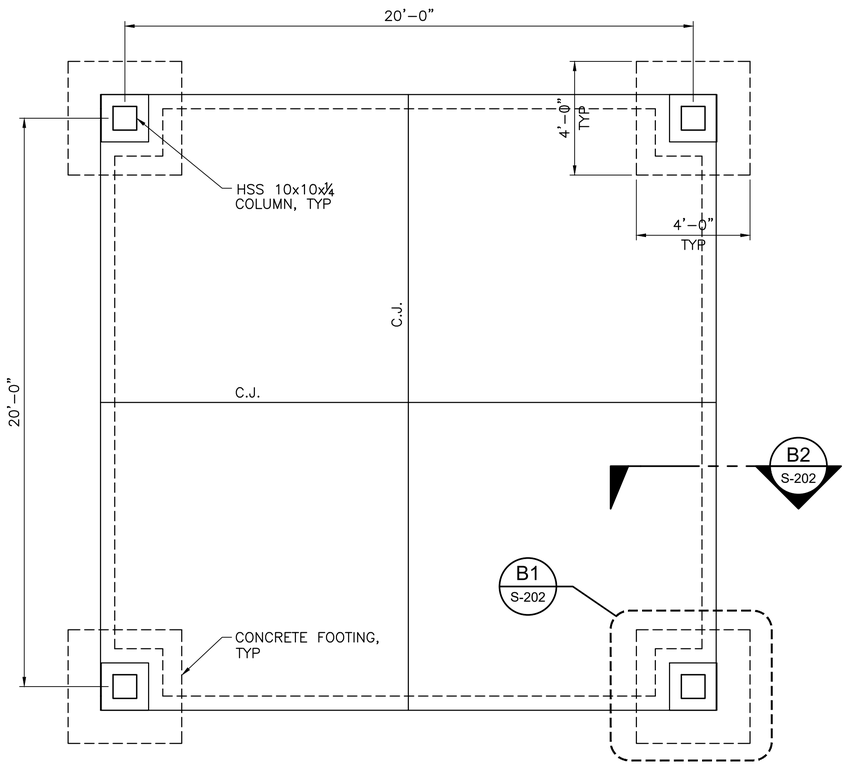
ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
RAMADA DETAILS

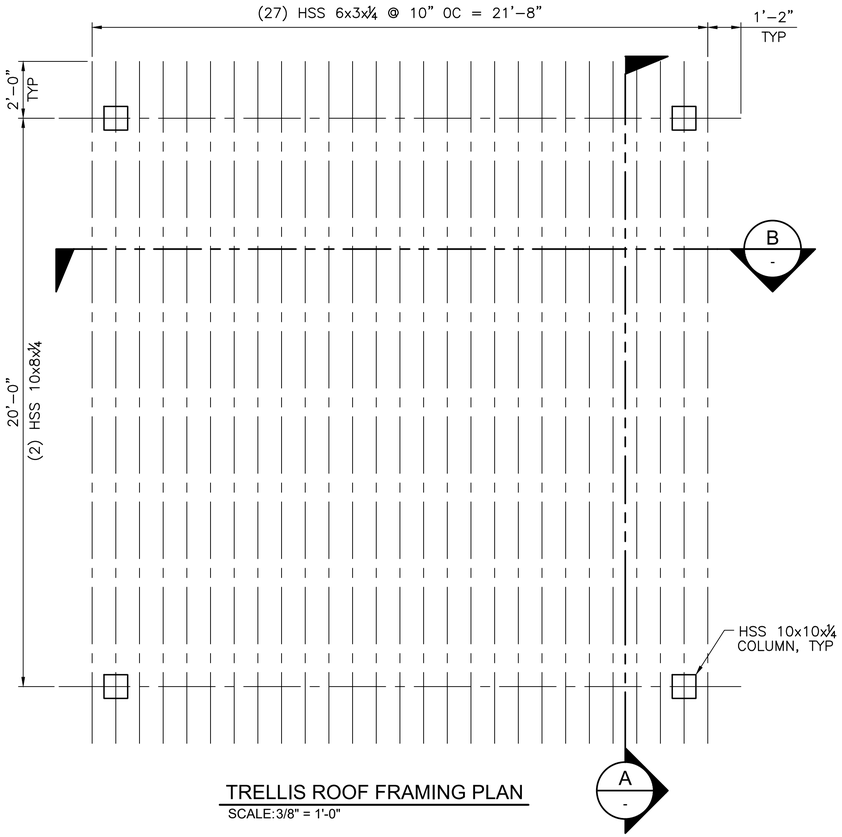
FILE: 10-20-110_S-101
JUB PROJ. #: 10-20-110
DRAWN BY: JLS
DESIGN BY: JLS
CHECKED BY: JLS
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/15/2022

SHEET NUMBER:
S-103

Plot Date:4/15/2022 6:18 PM Plotted By: Jessie Shockee
Date Created:4/15/2022 I:\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPERAMADATRELLIS_SHEET\10-20-110_S-101.DWG

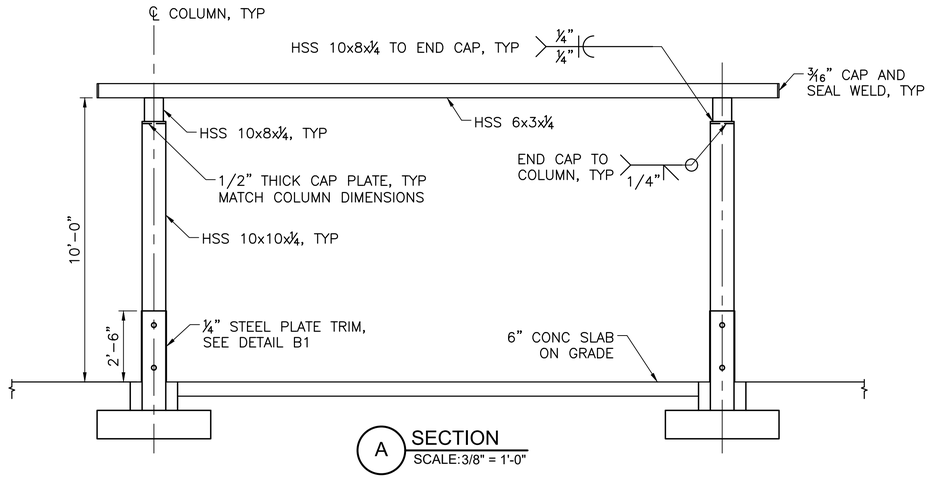


TRELLIS FOUNDATION PLAN
SCALE:3/16" = 1'-0"

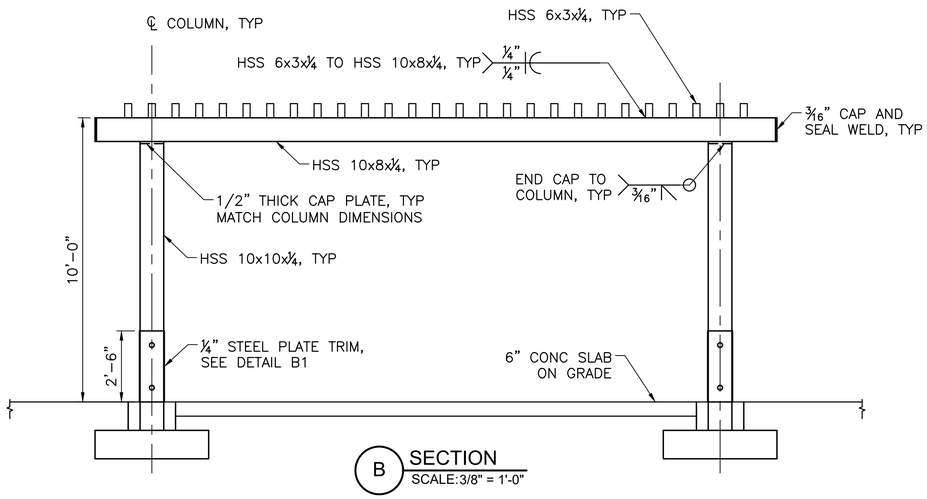


TRELLIS ROOF FRAMING PLAN
SCALE:3/8" = 1'-0"

FRAMING AND FOUNDATION NOTES:
1) C.J. CONTROL JOINT PER DETAIL A10
2) ALL EXPOSED STEEL SHALL BE PAINTED W/ (2) COATS OF EXTERIOR PAINT PRIOR TO INSTALLING ROOFING. COLOR PER ARCH.
3) SEE LS SHEETS FOR EXTENTS OF CONCRETE SLAB ON GRADE AROUND THE TRELLIS.



A SECTION
SCALE:3/8" = 1'-0"



B SECTION
SCALE:3/8" = 1'-0"

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
TRELLIS LAYOUT

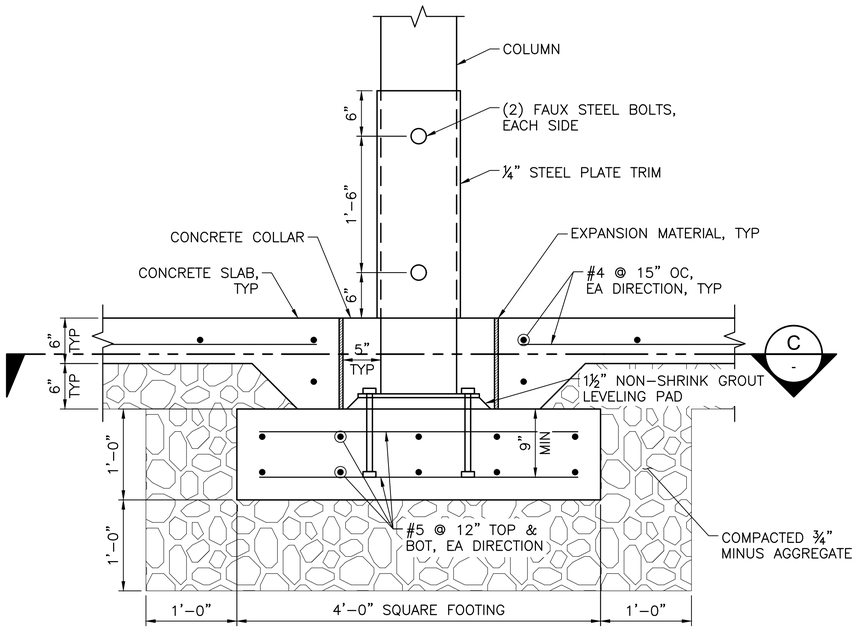
FILE :	10-20-110_S-101
JUB PROJ. # :	10-20-110
DRAWN BY:	JLS
DESIGN BY:	JLS
CHECKED BY:	JLS

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

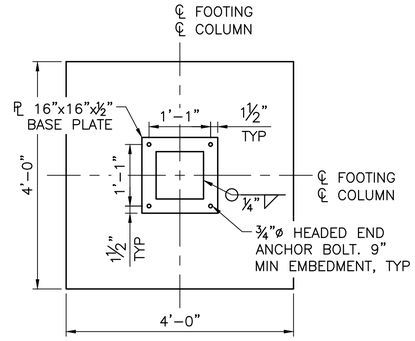
LAST UPDATED: 4/15/2022

SHEET NUMBER:
S-201

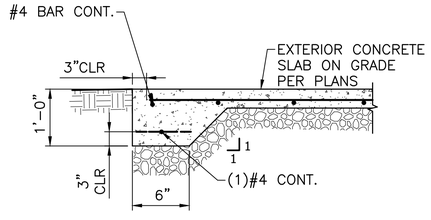
Plot Date:4/15/2022 6:18 PM Plotted By: Jessie Shockle
Date Created:4/15/2022 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPE\RAMADA\TRELLIS_SHEET\10-20-110_S-101.DWG



B1 TRELLIS COLUMN FOOTING
SCALE:NOT TO SCALE



C SECTION
SCALE:NOT TO SCALE



B2 THICKENED SLAB EDGE
SCALE:N.T.S.

J-U-B ENGINEERS, INC.

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ROBINHOOD SUBDIVISION NO. 1
KUNA, IDAHO

RAMADA AND TRELLIS STRUCTURAL DOCUMENTS
TRELLIS DETAILS

FILE : 10-20-110_S-101
JUB PROJ. # : 10-20-110
DRAWN BY: JLS
DESIGN BY: JLS
CHECKED BY: JLS

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

LAST UPDATED: 4/15/2022

SHEET NUMBER:
S-202

Plot Date:4/15/2022 8:18 PM Plotted By: Jessie Shocklee
Date Created:4/15/2022 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-096 ROBINHOOD SUBDIVISION\CAD\STRUCTURAL\LANDSCAPE\RAMADATRELLIS_SHEET\10-20-110_S-101.DWG

From:	Jessica Reid
To:	"Ada County Engineer"; "Ada County Highway District"; "Adam Ingram"; Bobby Withrow; "Boise Project Board of Control"; "Brent Moore (Ada County)"; "Cable One TV"; "Central District Health Department"; "Chief Fratusco"; "COMPASS"; Dennis Chan (USPS); "DEQ"; "Eric Adolfson"; "Idaho Power Easements"; "Idaho Power Easements 2"; "Intermountain Gas"; "ITD"; "J&M Sanitation"; Scott FCCNWI; "Krystal Hinkle"; Leon Letson (Ada County); "Marc Boyer (Kuna Postmaster)"; "Megan Leatherman"; "Nampa Meridian Irrigation District "; "New York Irrigation"; "Paris Dickerson"; "Planning Manager (Ada County Development Services)"; "Robie Reno"; Stacy Yarrington (Ada County); TLawrence Kuna Fire; Brady Barroso; Mike Borzick; Morgan Webb; PlantCR
Cc:	Doug Hanson
Subject:	22-21-DR Robinhood No. 1 Pool House, Ramada & Trellis
Date:	Monday, June 27, 2022 7:33:33 AM
Attachments:	image001.png 22-21-DR Robinhood Pool House & Amenities Agency Transmittal Packet.pdf

Agency Transmittal – June 27, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-2-DR (Design Review) for Robinhood No. 1 Pool House, Ramada & Trellis
PROJECT DESCRIPTION	Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated Ramada & Trellis. The approx. 800 SF Pool House on the northeast is proposed to contain two (2) restrooms and storage areas; the approx. 1,046 SF Ramada on the southeast is proposed to offer a shaded seating area; and the approx. 484 SF Trellis on the northwest is proposed to offer an additional seating area. The subject site is located between S Heroic Way & S Yeoman Way, Lot 1, Block 6 of the Robinhood Subdivision No. 1 which has yet to be recorded (APN: S1422223400); Section 22, Township 2 North, Range 1 East.
SITE LOCATION	Between S Heroic Way & S Yeoman Way Kuna, ID 83634
REPRESENTATIVE	Dianne Jossis Conger Group djossis@congergroup.com
SCHEDULED HEARING DATE	Tuesday, **August 9, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.

Jessica Reid

Planner II

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

June 28, 2022

To: Dianne Jossis
Conger Group
4824 W Fairview Avenue
Boise, ID 83706

Subject: KPP19-0003/ 22-21-DR
Yeoman Way & Heroic Way
Robinhood Community Pool

On September 25, 2019, the Ada County Highway District approved Robinhood Subdivision/ 19-03-S for a preliminary plat application for 116 single family residential lots and 21 common lots on 36.7-acres. The site-specific conditions of approval also apply to 22-21-DR. Staff approval letter from 2019 is attached below.

If you have any questions, please feel free to contact me at (208) 387-6329.

Sincerely,

Carbella Loise Medina
Planning Review Intern
Development Services

cc: City of Kuna – Jessica Reid
Owner – M3 ID Valor Golf Villas LLC
Maxey Tookey Architects LLP – Chuck Tookey
JUB Engineers – Jessica Shocklee

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).Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.

Project/File: **Robinhood Subdivision / KPP19-0003 / 19-03-S**
The applicant is requesting preliminary plat approval for 116 single family residential lots and 21 common lots on 36.7-acres. The site is located within the Falcon Crest Master Plan planning area and is located on the east side of Cloverdale Road north of Kuna Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: 11102 S. Cloverdale Road

Commission Approval: September 25, 2019

Applicant: Mark Tate
M3 Companies
1087 W. River Street Suite 310
Boise, ID 83702

Representative: Scott Wonders
JUB Engineers
250 W. Beechwood Ave. Ste. 201
Boise, ID 83709

Staff Contact: Austin Miller
Phone: 387-6335
E-mail: amiller@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting preliminary plat approval for 116 single family residential lots and 21 common lots on 36.7-acres located in Kuna, Idaho. The site is currently zoned R-6 and the proposed use is consistent with the City of Kuna's comprehensive plan designation of mixed use.

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

Direction	Land Use	Zoning
North	Medium Low Density Residential	R-6
South	Medium Low Density Residential	R-6
East	Medium Low Density Residential	R-6
West	Rural Residential	RR

3. **Site History:** ACHD previously reviewed this site as a portion of the Falcon Crest Master Plan Community in September 2018. The requirements of this staff report are consistent with those of the prior action. The proposed subdivision is phase 2 of the Falcon Crest Master Plan.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
    - Falcon Crest Subdivision (Phase 1 of Falcon Crest Master Plan), consisting of 409 single family residential lots and 1 commercial lot is located immediately south of the site and was approved by ACHD in December 2018.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 2.6 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
    - Cloverdale Road is listed in the CIP to be widened to 3-lanes from Columbia Road to Kuna Road between 2031 and 2035.
    - The intersection of Cloverdale Road and Columbia Road is listed in the CIP to be reconstructed as a single lane roundabout with a westbound right turn bypass lane between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,182 additional vehicle trips per day; 116 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**
   Kittelson & Associates prepared a traffic impact study for the proposed Robinhood Subdivision. Below is an executive summary of the findings **as presented by Kittelson & Associates**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

   Recommendations: Based on the findings and conclusions, recommendations are provided for the buildout of the Robinhood subdivision. The analysis found that no off-site intersections require mitigation upon buildout of the Robinhood development under total traffic conditions.

   Robinhood Site Specific Recommendations

    - Site Access A (Tiercel Drive) & Internal Roundabout
        - Construct the single-lane internal roundabout at its proposed location, with one entry and exit lane on each approach.
    - Golf Course Access Road (Tiercel Drive)
        - Reconstruct roadway to ACHD collector roadway standards.
        - Provide a delineated crossing with approach signage for the golf cart path, located approximately 400-feet east of Cloverdale Road.
    - Cloverdale Road and Golf Course Access Road (Tiercel Drive)
        - A southbound left-turn lane is warranted upon full buildout of Robinhood Subdivision, however, there is an existing two-way left-turn lane currently available at the intersection.

- Consideration to widen and lengthen the two-way left-turn is recommended if it can be done within the constraints.

- The following recommendations have been identified to ensure adequate sight distance at site access points, the internal roundabout, and internal roadways:
    - Remove miscellaneous vegetation and potential obstructions along Cloverdale Road as necessary to obtain and maintain adequate intersection sight distance.
    - The proposed north leg of the roundabout should match the existing elevation of Golf Course Access Road (Tiercel Drive) to ensure the best possible sight distance.
    - Shrubbery and landscaping near the internal intersections and the site access point should be maintained to ensure adequate sight distance.
    - If future widening occurs along Cloverdale Road, utility poles should be set back outside of the sight lines.

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

If Tiercel Drive is converted to a public street, as proposed, then the proposed pavement marking for golf cart path crossings will not be allowed.

Consistent with the TIS, the applicant should be required to widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive. This improvement should be made prior to ACHD's signature on the first final plat.

All study area intersections and roadway segments meet District level of service planning threshold standards under existing traffic, 2025 background traffic and 2025 build-out year total traffic conditions and no mitigation is required.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cloverdale Road (Kuna Road to Hubbard Road)	1,900-feet	Minor Arterial	186	Better than "E"
Cloverdale Road (Hubbard Road to Columbia Road)	None	Minor Arterial	241	Better than "E"
Kuna Road	None	Minor Arterial	205	Better than "E"

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

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cloverdale Road between Kuna Road and Hubbard Road was 3,317 on November 28, 2018.
- The average daily traffic count for Cloverdale Road between Hubbard Road to Columbia Road was 4,743 on November 28, 2018.
- The average daily traffic count on Kuna Road between Cloverdale Road and Eagle Road was 3,774 on May 16, 2018.

C. Findings for Consideration

1. Cloverdale Road

a. Existing Conditions: Cloverdale Road is improved with 2-travel lanes (29-feet of pavement), and no curb, gutter or sidewalk abutting the site. There is a center left turn lane at the existing golf course entrance (private road). There is 81-feet of right-of-way for Cloverdale Road (45-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).

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways

with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Cloverdale Road is designated in the MSM as a Rural Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

c. Applicant Proposal: The applicant is not proposing any improvements to Cloverdale Road abutting the site.

d. Staff Comments/Recommendations: The parcel being developed has 1,900-feet of frontage on Cloverdale Road, improvements should be constructed along the entire frontage.

The existing right-of-way exceeds the recommended right-of-way dedication listed in the MSM; however, staff recommends approval of the applicant's proposal to preserve 48-feet of right-of-way from the centerline of Cloverdale Road based on information provided in the submitted traffic impact study. The applicant should be required to dedicate right-of-way to total 48-feet from centerline on Cloverdale Road abutting the site.

Consistent with the TIS, prior to ACHD's signature on the first final plat the applicant should be required to widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Cloverdale Road abutting the site. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way. Sidewalks should be designed meeting ADA Standards and meandering sidewalks are discouraged.

Additionally, the applicant should be required to widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot wide gravel shoulder abutting the entire site.

The right-of-way dedication, pavement widening, and sidewalk construction should be completed prior to ACHD's signature on the 2nd preliminary plat.

e. Commission Action: During the September 25, 2019 Commission meeting the ACHD Commission heard testimony from neighboring property owners regarding the current condition, traffic impacts and safety concerns on Cloverdale Road. The Commission required that improvements to Cloverdale Road be made with the first final plat. The Site Specific Conditions of Approval have been modified to address the Commission's approval.

2. Tiercel Drive

a. Existing Conditions: No public streets exist internal to the site.

As part of the development of the original Falcon Crest Golf Course a 65-foot wide private road (proposed Tiercel Drive) was constructed with 20-foot wide sandstone center landscape islands and exists internal to the site. The existing private road intersects Cloverdale Road 235-feet north of Cutting Horse Drive and provides access to Falcon Crest Golf Club.

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.

Landscape Medians Policy: District policy 7206.5.14 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

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

c. Applicant Proposal: The applicant is proposing to reconstruct the existing private road to meet ACHD standards and to dedicate it as a public street to ACHD; Tiercel Drive.

The applicant is proposing to construct Tiercel Drive as a 72-foot wide collector street section with two 26-foot wide travel lanes and a 20-foot wide center landscape island within 72-feet of right-of-way. The applicant is proposing detached sidewalks and vertical curb and gutter on the north and south sides of Tiercel Drive and has requested a modification of District policy to allow the existing sandstone curbing around the center landscape islands to remain, see attachment 3.

d. Staff Comments/Recommendations: The applicant's proposal to reconstruct Tiercel Drive as a public collector road is allowed under meets District policy if a roadway is reconstructed meeting all ACHD policies and standard. In this case, staff is not supportive of the proposed modification of policy to allow the use of sandstone curbing around the landscape islands, as they currently sit on top of the roadway

District policy does not require the existing private street be converted to a public road (Tiercel Drive) and ACHD does not have to accept a road if it is not improved to meet public street standards. If the road cannot be reconstructed to meet ACHD standards, the road can remain as a private road.

The existing private road has been in place for over 15 years, and ACHD does not have any maintenance records. The roadway will be required to be reconstructed to meet ACHD standards. The existing sandstone landscape islands will need to be removed during the reconstruction of the roadway. The landscape medians will need to be modified to not exceed 12-feet wide within 150-feet of an intersection.

The proposal to retain and replace the sandstone curbing on top of the rebuilt roadway does not meet District policy or ISPWC specifications and should not be approved as proposed. The existing sandstone blocks are not secured and may become displaced during winter maintenance operations, posing safety and liability concerns. Additionally, the proposed blocks would allow water from the landscaped median into the base and subbase of the roadway more easily than standard curb, decreasing roadway life expectancy and increasing maintenance costs.

Although staff is not supportive of the applicant's proposal, staff is exploring viable options that would allow sandstone blocks at the back of curb and would address ACHD concerns. This may include the use of rolled or vertical curb to address drainage and may include mortar between the blocks to address concerns regarding maintenance and safety. Staff recommends that we continue to work the applicant to come up with a design that is acceptable to ACHD and still allows use of the sandstone blocks. A license agreement will be required for the sandstone blocks.

If the applicant and staff cannot come to an agreement regarding a design for the sandstone blocks then standard vertical curb should be constructed on the center landscape islands on Tiercel Drive.

Consistent with District policy, the applicant should be required to construct Tiercel Drive with 21-foot wide travel lanes on each side of the center landscape island with concrete vertical curb, gutter and minimum 5-foot wide detached sidewalk on both sides of the street (or 7-foot wide

concrete sidewalk if attached). The center landscape island should not exceed 12-feet wide within 150-feet of an intersection and should be dedicated as right-of-way.

If Tiercel Drive is converted to a public street, as proposed, then the proposed pavement marking for golf cart path crossings will not be allowed.

Tiercel Drive is anticipated to have a posted speed limit of 25 MPH.

3. Roundabout

a. Applicant's Proposal: The applicant has proposed to construct a single lane mini roundabout at the terminus of Tiercel Drive.

b. Staff Comments/Recommendations: Consistent with the TIS, staff recommends that a single lane mini roundabout be constructed at the terminus of Tiercel Drive. The roundabout should be designed to accommodate all turning movements and the center island and splitter islands should be mountable. The sidewalk at the roundabout should be detached or separated to discourage pedestrians from crossing within the roundabout outside of the designated crosswalks.

The applicant should follow the guidance provided in NCHRP 672 and will need to design the mini roundabout meeting the standards within ACHD's Roundabout Design Guide policy section 5188.

4. Internal Local Streets

a. Existing Conditions: No public streets exist internal to the site.

b. Policy:

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

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

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

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

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

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

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

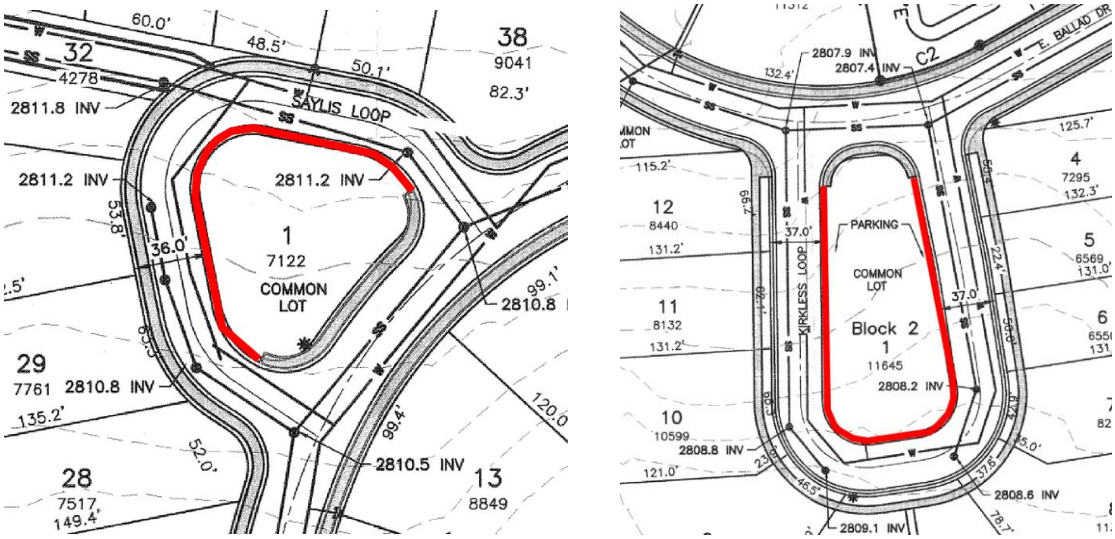
- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the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

c. Applicant's Proposal: The applicant is proposing to construct Folklore Avenue (north of Tiercel Drive) as a 56-foot street section with two 22-foot travel lanes, a 12-foot wide center landscape island, vertical curb, gutter and 5-foot wide detached concrete sidewalks within 60-feet of right-of-way.

The applicant is proposing to construct Ballad Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalks within 47-feet of right-of-way.

The applicant is proposing to construct cul-de-sacs turnarounds with center islands and 48-foot radii at the terminus of Ballad Court, Deyville Court and Folklore Place.

The applicant is proposing to construct Kirkless Loop and Saylis Loop as 33-foot street sections with rolled curb and gutter within 37-feet of right-of-way. The applicant is proposing 5-foot wide detached concrete sidewalk on one side of the streets and has requested a waiver of District policy to not be required to construct sidewalk along the inside of the loop (shown in red), adjacent to the common lot.



d. Staff Comments/Recommendations: The applicant should be required to construct Folklore Avenue as a 54-foot street section with two 21-foot travel lanes, a 12-foot wide center landscape island, vertical curb, gutter and 5-foot wide detached concrete sidewalk within 60-feet of right-of-way. A permanent right-of-way easement should be provided for the public sidewalks that 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.

The applicant's proposal to construct Ballad Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 47-feet of right-of-way meets District policy and should be approved as proposed.

The applicant should be required to provide a sight distance easement ensuring 225-foot unobstructed sight lines from the intersection of Folklore Avenue and Ballad Drive/Court.

All center landscape islands should be platted as ACHD right-of-way owned by ACHD. The applicant or the homeowner's association should apply for a license agreement if landscaping is to be placed within the islands.

The three proposed cul-de-sacs with 48-foot radii meet District policy and should be approved as proposed.

Staff supports the applicant's request to not construct sidewalk on the inside of Kirkless Loop and Saylis Loop as no housing is proposed on the inside of the loops and sidewalk is provided around the outside of the loops.

Both internal common lots for Kirkless Loop and Saylis Loop should be platted as right-of-way owned by ACHD. The applicant or the future homeowners association should enter into a license agreement for any landscaping proposed within the islands.

5. Heroic Loop

a. Existing Conditions: No public streets exist internal to the site.

b. Policy:

Reduced Urban Local Street—27-foot Street Section and Right-of-Way Policy: District Policy 7207.5.2 states that the width of a reduced urban local street shall be 27-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 41-feet of right-of-way. Unless approved in writing by the land use agency, this street section is not allowed by the City of Kuna and City of Star. In some cases, this street width may not accommodate new utilities. A 29-foot street section within 43-feet of

right-of-way may be constructed in lieu of a 27-foot street section if the applicant demonstrates that the additional roadway width is necessary to extend the utilities. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install —NO PARKING‖ signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.

Design Condition #3: Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on–street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-feet wide. Each lot on the street will be —paired‖ with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be paired. Each pair of lots shall locate its driveway 5-feet from the shared lot line of the pair.

- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

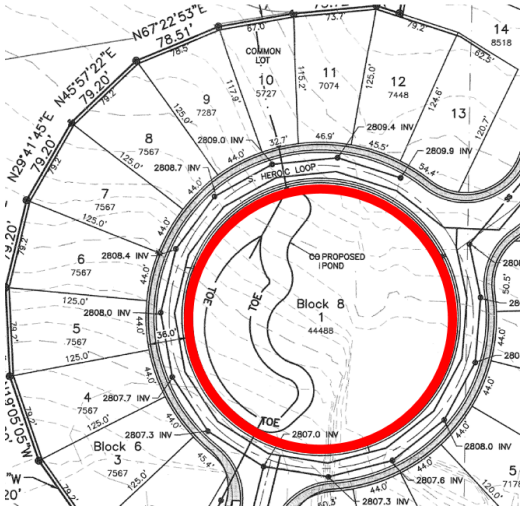
Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local streets, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which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

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

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

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

c. Applicant Proposal: The applicant is proposing to construct Heroic Loop as a 27-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk on one side within 36-feet of right-of-way. The applicant has requested a waiver of District policy to not be required to construct sidewalk along the inside of the loop (shown in red), adjacent to the common lot.



d. Staff Comments/Recommendations: The applicant's proposal to construct Heroic Loop as a 27-foot street section with curb, gutter meet's District policy and should be approved. Vertical curb should be constructed on the inside of the loop, rolled curb should be constructed on the outside of the loop.

The applicant's proposal to construct 5-foot wide attached concrete sidewalk on one side of Heroic Loop does not meet District policy however staff supports the applicant's proposal and waiver request. Staff supports the applicant's request to construct sidewalk on one side of

Heroic Loop as no housing is proposed on the inside of the loop and sidewalk is provided around the outside of the loop.

The applicant should be required to plat the internal common lot (Lot 1 Block 8) as right-of-way owned by ACHD for Heroic Loop. The applicant or future homeowners association should be required to enter into a license agreement for any landscaping within the center landscape island.

A license agreement should be provided for all landscaping within the right-of-way.

The applicant should be required to sign Heroic Loop for NO PARKING on one side of the roadway.

6. Roadway Offsets

a. Existing Conditions: The existing private road intersects Cloverdale Road 235-feet north of Cutting Horse Drive.

b. Policy:

Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that if it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

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

c. Applicant's Proposal: The applicant is proposing to convert the existing private road to a public street, Tiercel Drive, to intersect Cloverdale Road 235-feet north of Cutting Horse Drive.

The applicant is proposing to construct Kirkless Loop to intersect Ballad Drive with 90-feet between each leg of the proposed loop.

d. Staff Comments/Recommendations: The applicant's proposal does not meet District policy which requires a 660-foot offset between Tiercel Drive and Cutting Horse Drive. However, staff recommends a 64% modification of policy as Tiercel Drive is an existing private road that is proposed to be converted to public. There is an existing two-way left turn lane on Cloverdale Road in this location that cannot be relocated due to existing power poles. Additionally, there are existing golf holes and ponds (to remain) that line Tiercel Drive to the north and south further prohibiting the realignment of the roadway.

The applicant's proposal to construct Kirkless Loop to intersect Ballad Drive with 90-feet between each leg does not meet District policy. However, staff recommends a modification of policy to approve the intersection locations as proposed as only 9-lots will take access to Kirkless Loop. Clear sight lines are provided between the two intersections. Additionally, there is only one entrance/exit for the subdivision, drivers are anticipated to travel towards the sole entrance/exit which will reduce the conflict between the two intersections. The proposed 28% modification of policy is approved at the discretion of the Development Services Manager.

7. Stub Streets

a. Existing Conditions: No streets exist internal to the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4 / 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 / 7207.2.5.4, 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 Tiercel Drive stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE

FUTURE." A sign shall be installed at the terminus of the Folklore Avenue stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4 / 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant is proposing Tiercel Drive to stub to the east property line and Folklore Avenue to stub to the south property line.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed. A temporary turn around is not required at the terminus of either the stub street as they do not extend greater than 150-feet.

The applicant should be required to install a sign at the terminus of the Tiercel Drive stub street stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE." The applicant should be required to install a sign at the terminus of the Folklore Avenue stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

8. Tree Planters

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

9. Landscaping

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

10. Other Access

Cloverdale Road is classified as a minor arterial roadway, Tiercel Drive is classified as a 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. Special Note to the City of Kuna and Applicant

District policy does not require the existing private street be converted to a public street (Tiercel Drive) and ACHD does not have to accept a street if it is not improved to meet public street standards. If the street cannot be reconstructed to meet ACHD standards, the street can remain as a private street.

If Tiercel Drive is not accepted by ACHD as a public street, all internal streets should be constructed as private roadways.

E. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the 1st final plat, dedicate right-of-way to total 48-feet from centerline on Cloverdale Road abutting the site. The applicant will not be compensated for this right-of-way dedication.
2. Prior to ACHD's signature on the 1st final plat, construct 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Cloverdale Road abutting the site.
3. Prior to ACHD's signature on the 1st final plat, widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot gravel shoulder abutting the site where it doesn't exist.
4. Prior to ACHD's signature on the 1nd final plat, widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive.
5. Construct Tiercel Drive with two 21-foot wide travel lanes, a landscape median not to exceed 12-feet wide within 150-feet of an intersection, curb, gutter and a minimum of 5-foot wide detached concrete sidewalk (or 7-foot attached).
6. Work with ACHD on a design that allows the use of the sandstone blocks around the center landscape islands on Tiercel Drive. The design shall be acceptable to ACHD and may include use of rolled or vertical curb, and mortar between the blocks.
7. Enter into a license agreement for the sandstone blocks.
8. If ACHD and the applicant cannot come to an agreement on the design and use of the sandstone blocks, than standard vertical curb shall be constructed around the center landscape islands on Tiercel Drive.
9. Construct a single lane mini roundabout at the terminus of Tiercel Drive. The center island and splitter islands shall be mountable. The sidewalk at the roundabout shall be detached or separated.
10. The mini roundabout shall be designed per ACHD's Roundabout Design Guide policy section 5188, and follow the guidance provided in NCHRP 672.
11. Construct Folklore Avenue (north of Tiercel Drive) as a 54-foot street section with two 21-foot travel lanes, a 12-foot wide island, vertical curb, gutter within 60-feet of right-of-way. Construct 5-foot wide detached concrete sidewalk along Folklore Avenue (north of Tiercel Drive) and provide a permanent right-of-way easement. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.
12. Plat all center landscape islands and cul-de-sac islands at right-of-way owned by ACHD.
13. Enter into a license agreement for any landscaping proposed within the islands.
14. Construct Ballad Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 47-feet of right-of-way.

15. Provide a sight distance easement ensuring 225-foot unobstructed sight lines from the intersection of Folklore Avenue and Ballad Drive/Court.

16. Construct three cul-de-sacs with internal islands and 48-foot radii.

17. Construct Kirkless Loop and Saylis Loop as 33-foot street sections, with rolled curb, gutter and 5-foot wide concrete sidewalk on the outside of the loop, and vertical curb, gutter and no sidewalk on the inside of the loop.

18. Plat both internal common lots for Kirkless Loop (Lot 1 Block 2) and Saylis Loop (Lot 1 Block 3) as right-of-way owned by ACHD.

19. Construct Heroic Loop as a 27-foot street section with vertical curb on the inside of the loop, rolled curb on the outside of the loop and 5-foot wide concrete sidewalk.

20. Plat the internal common lot for Heroic Loop (Lot 1 Block 8) as right-of-way owned by ACHD.

21. Sign Heroic Loop for "NO PARKING" on one side of the roadway.

22. Install a sign at the terminus of the Tiercel Drive stub street stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

23. Install a sign at the terminus of the Folklore Avenue stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

24. All sidewalks shall be designed meeting ADA standards. Meandering sidewalks are discouraged.

25. Payment of impact fees is due prior to issuance of a building permit.

26. Comply with all Standard Conditions of Approval.

F. 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.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

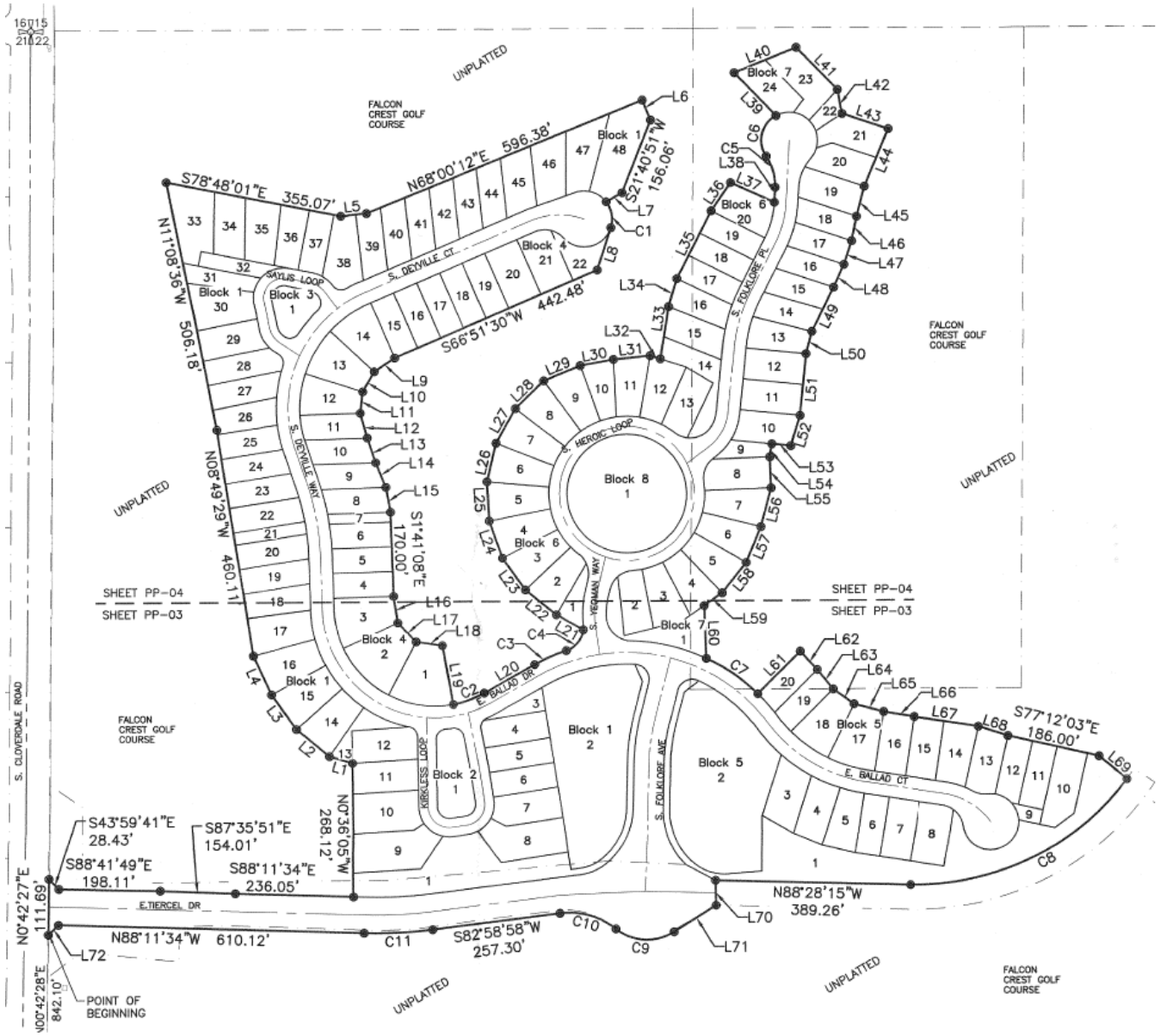
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

H. Attachments

1. Vicinity Map
2. Site Plan
3. Existing Sandstone Curb
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP

SITE PLAN


UNPLATTED
FALCON CREST GOLF COURSE
S78°48'01"E 355.07'
N68°00'12"E 596.38'
S21°40'51"W 156.06'
S66°51'30"W 442.48'
N11°08'36"W 506.18'
N08°49'29"W 460.11'
S1°41'08"E 170.00'
S. DEVILLE CT.
S. DEVILLE WAY
SAYLUS LOOP
S. HEROIC LOOP
S. VERMAN WAY
S. FOLKLORE PL.
S. FOLKLORE AVE.
E. BALLAD DR.
E. BALLAD CT.
KIRKLESS LOOP
E. TIERCEL DR.
S. CLOVERDALE ROAD
Block 1
Block 2
Block 3
Block 4
Block 5
Block 6
Block 7
Block 8
SHEET PP-04
SHEET PP-03
S43°59'41"E 28.43'
S87°35'51"E 154.01'
S88°41'49"E 198.11'
S88°11'34"E 236.05'
N0°36'05"W 268.12'
N0°42'27"E 111.69'
N88°11'34"W 610.12'
S82°58'58"W 257.30'
N88°28'15"W 389.26'
S77°12'03"E 186.00'
N0°42'28"E 842.10'
POINT OF BEGINNING

EXISTING SANDSTONE CURB

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 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.

From: Mike Fratusco
To: Jessica Reid
Subject: RE: 22-21-DR Robinhood No. 1 Pool House, Ramada & Trellis
Date: Monday, June 27, 2022 10:35:00 AM
Attachments: image001.png

Pools are always good for the community that resides in them.

From: Jessica Reid <jreid@kunaid.gov>
Sent: Monday, June 27, 2022 7:33 AM
To: 'Ada County Engineer' <agilman@adaweb.net>; 'Ada County Highway District' <planningreview@achdidaho.org>; 'Adam Ingram' <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; 'Cable One TV' <cheryl.goettsche@cableone.biz>; 'Central District Health Department' <lbadigia@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; 'COMPASS' <cmiller@compassidaho.org>; Dennis Chan (USPS) <dennis.chan@usps.gov>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Eric Adolfson' <eadolfson@compassidaho.org>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'ITD' <D3Development.Services@itd.idaho.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; Scott FCCNWI <scott@fccnwi.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; 'Marc Boyer (Kuna Postmaster)' <marc.c.boyer@usps.gov>; 'Megan Leatherman' <mleatherman@adaweb.net>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'New York Irrigation' <terri@nyid.org>; 'Paris Dickerson' <PDickerson@idahopower.com>; 'Planning Manager (Ada County Development Services)' <jboal@adaweb.net>; 'Robie Reno' <rreno@kunaschools.org>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; Brady Barroso <bbarroso@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; Morgan Webb <MWebb@kunaid.gov>; PlantCR <PlantCR@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: [EXTERNAL] 22-21-DR Robinhood No. 1 Pool House, Ramada & Trellis

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.

Agency Transmittal – June 27, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-2-DR (Design Review) for Robinhood No. 1 Pool House, Ramada & Trellis
PROJECT DESCRIPTION	Applicant requests Design Review approval for the Robinhood Subdivision No. 1 Pool House with associated Ramada & Trellis. The approx. 800 SF Pool House on the northeast is proposed to contain two (2) restrooms and storage areas; the approx. 1,046 SF Ramada on the southeast is proposed to offer a shaded seating area; and the approx. 484 SF Trellis on the northwest is proposed to offer an additional seating area. The subject site is located between S Heroic Way & S Yeoman Way, Lot 1, Block 6 of the Robinhood Subdivision No. 1 which has yet to be recorded (APN:

	S1422223400); Section 22, Township 2 North, Range 1 East.
SITE LOCATION	Between S Heroic Way & S Yeoman Way Kuna, ID 83634
REPRESENTATIVE	Dianne Jossis Conger Group djossis@congergroup.com
SCHEDULED HEARING DATE	Tuesday, **August 9, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.

Jessica Reid

Planner II

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

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

June 30, 2022

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

RE: 22-2-DR/Robinhood No. 1 Pool, Pool House, Ramada & Trellis

Dear Troy:

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

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

RECEIVED
JUL 05 2022
CITY OF KUNA

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

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

DESIGN REVIEW MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**1 August 2022**	
RE:	**Public Works Comments**	
	Robinhood No. 1 Pool House – 22-21-DR (Design Review)	

The Robinhood No. 1 Pool House, 22-21-DR, design review request dated 27 June 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil construction drawings will be been accomplished separately by PWoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. Public Works can support approval of this application.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

a) Public Works utility connection and inspection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

2) General

a) Provide civil construction drawings to the Public Works Department (PWoffice@kunaid.gov) prior to applying for a building permit.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.
e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

3) Right-of-Way

a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

a) This project will be connected to City services. Public Works plan review team will coordinate sewer redlines during the civil construction drawing review process, when received by PWoffice.
b) All sewer infrastructure must meet or exceed City of Kuna requirements.
c) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

a) This project will be connected to City services. Public Works plan review team will coordinate water redlines during the civil construction drawing review process, when received by PWoffice.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

a) This project will not be connected to City services. Public Works plan review team will coordinate pressurized irrigation redlines during the civil construction drawing review process, when received by PWoffice.
b) The Falcon Crest pressurized irrigation system is be a standalone system, but will be built to City of Kuna requirements.
c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
d) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.

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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) 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. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.*

e) 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.

8) As-Built Drawings

a) As-built (record) 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) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-22-DR (DESIGN REVIEW)**
M3 ID RISING SUN LLC	)	
For a Design Review of the Rising Sun No. 2 Pool House and Landscaping.	)	**STAFF REPORT FOR THE RISING SUN NO. 2 DESIGN REVIEW APPLICATION.**

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2. Process and Noticing
3. Applicants Request
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6. Staff Analysis
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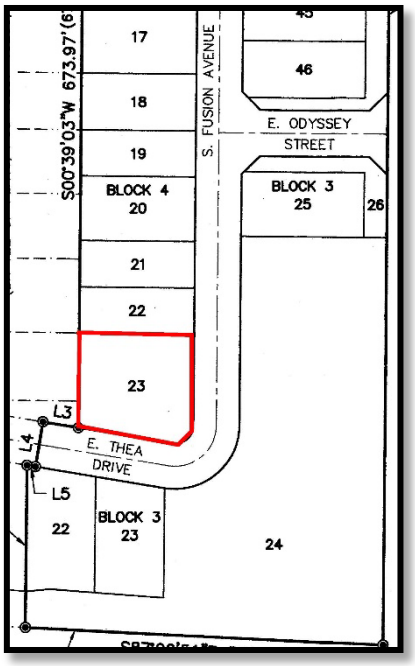
8. Commission's Proposed Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Aerial & Vicinity Map			X

2.5	Deed			X
2.6	Affidavits of Legal Interest			X
2.7	Site Plan			X
2.8	Elevations & Renderings			X
2.9	Landscape Plan			X
2.10	Lighting Plan & Cutsheets			X
2.11	Agency Transmittal			X
2.12	Nampa & Meridian Irrigation District			X
2.13	Public Works Memo			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new projects, landscaping, and other various amenities are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

2.2 Notifications

2.2.1 Completeness Letter: June 29, 2022
2.2.2 Agency Notifications: June 29, 2022
2.2.3 Agenda: August 9, 2022

III
APPLICANTS REQUEST

3.1 Conger Group requests Design Review approval for an approximately 1,254 SF pool house and associated landscaping located at 2186 E Thea Drive (Lot 23, Block 4) of the Rising Sun Subdivision No. 2 (APN: R7472360740): Section 30, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is within Rising Sun Subdivision No. 25 and has remained undeveloped. The site has an estimated bedrock depth of greater than 60 inches, and an average slope of 1 – 1.4%.

4.2 Surrounding Land Uses

North	R-4	Medium Density Residential – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	R-4	Medium Density Residential – Kuna City

4.3 Parcel Number, Size and Zoning

4.3.1 R7472360740
4.3.2 0.318 acres
4.3.3 R-4 (Medium Density Residential)

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Irrigation – Private System
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 subject site has been cleared, graded and is generally flat; subject site is prepared for construction as the Final Plat for Rising Sun Subdivision No. 2 was recorded April 18, 2022.

4.6 Environmental Issues

4.6.1 Though the northern portion of Rising Sun Subdivision No. 2 is within the Nitrate Priority Area, the subject site is not. Staff is not aware of any environmental issues, health or safety conflicts at this time.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) identifies the subject site as Medium Density Residential; Rising Sun Subdivision No. 2 in which the subject site lies, is zoned R-4 (Medium Density Residential).

4.8 Agency Responses

Agency	**Exhibit No.**
Nampa & Meridian Irrigation District (NMID)	2.12
Public Works Memo	2.13

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is access by a main subdivision ingress/egress at S Stroebel Road and E Odyssey Street, as well as E Thea Drive from Rising Sun Subdivision No. 1.

VI
STAFF ANALYSIS

6.1 Conger Group proposes an approximately 1,254 SF Pool House and associated landscaping at 2186 E Thea Drive within Rising Sun Subdivision No. 2.

The proposed pool house will contain two (2) restrooms, a storage area and ADA accessible bottle filler drinking fountain; the fountain is to be installed under the overhang on the south facing elevation which faces the pool. The pool house façades are proposed to be a mix of brick veneer, vertical hardie board and batten siding, metal fascia and doors, and stucco all in neutral colors, as well as wood accents. The north and south elevations propose five (5) windows each to be installed while the west elevation provides a double man-door to access the storage room. Staff finds the proposed structure, building materials and colors are in general compliance with Kuna City Code Title 5.

Proposed landscaping for the subject site provides turf on the southern portion of the parcel, outside of the fencing surrounding the pool. A multitude of grasses, perennials, shrubs and trees ring the pool deck providing privacy for patrons. Open vision metal fencing is proposed to surround the pool area; the fencing will be 6-ft tall square tubing. Two (2) 3-ft wide self-closing man gates provide pedestrian access, one (1) on the east and one (1) on the south. There is no parking lot associated with this proposal; pedestrians will access the amenity via established community sidewalks. Lighting for the site will be provided via two (2) sconces mounted on the exterior of the pool house, one (1) next to the double man-door, and one (1) at the entry into the restroom; previously installed streetlights will also provide additional lighting. Staff finds the proposed landscaping and fencing is in general compliance with KCC Title 5.

In Exhibit 2.18, Public Works provides their support for approval of this application and notes the civil plans shall be reviewed prior to applying for a building permit.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-22-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-22-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby ***Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-22-DR, a request from Conger Group for a Pool House and associated landscaping at 2186 E Thea Drive within Rising Sun Subdivision No. 2.

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

7.1 The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

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

7.2 Based on the evidence contained in Case No. 22-22-DR, the structure designs, including g mass, proportion, relationship of exterior materials, and relationship of openings, this proposal generally ***does/does not*** comply with Kuna City Code.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms the proposed structures appear appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-22-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the overall subject area as Medium Density Residential; the subject site is designated R-4 (Medium Density Residential.

7.4 The overall proposed project ***is/is not*** appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed project is an appropriate fit for the residents of Robinhood Subdivision No. 2.*

7.5 The orientation of the structures and the site design ***does/does not*** minimize the impact on adjacent properties.

Staff Finding: *The placement and orientation of the structure, including building façade and colors appear to offer a cohesive design with the surrounding area, and abundant plantings provide adequate mitigation of the impact on adjacent properties.*

7.6 The surrounding pedestrian amenities ***do/do not*** provide safe access for pedestrians.

Staff Finding: *Sidewalks immediately adjacent to the structure and amenity and community sidewalks within the surrounding area provide safe pedestrian access.*

VIII
COMMISSIONS ORDER OF DECISION

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

Based on the facts outlined in staff's report, Case File, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby ***Approves/Conditionally Approves/Denies*** Case No. 22-22-DR (Design Review), a request from Conger Group for a Pool House and associated landscaping within Rising Sun Subdivision No. 2, subject to the following Conditions of Approval:

8.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

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

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

8.2.2 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.

8.2.3 The city shall approve any modifications to the existing water, sewer or irrigation system.

8.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

8.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

8.4 Developer/Owner/Applicant shall submit Civil Plans to pwoffice@kunaid.gov for review to receive formal Civil plan approvals, and the Final Plat shall be recorded *prior* to construction or Building Permit application.

8.5 Developer/Owner/Applicant shall revise building plan notes to reflect "All work shall bin in accordance with the requirements of the ***2018 IBC***" and shall update the building plans accordingly.

8.6 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

8.7 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

8.8 The Kuna Rural Fire District (KRFD), or KRFD representative, must approve fire access to the project before, during, and after construction.

8.9 Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.

8.10 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

8.11 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 and Zoning Commission, or seek amending them through the Design Review process.

8.12 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.

8.13 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.

8.14 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.15 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

8.16 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.

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

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

DATED this 9th day of August, 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): 22-22-DR

Project Name: Rising Sun No. 2 Pool House

Date Received: 05.01.2022

Date Accepted as Complete: 06.29.2022

Type of review requested (check all that apply):

☐	Annexation	☐	Appeal
☐	Comp. Plan Map Amendment	☐	Combination Pre & Final Plat
✔	Design Review	☐	Development Agreement
☐	Final Planned Unit Development	☐	Final Plat
☐	Lot Line Adjustment	☐	Lot Split
☐	Ordinance Amendment	☐	Planned Unit Development
☐	Preliminary Plat	☐	Rezone
☐	Special Use Permit	☐	Temporary Business
☐	Vacation	☐	Variance

Owner of Record

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 2186 E Thea Drive per Ada County Assessor - JR 06/29/2022

Nearest Major Cross Streets: E. Kuna Road / Stroebel Road

Parcel No.(s): _____

Section, Township, Range: NW Section 30; 2N, 1E

Property Size: .318 acres - JR 06/29/2022

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: Rising Sun Sub No. 2 Pool House

General Description of Project: Pool, Pool House, Landscaping & Fencing

JR 06/29/2022

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: West park area, community pool,

and city park.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: n/a

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): na

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

Percentage of Open Space provided: na Acreage of Open Space: na

Type of Open Space provided (i.e. public, common, landscaping): 2 parks and common space

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: _____

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 22-22-DR

Project Name: Rising Sun No. 1 Pool House

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

Date Received: 05.01.2022

Date Accepted as Complete: 06.29.2022

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

Building Elevations

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

Lighting Plan

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

Owner Information

Name: M3 ID Rising Sun LLC

Address: 1673 W. Shoreline Drive, Suite 200 Boise, Idaho 83702

Phone: 208-939-6263 Email: tjeffers@m3companiesllc.com

Applicant Information

Name: Dianne Jossis - Conger Group

Address: 4824 W. Fairview Avenue Boise, Idaho 83706

Phone: 208-272-0510 Email: djossis@congergroup.com

Engineer/Representative

Name: Chuck tookey Maxey Tookey Architects LLP

Address: 1104 E. Washington Street Boise, Idaho 83712

Phone: 208-344-9600 Email: chuck@maxey-tookey.com

Property Information

Address: ~~S. Fusion Drive~~ 2186 E Thea Drive

Parcel No(s).: R0615250659

Closest Major Cross Streets: Kuna Road and Stroebel Rd.

Corrected by staff 06/29/2022 - JR

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: Design Review for the community pool building

The building will consist of 2 restrooms and a storage area in one building

Landscape areas, Concrete decking

2. Dimension of property: 125' x 100'

3. Current land use(s): Residential

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

North: Residential South: Residential

East: Residential West: Residential

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

No. The building and pool will be constructed during the same time line

6. Number and use(s) of all structures: 1

7. Building Height: 13'5"

8. Number of Stories: 1

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:

6%

Exterior Building Materials and Colors

	Material	Color
Roof:	10% Standing Seam Metal	Weathered Copper
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:	70% Hardie Plank Siding	SW7015 Reposse Gray
% EIFS: (Exterior Insulation Finish System)	na	
% Masonry:	25% Brick Veneer 30%	General Shale / Mesquite
% Face Block:	na	
% Stucco:	na	
Other:		
Windows/Doors:	5% Vinyl / Metal Clad Doors 4%	Black Frame / SW7047 Porp
Soffits and Fascia:	5% Metal Fascia 3%	Weathered Copper
Trim, etc.:	Hardie Plank Board 3%	Woodscapes Semi Trans - SW3521 Crossroads

Mechanical Units

Please identify mechanical unit(s) size and placement: n/a

Proposed screening method? n/a

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: n/a

Irrigation Ditches/Canals

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

If Yes, what is the name of the irrigation/drainage provider? n/a

What is the proposed method of on-site drainage retention/detention? n/a

Fencing

Is there any existing fencing that will remain? YES NO X

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

What is the fencing material for all new fencing? 6' Wrought Iron Fencing

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

Building Coverage

% of site devoted to building coverage?	.06	Square Footage: 840
% of site devoted to landscaping? (Include landscaped rights-of-way)	.24	Square Footage: 2500 +/-
% of site that is hard surface? (paving, driveways, walkways)	.70	Square Footage: 8750
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

_____

_____

Are there any existing trees of 4" or greater in caliper on the property? YES NO X
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.)*

_____n/a_____

_____

Dock Loading Facilities

Will there be any dock loading facilities? YES NO X *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____n/a_____

_____

What is the proposed method of screening? _____n/a_____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YESX NO

If Yes, please indicate type, number of each type: _____Yes. Bottle Filler Drinking Fountain, Trash Receptacle_____

_____

Parking

Total number of parking spaces? _____n/a_____ Dimensions? _____

Total number of ADA accessible spaces? _____n/a_____ Dimensions? _____

Total number of compact spaces (8’ x 17’)? n/a

Miscellaneous

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

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

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

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: *Dianne Jossis* Date: 4/27/2022

Additional Information

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

C | G
CONGER GROUP

4/26/2022

City of Kuna
Planning & Zoning
P O Box 13
Kuna, Idaho 83634

RE: Rising Sun Community Pool
Design Review Request

Hello,
On behalf of M3 Companies LLC and their affiliates, Conger Group is submitting the attached design review application for the Rising Sun Subdivision #2 Community Pool Building.

Attached for your review and favorable consideration is the P & Z application and Design Review application along with supporting documents.

This project is located on S. Fusion Drive just South of Kuna Road and West of the Stroebel Road intersection.

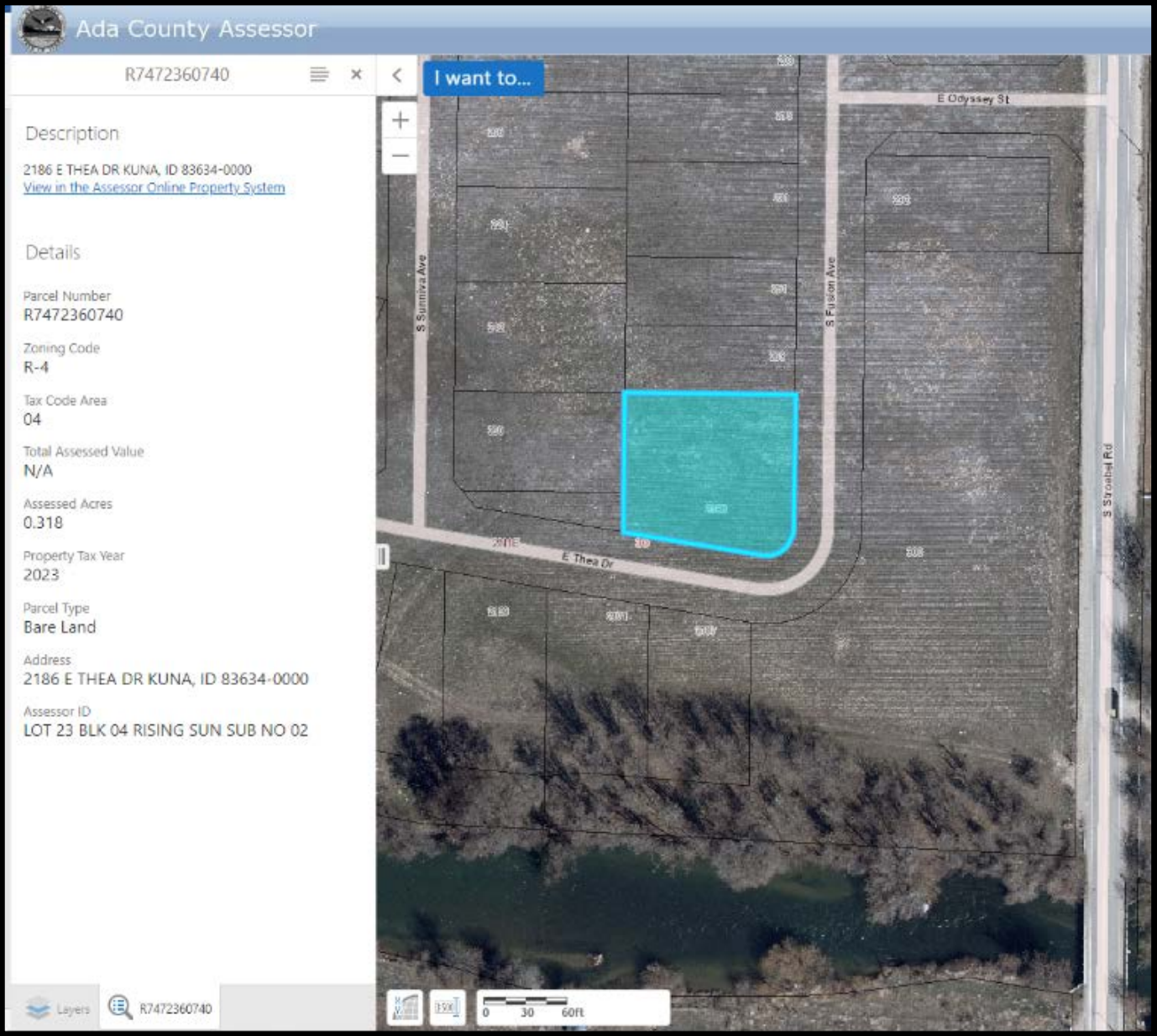
South Easter Avenue is the entry road to this community. The community pool lot is located on S. Fusion Road. The community pool area consists of the restroom building, pool, deck area surrounding the pool along with landscaping and fencing.

For design and planning purposes, our design team held City Agency Neighborhood meetings to develop the design of this community. We have a thoughtfully designed residential community that allows the homeowners to live outside in the open areas within the neighborhood. Homeowners will also have access to onsite amenities such as 2 parks and a playground area.

Please review the attached application and supporting documents for approval.

Thank you,

Dianne Jossis
Project Manager


Ada County Assessor
R7472360740
I want to...
Description
2186 E THEA DR KUNA, ID 83634-0000
View in the Assessor Online Property System
Details
Parcel Number
R7472360740
Zoning Code
R-4
Tax Code Area
04
Total Assessed Value
N/A
Assessed Acres
0.318
Property Tax Year
2023
Parcel Type
Bare Land
Address
2186 E THEA DR KUNA, ID 83634-0000
Assessor ID
LOT 23 BLK 04 RISING SUN SUB NO 02
E Odyssey St
S Sunniva Ave
S Fusion Ave
S Strahel Rd
E Thea Dr
2186
Layers
R7472360740
0 30 60ft

Rising Sun Master Plan Rendering -
Pool House & Future City Park Lot

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=2 CHE FOWLER
STEWART TAYLOR & MORRIS

2016-000803
01/05/2016 03:46 PM
AMOUNT:$13.00

00181401201600008030020029

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

THIS DEED is made by Debra Young, as Personal Representative of the Estate of Jay Lorraine Young, Sr., deceased (also known as Jay L. Young)("Grantor"), to Debra Young ("Grantee"), whose current address is 1143 N. 3400 E., Rigby, ID 83442.

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV IE 1507616, in the Fourth Judicial District, Ada County, State of Idaho;

WHEREAS, Grantee is entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantee all of Grantor's right, title and interest in and to that certain real property situated in Ada County, State of Idaho, more particularly described on EXHIBIT NO. 1 attached hereto and made a part hereof, together with all appurtenances.

EXECUTED this 26 day of December, 2015.

Debra Young, Personal Representative
of the Estate of Jay Lorraine Young, Sr., deceased

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 26 day of December, 2015, before me, the undersigned, a notary public in and for said state, personally appeared, **Debra Young**, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Jay Lorraine Young, Sr., deceased, and acknowledged to me that she executed the same as such Personal Representative.

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

ERICKA ARELLANO NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC
My Commission Expires: July 6, 2021

Exhibit No. 1
(Kuna Parcel)

Lots 2 and 4 of the Northeast quarter Northwest quarter of AVALON ORCHARD TRACTS, according to the official plat thereof, recorded in Book 4 of Plats at page 139, records of Ada County, Idaho.

The Northeastern portion of Lot 1, Block 6, Avalon Orchard Tracts, lying in the Northwest quarter of the Northwest quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, between the North boundary of Lot 1 and the Teed Sub lateral, more particularly described as follows:
Beginning at a point 25 feet South of the Northwest corner of Section 30, Township 2 North, Range 1 East, Boise Meridian;
Thence East parallel to the Northern boundary of Section 30 coincident with the Northern boundary of Lot 1, Block 6, 1037.6 feet to the REAL POINT OF BEGINNING;
Thence continuing East 151.6 feet to the Eastern boundary of Lot 1, Block 6;
Thence South 201.5 feet along the Eastern boundary of Lot 1, Block 6 to the Teed Sub Lateral;
Thence Westerly South 58°20' West, 185 feet following the Teed Sub-lateral;
Thence North 297.5 feet to the REAL POINT OF BEGINNING.

Lots 1 and 3 of the Northeast quarter Northwest quarter of Avalon Orchard Tracts, according to the official plat thereof recorded in Book 4 of Plats at page 189 and Lots 5, 6, 7, 8, 9 and 10, Block 5 of Amended Plat of Avalon Orchard Tracts, according to the official plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho.

AND

Lots 1, 3, 5 and 6, Block 6 lying South of the Right of Way of the Avalon Sub Lateral formerly the Teed Sub Lateral, of Amended Avalon Orchard Tracts, according to the official plat thereof, filed in Book 6 of Plats at page 254, records of Ada County, Idaho.

EXCEPT therefrom any portion lying South of the South Side Canal.

ALSO EXCEPT Road Rights of Way as dedicated on the plat of Avalon Orchard Tracts.

ALSO EXCEPTING THEREFROM The Southwest portion of Lot 5, Block 6, Avalon Orchard Tracts, lying in the Southwest quarter of the Northwest quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, the Northern boundary being the Teed Sub-Lateral and the Southern boundary being Indian Creek (New York Canal), more particularly described as follows:
Beginning at the point where the Western boundary of Lot 5, Block 6, crosses the Teed Sub-Lateral;
Thence Easterly 212 feet following the sub-lateral;
Thence Southerly 278 feet along the established fence line to a rock monument on the North bank of Indian Creek;
Thence Westerly following the North meander line of Indian Creek to its intersection with the Western boundary of Lot 5, Block 6;
Thence North along the Western boundary of Lot 5, Block 6, 177 feet the REAL POINT OF BEGINNING.

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, M3 ID Rising Sun LLC (Full Name),

1087 W. River Street, Suite 310 (Address) Boise (City) Idaho (State) 83702 (ZIP)

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 Conger Group (Full Name)

4842 W. Fairview Avenue (Address) Boise (City) Idaho (State) 83702 (ZIP)

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 10 (Date) day of AUGUST (Month), 20 21 (Year)

Signature

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

Dawn Jennings (Print Name)

Residing at: Meridian, Idaho (Address)
118 E Washakie (City) (State) 83646 (ZIP)

My Commission expires: 5/29/26 (Date)

Dawn Jennings
Signature

DAWN JENNINGS
Comm. No. 14995
NOTARY PUBLIC
Expires: 05/29/2026
STATE OF IDAHO
(Notary Seal/Date)

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Debra Young, 143 N. 3400 E
Name **Address**

Rigby, ID 83442
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to WGWB Lowell Vista LLC, 1087 W. River St #310, Boise Id. 83702
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 18 day of March, 20 20

Debra Young
Signature

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

Notary Public for Idaho

Residing at: Boise

My commission expires: 2/17/24

STEVE ARNOLD NOTARY PUBLIC STATE OF IDAHO My Comm Exp. Feb. 17, 2021 Comm No. 40017

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, DENNIS HOURANY, MANAGER OF, IDAHO LAND HOLDING, LLC
Name **Address**
OF PO BOX 14856, JACKSON, WY 83002
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

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

Permission to JUB ENGINEERS, INC. 250 S BEECHWOOD AVENUE, STE 201 / BOISE, ID 83709 to submit the accompanying application pertaining to that property.
Name Address

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

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

Dated this 11th day of MAY, 20 20

Signature

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

Notary Public for ~~Idaho~~ WYOMING

Residing at: 135 SPUR LOOP, ETNA, WY 83118

My commission expires: 3/9/2022

BALLO - NOTARY PUBLIC
COUNTY OF LINCOLN STATE OF WYOMING
COMMISSION EXPIRES 3/9/2022

Not to be constructed per Diane Jossis.

BUILDING

BUILDING

POOL

S. FUSION AVE.

RISING SUN CITY PARK

FENCE

GATE/ENTRANCE

M

E. THEA DR.

12"PIRR 12"PIRR 12"PIRR 12"PIRR 12"PIRR

0 10 20

SCALE IN FEET

Plot Date:4/13/2022 9:46 AM Plotted By: Scott Prillaman
Date Created:4/12/2022 \\JUB.COM\CENTRAL\CLIENTS\IDAH\PROJECTS\10-20-111_RISINGSUNESTATESSUBPH2\DESIGN\CAD\EXHIBITS\10-20-111_POOL EXHIBIT.DWG

J-U-B ENGINEERS, INC.

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

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

NO.	DESCRIPTION	BY	APP'L	DATE

REVISION

RISING SUN NO. 2
M3 DEVELOPMENT

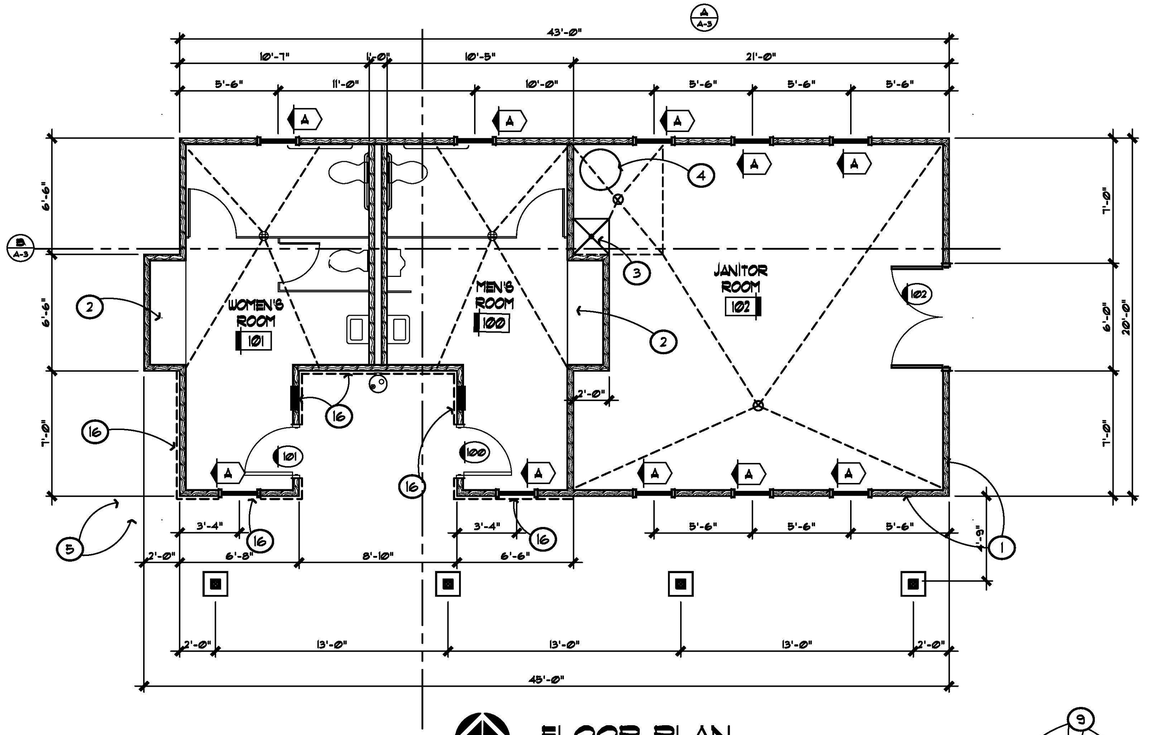
POOL AREA SITE PLAN

FILE : 10-20-111_POOL EXHIBIT
JUB PROJ. # : 10-20-111
DRAWN BY: RSP
DESIGN BY: RSP
CHECKED BY: RSP

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

LAST UPDATED: 4/13/2022

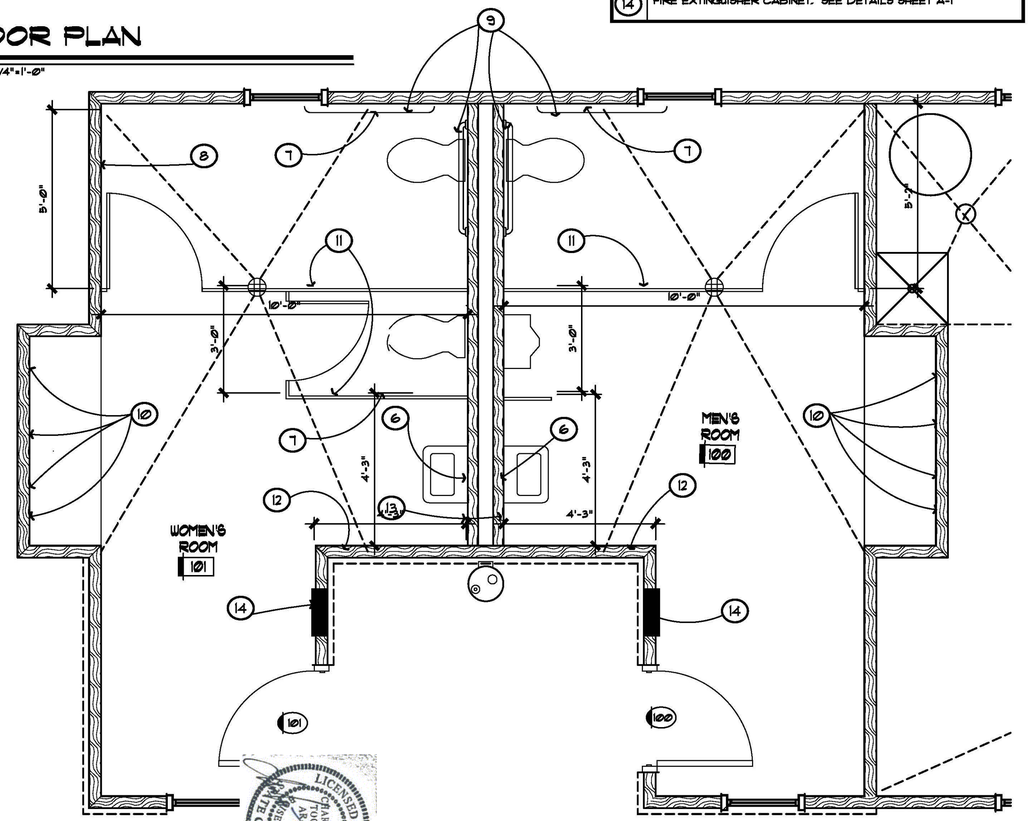
SHEET NUMBER:
1 OF 1



NORTH

FLOOR PLAN

SCALE: 1/4"=1'-0"



NORTH

ENLARGED FLOOR PLAN

SCALE: 1/2"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 I.B.C.
2. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR, FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

KEYNOTES

1	2X4 STUDS AT 16" O/C.
2	2X REDWOOD BENCH WITH PLASTIC LAMINATE TOP
3	SERVICE SINK WITH MOP HOOKS. SEE PLUMBING SHEETS
4	WATER HEATER SEE PLUMBING SHEETS
5	DASHED LINE REPRESENTS ROOF ABOVE
6	30X36 MIRROR
7	TOILET PAPER HOLDER
8	SANITARY NAPKIN DISPOSAL (WOMENS RESTROOM ONLY)
9	GRAB BAR
10	(4) METAL COAT HOOKS, MOUNT 6'-0" A.F.F. AND SPACE EVENLY ON WALL
11	METAL TOILET COMPARTMENT PARTITION WITH CONTINUOUS WALL ANGLES
12	PAPER TOWEL DISPENSER
13	SOAP DISPENSER
14	FIRE EXTINGUISHER CABINET. SEE DETAILS SHEET A-1

Maxey Tookey Architects L.L.P.
1104 E WASHINGTON ST.
Boise, Idaho 83712
PHONE: (208) 344-9600
http://www.maxey-tookey.com
chuck@maxey-tookey.com

REVISIONS:

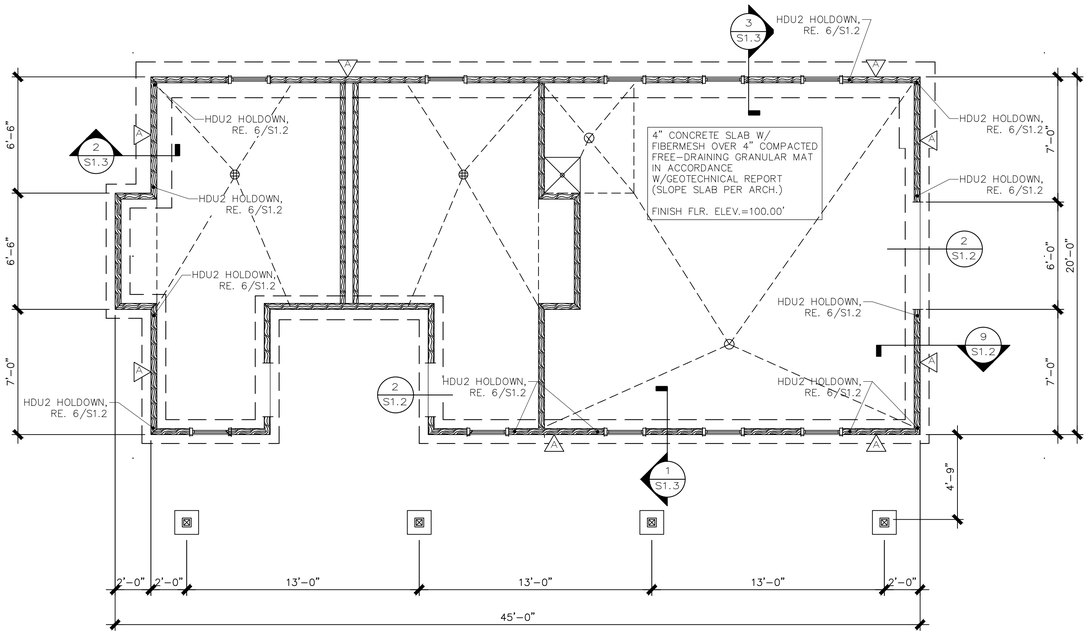
POOL HOUSE FOR RISING SUN SUBDIVISION NO. 1

CITY OF KUNA, IDAHO

Date: MAR. 3, 2022
Job No. 2171

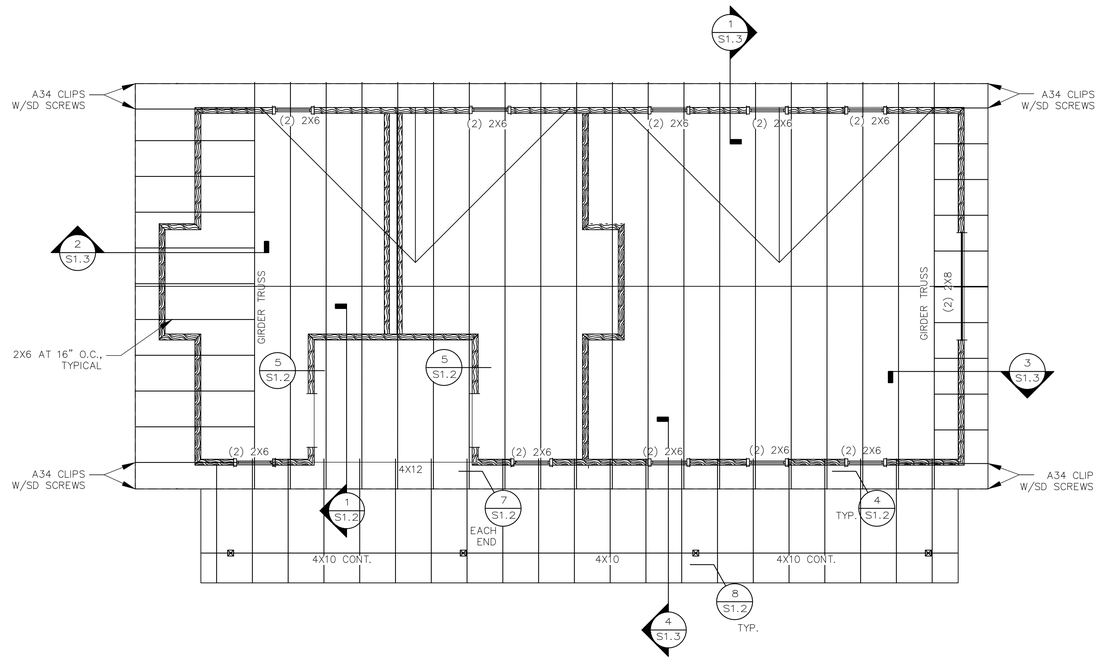
Sheet No.

A-1



FOUNDATION PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

SN STRUCTURAL NOTES

1. DESIGN INFORMATION AND LOADS USED:
   A. USED THE 2018 IBC (INTERNATIONAL BUILDING CODE)
   B. ROOF LIVE LOAD.....25 PSF
   C. ROOF DEAD LOAD.....20 PSF
   D. WIND .....100 MPH, EXPOSURE C
   E. SEISMIC .....S_S=0.317, S_1=0.107, SITE CLASS 'D'

2. FOUNDATION:
   A. A GEOTECHNICAL REPORT BY MATERIALS TESTING & INSPECTION, PROJECT No. B200210g, DATED JUNE 11, 2020. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF BOTH THE GEOTECHNICAL REPORT.
   B. AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF WITH ALLOWED INCREASES AS PER GEOTECHNICAL REPORT WAS USED IN THE DESIGN.
   C. ALL FOUNDATIONS SHALL HAVE A MINIMUM EMBEDMENT OF 2'-0" BELOW FINISH GRADE.
   D. ALL BACKFILL COMPACTION WORK ADJACENT TO RETAINING WALLS, FOUNDATION WALLS, DOCK WALLS, ETC. SHALL USE LIGHT DUTY HAND OPERATED COMPACTORS WITHIN 3'-0" DISTANCE FROM WALL.

3. CONCRETE:
   A. STRENGTH...
      FOUNDATIONS.....F'c=3000 PSI (470# MIN. TYPE II CEMENT)
      SLABS ON GRADE...F'c=3500 PSI (520# MIN. TYPE II CEMENT)
   B. REBAR..ASTM A615, GRADE 60 – #4 BAR & LARGER;
      ..ASTM A615, GRADE 40 – #3 BAR & SMALLER.
      WHERE WELDING IS REQUIRED, USE A706, GRADE 60 REBAR.
   C. SLABS & GRADE BEAMS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS.
   D. SAWN JOINTS IN SLABS ON GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE. REFERENCE DETAIL 3/S1.2.
   E. MINIMUM CLEAR CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
      1. CONC. PLACED DIRECTLY AGAINST EARTH....3"
      2. FORMED SURFACES EXPOSED TO WEATHER OR EARTH:
         A. #5 BARS OR SMALLER.. 1½ INCHES
         B. #6 BAR OR LARGER.... 2 INCHES
      3. SLAB ON GRADE..... CENTER OF SLAB
   F. MINIMUM LENGTH OF LAPPED SPLICES SHALL BE AS FOLLOWS UNLESS NOTED. STAGGER SPLICES SO THAT NO TWO ADJACENT BARS ARE SPLICED IN THE SAME LOCATION UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL BE LAPPED ONE FULL MESH AT THE SIDES AND ONE FULL MESH PLUS 2" AT THE ENDS. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.

BAR SIZE	SPLICE LENGTH
#3	16"
#4	22"
#5	27"
#6	35"

   G. PROVIDE (2)–#5 BARS WITH 2'–0" PROJECTION ON ALL SIDES OF ALL OPENINGS OR REENTRANT CORNERS IN CONCRETE STEMWALLS.
   H. EPOXY ADHESIVE SHALL BE SIMPSON SET–XP OR HILTI HY–150.
   J. ALL SAWN LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. PROVIDE (2) ANCHOR BOLTS PER BASEPLATE PIECE AND AT 8" MAX. FROM ENDS.

4. SPECIAL INSPECTION:
   SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
   A. CONCRETE AS PER IBC SECTIONS 1705.2.2 & 1705.3
   B. EPOXY ANCHORS AS THEY OCCUR

5. WOOD FRAMING:
   A. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR, NO. 2 ALL GLULAM BEAMS SHALL BE DOUGLAS FIR 24F–V4.
   B. IT IS NECESSARY THAT THE STRUCTURAL DRAWINGS BE USED IN CONJUCTION WITH THE ARCHITECTURAL DRAWINGS TO HAVE A COMPLETE SCOPE OF THE WORK INVOLVED IN THIS PROJECT.
   C. SHEATHE ALL EXTERIOR WOOD STUD WALLS PER TYPE 'A' SHEARWALL UNLESS NOTED OTHERWISE. RE. S1.1–SHEARWALL SCHEDULE.
   D. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

6. WOOD SHEATHING:
   A. USE 1/2" SHEATHING, SPAN INDEX 24/16, APA RATED EXTERIOR GRADE.
   B. ALL ROOF OPENINGS GREATER THAN 12" X 12" SHALL BE FRAMED WITH 2X6 BLOCKING. COORDINATE W/ ROOF PLAN.
   C. THE ROOF DIAPHRAGM SHALL BE:
      – UNBLOCKED WITH 8d NAILS AT 6" O.C. AT SUPPORTED EDGES AND BOUNDARIES AND AT 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES.
   D. ALL WALL SHEATHING SHALL BE 7/16" THICK WITH SPAN INDEX 24/16, APA RATED EXTERIOR GRADE.
   E. ALL ROOF SHEATHING SHALL BE PLACED WITH THE STRONG AXIS PERPENDICULAR TO THE SUPPORTS AND IN RUNNING BOND.

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE FASTENERS	INTERMEDIATE FASTENERS	BASEPLATE & ATTACHMENT
A	7/16" APA RATED SHEATHING	8d AT 6" O.C.	8d AT 12" O.C.	2X PRESSURE TREATED PLATE W/ ⅝"ø X 12" A.B. AT 32" O.C. W/ 3"X3"X¼" SQUARE PLATE WASHERS

NOTES: 1. PROVIDE (2) 2X4 STUDS AT ENDS OF SHEAR WALLS.
2. BLOCK ALL SHEATHING EDGES.
3. THE ENTIRE WALL FROM OPENING TO OPENING INDICATED BY THE MARK ABOVE SHALL BE SHALL BE SHEATHED AND FASTENED AS PER ABOVE.

PROFESSIONAL ENGINEER LICENSED 12070 NATHAN HARRISON STATE OF IDAHO 4/21/22

Maxey Tookey Architects L.L.P.
1104 E WASHINGTON ST.
Boise, Idaho 83712
PHONE: (208) 344-9600
http://www.maxey-tookey.com
chuck@maxey-tookey.com

POOL HOUSE
FOR
RISING SUN
SUBDIVISION NO. 1
CITY OF KUNA, IDAHO

Date: MAR. 3, 2022
Job No. 2171

Sheet No.
S1.1

Harrison Engineering

14041 Crossview Lane
Caldwell, ID 83607
Phone: (208) 888-7107

STRUCTURAL CALCULATIONS

FOR

POOL HOUSE for
RISING SUN SUBDIVISION No.1

KUNA, ID

HARRISON ENGINEERING
14041 CROSSVIEW LANE
CALDWELL, IDAHO 83607
(208) 888-7107

DATE _____ SHEET NO. 1

PROJECT _____

CLIENT _____

PORCH HEADER

SPAN = 13'-0"

$w = (4.2')(20 + 25PSF) = 189\ PLF$

$M = 3993\#'$

$S_{REQ'D} = M(12)/900psi\ (1.15)_{C_D}(1.3)_{C_F} = 36in^3$

$4X10 \Rightarrow S_x = 50\ in^3$

$\Delta = .40" = L/385$

∴ USE 4X10

BEAM AT RESTROOM INSET

SPAN = 9'-0"

$w = (6')(20 + 25PSF) = 270\ PLF$

$M = 2734\#'$

$S_{REQ'D} = M(12)/900psi\ (1.15)_{C_D}(1.1)_{C_F} = 35in^3$

$4X12 \Rightarrow S_x = 74in^3$

$\Delta = .07"$

∴ USE 4X12

WINDOW HEADER

SPAN = 2'-7"

$w = (12.4')(20 + 25PSF) + (2.0')(15PSF) = 588\ PLF$

$M = 489\#'$

$S_{REQ'D} = M(12)/900psi\ (1.15)_{C_r}(1.3)_{C_F} = 4\ in^3$

$(2)\ 2X6 \Rightarrow 15in^3$

$\Delta = .06"$

∴ USE (2) 2X6

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14041 CROSSVIEW LANE
CALDWELL, IDAHO 83607
(208) 888-7107

DATE _____ SHEET NO. 2

PROJECT _____

CLIENT _____

FOUNDATION DESIGN

ALLOWABLE BEARING PRESSURE = 1500 PSF

WALL FTG.

$P = (12A')(20+25PSF) + (9.5')(15PSF) = 701\ PLF$

REQ'D WIDTH = $P/1500PSF = .47'$

∴ USE 1'-4" WIDE FTGS.

@ PORCH POST

$P = 2457\#$

REQ'D AREA = $P/1500PSF = 1.64\ ft^2$

∴ USE 2'-6" SQ. PAD

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DATE _____ SHEET NO. 3

PROJECT _____

CLIENT _____

LATERAL DESIGN

SEISMIC

$S_S = .279$

$S_1 = .102$

$S_{DS} = .293$

$S_{D1} = .163$

$I_e = 1.0$

$R = 6.5$

$C_S = S_{DS}/(R/I_e) = .045$

$V = .7 C_S W = .03 W$

WIND

100MPH EXP. C

$p_s = .6 \lambda K_{zt} p_{s30}$

$\lambda = 1.21$

$K_{zt} = 1.0$

$2a = 4.6'$

$p_{s30} = 17.9$ PSF (FOR 2a)

$p_{s30} = 11.9$ PSF

$p_s = 13.0$ PSF

$p_s = 8.6$ PSF $\rightarrow$ 9.6 PSF MIN.

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DATE _____ SHEET NO. 4

PROJECT _____

CLIENT _____

@ RIGHT SIDE (LEFT SIDE SIMILAR)

$F_{SEISMIC} = .03[(20PSF)(540ft^2) + (15PSF)(322ft^2)] = 469\#$

$F_{WIND} = (13PSF)(30ft^2) + (9.6PSF)(131ft^2) = 1648\#$

$F_{PLF} = F_{WIND}/13.5' = 122PLF \rightarrow$ 7/16" SHEATHING W/8d AT 6:12 (CAP. = 260PLF)

$M_o = (7')(122PLF)(\quad') = 10504\#'$

$M_r = [(3.25')(20PSF) + (12.3')(15PSF)](7')^2(1/2) = 6113\#'$

$T/C = \frac{M_o - .6M_r}{L} = 1129\# \rightarrow$ HDU2 HOLDOWN (CAP. = 3075#)

@ FRONT SIDE (REAR SIMILAR)

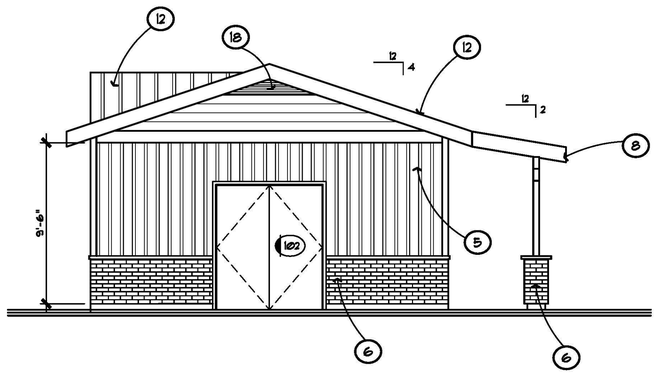
$F_{WIND} = (13PSF)(33ft^2) + (9.6PSF)(43ft^2) = 842\#$

$F_{PLF} = F_{WIND}/9.7' = 87PLF \rightarrow$ 7/16" SHEATHING W/8d AT 6:12 (CAP. = 260PLF)

$M_o = (4.33')(87PLF)(9.5') = 3579\#'$

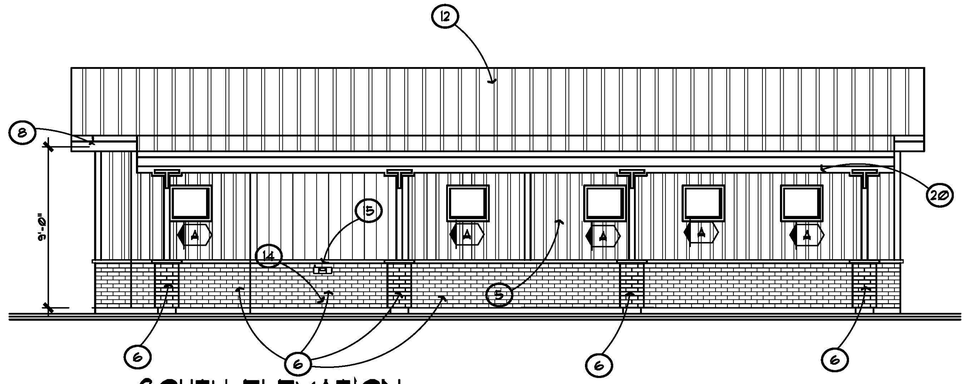
$M_r = [(11.3')(20PSF) + (9.5')(15PSF)](4.33')^2(1/2) = 3454\#'$

$T/C = \frac{M_o - .6M_r}{L} = 345\# \rightarrow$ HDU2 HOLDOWN (CAP. = 3075#)



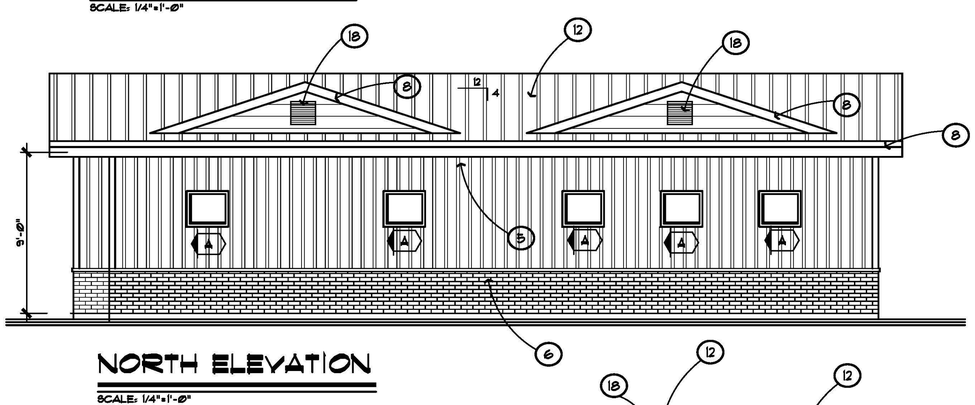
WEST ELEVATION

SCALE: 1/4"=1'-0"



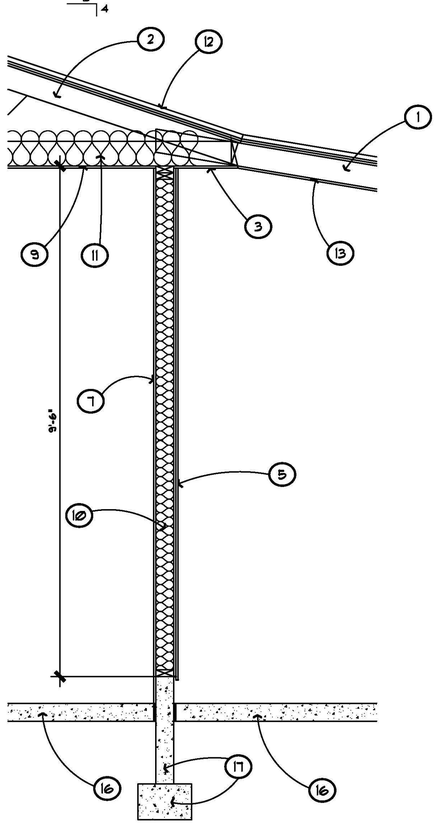
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



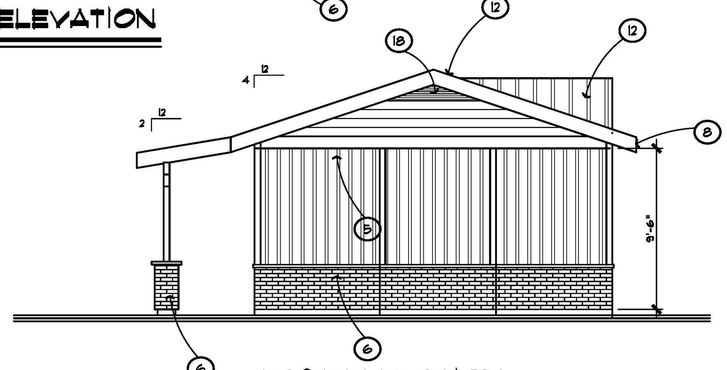
NORTH ELEVATION

SCALE: 1/4"=1'-0"



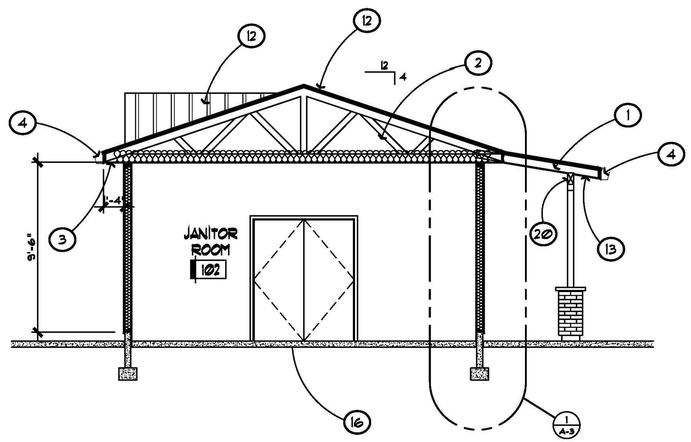
1/A-3 TYP. WALL SECTION

SCALE: 3/4"=1'-0"



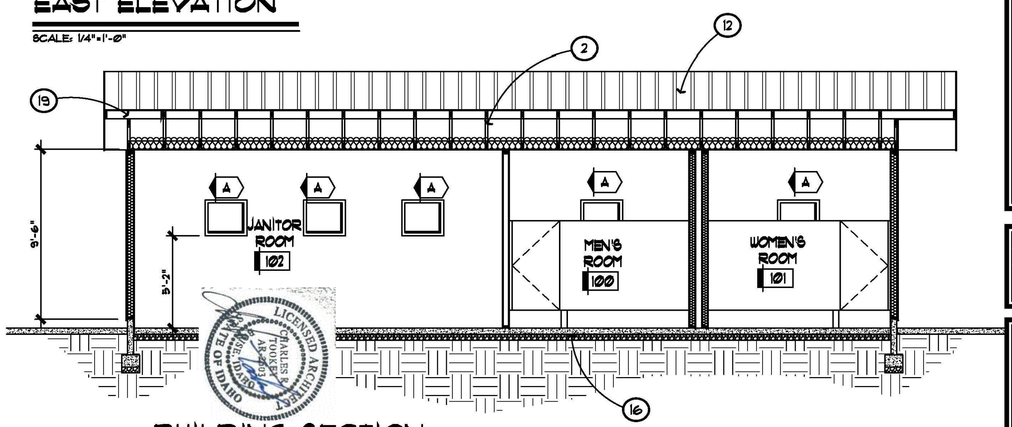
EAST ELEVATION

SCALE: 1/4"=1'-0"



A/A-3 BUILDING SECTION

SCALE: 1/4"=1'-0"



B/A-3 BUILDING SECTION

SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 I.B.C.
2. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
3. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTION DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

KEYNOTES

1	WOOD RAFTERS. SEE STRUCTURAL
2	PRE-ENGINEERED WOOD TRUSS @ 24" O/C
3	PERFORATED METAL SOFFIT
4	PRE-FINISHED METAL GUTTER
5	BOARD AND BATTON SIDING OVER BUILDING WRAP OVER 1/2" EXTERIOR GRADE OSB OVER 2X4 WOOD FRAMING
6	THIN BRICK VENEER OVER BUILDING WRAP OVER 1/2" EXTERIOR GRADE OSB OVER 2X4 WOOD FRAMING
7	5/8" GYPSUM WALLBOARD
8	PREFINISHED METAL FASCIA
9	5/8" SAG RESISTANT GYPSUM WALLBOARD
10	R-13 BATT INSULATION WITH VAPOR BARRIER ON WARM SIDE OF WALL
11	R30 INSULATION WITH VAPOR BARRIER ON WARM SIDE OF CEILING
12	STANDING SEAM METAL ROOF OVER (1) LAYER OF # 30 BUILDING FELT OVER 1/2" APA RATED EXTERIOR GRADE SHEATHING
13	1X TONGUE AND V-GROOVE WOOD UNDER ROOF DECK FRAMING, STAIN AND SEAL
14	FROST FREE HOSE BIB
15	ACCESSIBLE DRINKING BOTTLE FILLER
16	4" REINFORCED CONCRETE SLAB, VAPOR BARRIER, OVER 4" STRUCTURAL BASE, OVER UNDISTURBED SOIL
17	CONCRETE FOOTING / FOUNDATION WALL. SEE STRUCTURAL
18	VENTED GABLE
19	2X OUTLOOKERS @ 16" O/C
20	WOOD BEAM. SEE STRUCTURAL
21	
22	

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POOL HOUSE FOR RISING SUN SUBDIVISION NO. 1

CITY OF KUNA, IDAHO

Date: MAR. 3, 2022
Job No. 2171

Sheet No.
A-3

RISING SUN POOL HOUSE

EXTERIOR FINISH SCHEDULE

METAL ROOF	TREASURE VALLEY STEEL, DARK BROWN
WINDOWS	BLACK
BODY ~~(STUCCO)~~	SHERWIN WILLIAMS / SW7100 ARCADE WHITE Hardie Board & Batt per Diane Jossis 05.26.2022
WINDOW TRIM	STUCCO (SAME AS BODY COLOR)
METAL FASCIA	TREASURE VALLEY STEEL, DARK BROWN
GUTTERS	DARK BRONZE
DOWNSPOUTS	DARK BRONZE
BRICK VENEER	GENERAL SHALE / PEPPERMILL
	MORTAR COLOR - NATURAL
	STONE ACCESSORY COLOR - CULTURED STONE / GRAY
	INSTALLATION - HORIZONTAL RUNNING BOND, RAKED JOINT
HM DOOR FRAMES	SHERWIN WILLIAMS / SW7047 PORPOISE (BATHRM. DOORS ONLY, FOR OTHERS MATCH BODY)
EXTR. DOORS	SHERWIN WILLIAMS / SW7047 PORPOISE (BATHRM. DOORS ONLY, FOR OTHERS MATCH BODY)
TNG STAIN	SHERWIN WILLIAMS / WOODSCAPES SEMI-TRANSPARENT, SW3521 CROSSROADS
OVERHANG POSTS	SHERWIN WILLIAMS / SW7100 ARCADE WHITE

EXTR. SCONCES: KUZCO LIGHTING / CASPIAN EW6824

Dark Brown

Exterior Stain

Peppermill Thin Brick

LANDSCAPE PLANS FOR

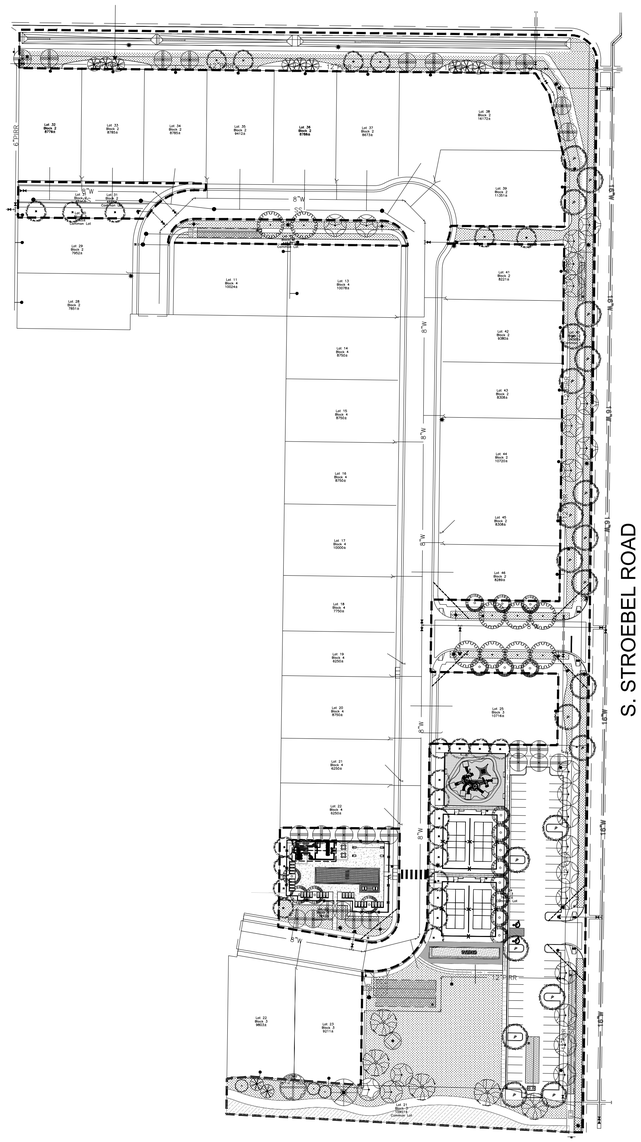
RISING SUN

SUBDIVISION NO. 2

CITY OF KUNA, IDAHO

2022

E. KUNA ROAD



OVERALL LANDSCAPE PLAN

0' 80' 160' 240'

Scale: 1" = 80'-0"

DEVELOPER

M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave. Suite 201
Boise, ID 83709-0944
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

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DELTA 5 REVISIONS
02/23/2022

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires09/31/22
LICENSED LANDSCAPE ARCHITECT

RISING SUN
SUBDIVISION NO. 2
Landscape Construction Documents
KUNA, IDAHO

revisions:
1 08.05.2021 PARK COORDINATION
4 10.06.2021 ACHD COMMENTS
5 02.23.2022 PLAYGROUND EQUIP

project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06-04-2020
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 14

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GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

MATERIAL SCHEDULE:

KEY	DESCRIPTION	SUPPLIER	TYPE/MODEL / SIZE	COLOR/FINISH/PATTERN	COMMENTS
1.1	CONCRETE SIDEWALK				
	-CONCRETE	CONTRACTOR		UNCOLORED/MEDIUM BROOM FINISH	
1.2	LIMIT OF TURF				
		CONTRACTOR			
1.3	POOL DECK PAVING				
	-CONCRETE	CONTRACTOR	INTEGRAL COLOR CONCRETE	COLOR: DAVIS COLOR MESQUITE/SALT FINISH	
1.4	POOL COPING				SEE DETAIL 1.6 ON SHEET L6.1
	-POOL COPING	NOBLE TILE	DIAMOND CAST COPING 12"X24" X2" BULLNOSE	COLOR: LATTE	
1.5	CONCRETE HEADER				
	-CONCRETE	CONTRACTOR	6" W. X 18" D.	UNCOLORED/MEDIUM BROOM FINISH	
2.1	POOL FENCE				SEE DETAIL 1.8. ON SHEET L6.1
	-POSTS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-RAILS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-CAP	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-PICKETS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.2	POOL GATE				SEE DETAIL 1.7 ON SHEET L6.1
	-HINGES	SUREClose	57 AT90	W/ FLUSHMOUNT CLOSER	SELF-CLOSING (TYPE PER LOCAL CODE)
	-LEVER	LOCKEY, USA	2835 KEYLESS LEVER LOCK W/ PASSAGE/LEVER ON BOTH SIDES/ DOUBLE COMBINATION (2835DC)/W/ STEEL GATE BOX (GB2500)	FINISH: SATIN CHROME	PUSH-BUTTON LOCK (PER LOCAL CODE)
	-POSTS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-CAP	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-FRAME	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-PICKETS	CONTRACTOR	PER DETAIL	POWDER COAT: SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.3	RESERVED				
2.4	CHAISE LOUNGE				
	-CHAISE LOUNGES	TELESCOPE CASUAL	BAZZA/CONTOUR ARMLESS CHAISE LOUNGE/MODEL:Z0S0	MGP FRAME COLOR:KONA/ FABRIC COLOR: SKY	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- 21" ROUND END TABLES	TELESCOPE CASUAL	MGP END TABLE, 21" ROUND	MGP FRAME COLOR: KONA	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.5	IN POOL LOUNGERS				
	-CHAISE LOUNGES	TELESCOPE CASUAL	BAZZA/CONTOUR ARMLESS CHAISE LOUNGE/MODEL:Z0S0	MGP FRAME COLOR:SNOW/ FABRIC COLOR: SKY	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.6	TABLES				
	- 42" SQUARE DINING TABLES	TELESCOPE CASUAL	MGP 42" SQ. DINING TABLE	MGP FINISH: KONA/BASE:KONA/PATTERN: BEECHWOOD SLATTED	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.7	DINING CHAIRS				
	-DINING CHAIRS	TELESCOPE CASUAL	JETSET MGP DINING HEIGHT ARM CHAIR	MGP FRAME COLOR:KONA/ PATTERN COLOR: BEECHWOOD	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.8	CLUB CHAIRS				
	- CLUB CHAIRS	TELESCOPE CASUAL	LARSSEN ARM CHAIR / MODEL: 1L70	MGP FRAME COLOR: LONA/ FABRIC COLOR: CAST HORIZON	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.9	TRASH RECEPTACLE				
	-TRASH RECEPTICLE	WABASH VALLEY	MODEL #TG3F331/ SLAT PATTERN/ SIDE DOOR/FLAT TOP LID/INGROUND MOUNT	COLOR: TEXTURED BLACK	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.10	PLAY STRUCTURE				
	-5-12 YR OLD STRUCTURE	RECREATION TODAY	KIDS TALE IMAGINATION AT PLAY; MODEL KP-36820, FS-PN1002, AND SPHS-1212	COLOR: LIME, SKY, PACIFIC, ORANGE	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.11	RESERVED				
2.12	RESERVED				
2.13	RESERVED				
2.14	PLAY SURFACING				DEPTH PER MANUF. RECOMMENDATIONS
	-PLAY SURFACING	SONNTAG RECREATION	ENGINEERED WOOD FIBER	NATURAL	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
2.15	BENCH				
	-BACKED BENCH	WABASH VALLEY	6' L./ BENCH W/ BACK/MODEL #CY420R/SURFACE MOUNT/SLAT PATTERN	COLOR: TEXTURED BLACK	INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
3.1	LANDSCAPE AREA				SEE PLANTING PLANS
	-DECORATIVE ROCK	CONTRACTOR	3/4" SIZE, SCREENED	COLOR: TBD	INSTALL @ 2" DEPTH IN ALL PLANTING AREAS
3.2	TURF AREA				SEE PLANTING PLANS
	-TURF	CONTRACTOR	SOD: FESCUE		
5.1	NEIGHBORHOOD SIDEWALK				REFER TO CIVIL IMPROVEMENT PLANS
	-REFER TO CIVIL IMPROVEMENT PLANS				
5.2	SWIMMING POOL BY OTHERS				SEE POOL CONSULTANT DRAWINGS
	-WATERLINE TILE	NOBEL TILE	6x6 CERAMIC TILE	COLOR: ARCTIC GLACIER: NEAG 636 AURORA	
	-STEP EDGE TILE	NOBEL TILE	2x2 NON-SLIP CERAMIC TILE	COLOR: ARCTIC GLACIER: NEAG 636 AURORA	
	-POOL PLASTER	CONTRACTOR	BASIC POOL PLASTER	COLOR: WHITE	
5.3	BUILDING				REFER TO ARCHITECTURAL PLANS
	-REFER TO ARCHITECTURAL PLANS				
5.4	STREET LIGHTS				REFER TO CIVIL IMPROVEMENT PLANS
	-REFER TO CIVIL IMPROVEMENT PLANS				
5.5	MAILBOX CLUSTER				SEE DETAIL 1.9 L6.1 DESIGN INTENT ONLY
					REFER TO ARCHITECTURAL PLANS

MANUFACTURER	REPRESENTATIVE	PHONE #	ADDRESS	COMMENTS
TELESCOPE CASUAL		(800)-451-0938		
LOCKEY USA		(888) 392-0163		WWW.LOKEYUSA.COM
NOBEL TILE		(602) 454-2955	PHOENIX, AZ	
LANDSCAPE STRUCTURES	SONNTAG RECREATION	(801) 808-2241		
MIRACLE RECREATION	GARRETT LAND COMPANY	(800) 748-4608		
WABASH VALLEY			WVMsales@wasbashvalley.com	

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RISING SUN
SUBDIVISION NO. 2
Landscape Construction Documents
KUNA, IDAHO

revisions:
1 08.05.2021 PARK COORDINATION
2 10.06.2021 ACHD COMMENTS
3 02.23.2022 PLAYGROUND EQUIP

project #: MTC089
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 06-04-2020
drawing: General Notes

sheet #
L0.1
2 of 14

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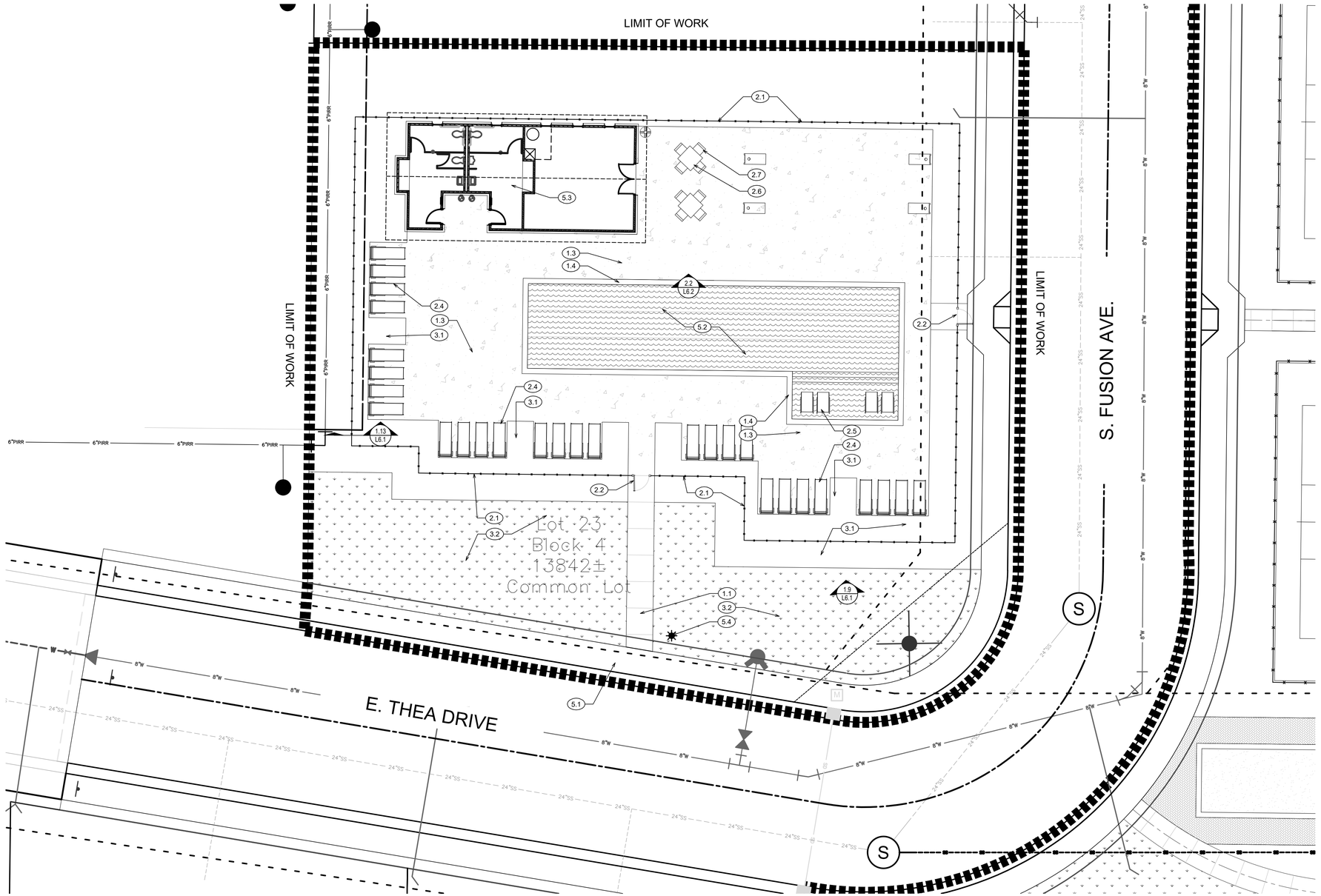

LAYOUT PLAN - L2.1

0' 10' 20' 30'

Scale: 1" = 10'-0"

KEY NOTES:

REFER TO MATERIAL SCHEDULE ON SHEET L0.1, AND SHEETS L6.1 - L6.3 FOR DETAILS.

1.1 CONCRETE SIDEWALK.
1.2 LIMIT OF TURF.
1.3 POOL DECK PAVING: -INTEGRAL COLOR CONCRETE
1.4 POOL PAVING: -POOL COPING
1.5 CONCRETE HEADER.
2.1 POOL FENCE.
2.2 POOL GATE.
2.3 RESERVED.
2.4 CHAISE LOUNGE.
2.5 IN POOL LOUNGE CHAIRS.
2.6 TABLES.
2.7 DINING CHAIRS.
2.8 CLUB CHAIRS.
2.9 TRASH RECEPTACLE.
2.10 5-12 YR OLD PLAY STRUCTURE.
2.11 RESERVED.
2.12 RESERVED.
2.13 RESERVED.
2.14 PLAYGROUND SURFACING.
2.15 BENCH.
3.1 LANDSCAPE AREA. SEE PLANTING PLANS.
3.2 TURF AREA. SEE PLANTING PLANS.
5.1 NEIGHBORHOOD SIDEWALK: SEE CIVIL DRAWINGS.
5.2 SWIMMING POOL: SEE POOL CONSULTANT DRAWINGS.
5.3 BUILDING: SEE ARCHITECTURAL DRAWINGS.
5.4 STREET LIGHT: SEE CIVIL DRAWINGS.

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES BEYOND WALLS TO BE DETERMINED.
3. ALL TOP OF WALL HEIGHTS, FINISH GRADE, FFE: SEE GRADING AND DRAINAGE PLAN BY JUB ENGINEERING.

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drawn by: TEAM
date: 06-04-2020
drawing: Layout Plan

KEY MAP
SCALE: NTS

sheet #
L2.1
3 of 15

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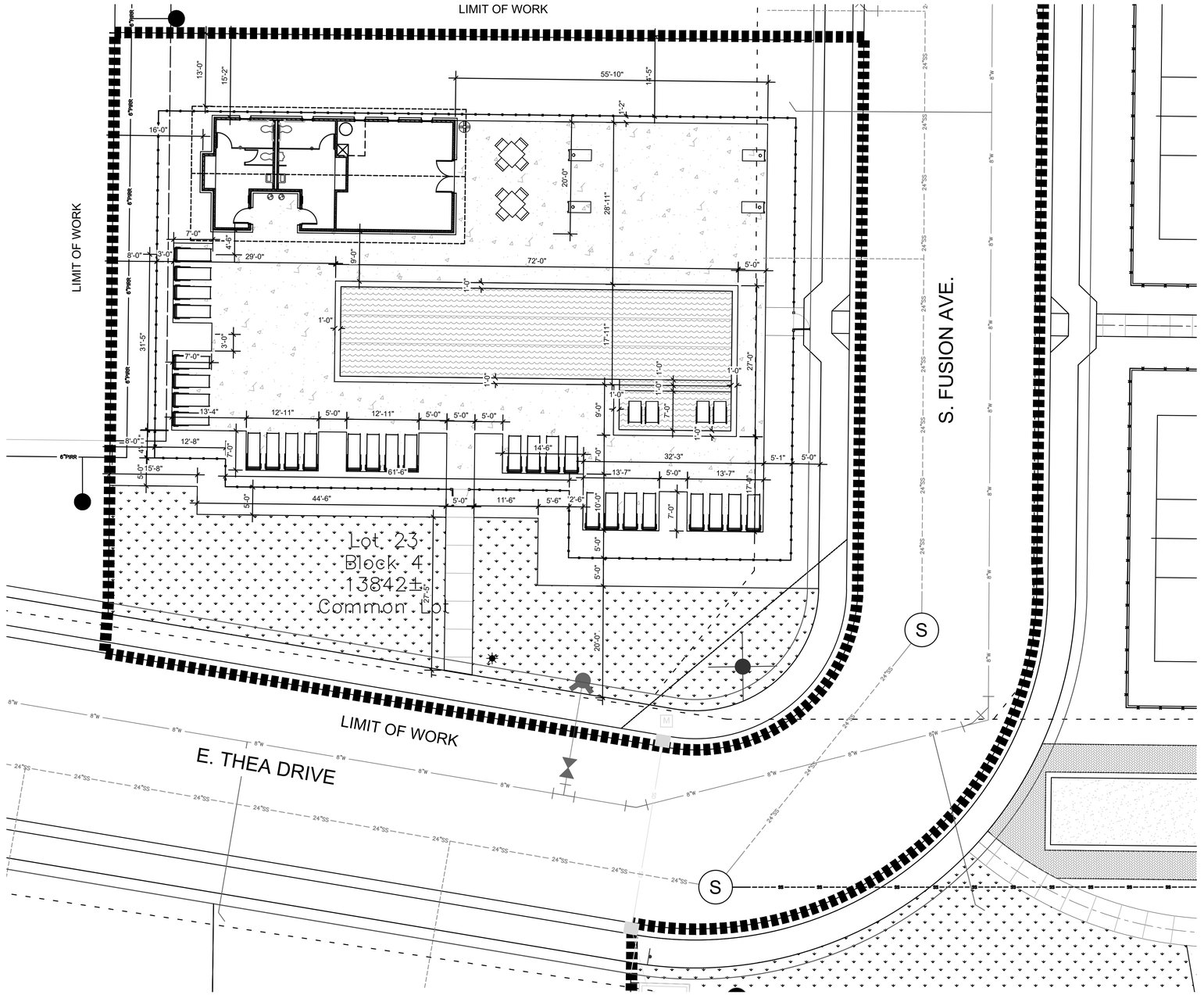

DIMENSION PLAN - L2.2

0' 10' 20' 30'
Scale: 1" = 10'-0"

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drawn by: TEAM
date: 06-04-2020
drawing: Dimension Plan

KEY MAP
SCALE: NTS

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L2.2
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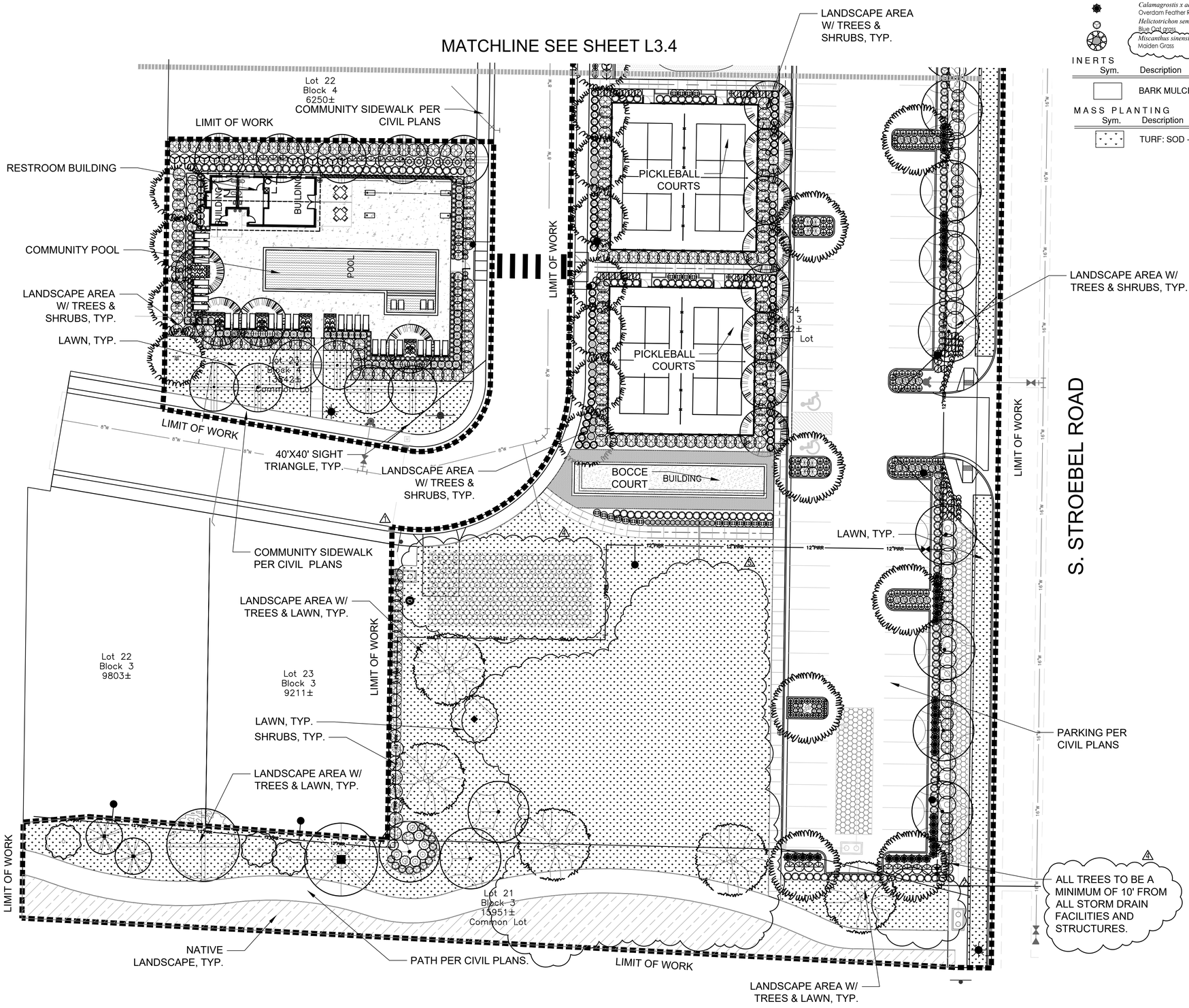


PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.
Grasses			
	Calamagrostis x acutiflora 'Karl Forester' Karl Forester Feather Reed Grass	3 gal.	12
	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	3 gal.	52
	Helictotrichon sempervirens Blue Oat grass	3 gal.	68
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 Gal.	83

INERTS

Sym.	Description
	BARK MULCH, PREMIUM BLEND

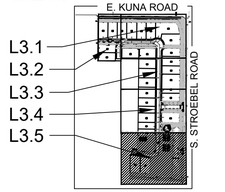
MASS PLANTING

Sym.	Description
	TURF: SOD - FESCUE

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	Cercis canadensis Eastern Redbud	2" Cal.	26	Standard
	Malus sp. 'Spring Snow' Spring Snow Crabapple	2" Cal.	1	Standard
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	18	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	26	Standard
Class II Trees				
	Acer truncatum x 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	9	Standard
	Acer truncatum x 'Norwegian Sunset' Norwegian Sunset Maple	2" Cal.	5	Standard
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	1	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	2" Cal.	22	Standard
	Salix alba 'Tristis' Niobe Weeping Willow	2" Cal.	1	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	2" Cal.	23	Standard
Conifer Trees				
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6' - 8' HT. B&B	3	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6' - 8' HT. B&B	11	
Shrubs				
	Berberis thunbergii 'Gentry' Dwarf Red Leaf Barberry	3 gal.	129	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 Gal.	29	
	Buxus x 'Green Gem' Green Gem Boxwood	3 gal.	163	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	55	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	91	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	3 Gal.	351	
	Euonymus japonicus 'Silver King' Silver King Euonymus	3 Gal.	99	
	Perovskia atriplicifolia Russian Sage	3 Gal.	14	
	Photinia x fraseri Photinia Fraseri	3 Gal.	26	
	Physocarpus opulifolius 'Dart's Gold' Dart Gold Ninebark	3 gal.	8	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	61	
	Potentilla fruticosa 'Tangerine' Tangerine	3 gal.	56	
	Prunus x cistena Cistena Plum	3 gal.	72	
	Ribes aureum Golden Currant	3 gal.	12	
	Ribes sanguineum Red Flowering Currant	3 gal.	5	
	Rosa x 'Pink Supreme' Flower Carpet TM Pink Supreme Rose	3 Gal.	134	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	161	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	95	
	Viburnum plicatum 'Popcorn' Popcorn Doublefire Viburnum	3 gal.	9	
Groundcover				
	Teucrium chamaedrys Germander	3 gal.	115	
Perennials				
	Dianthus sp. 'Fruit Punch' Fruit Punch Dianthus	3 Gal.	57	
	Heliomeris multiflora Showy Goldeneye	3 gal.	23	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	32	
	Lavandula angustifolia 'Munstead' Lavander Munstead	3 Gal.	14	
	Zauschneria garrettii California Fuchsia	3 gal.	36	

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.5

Scale: 1" = 20'-0"

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L3.5
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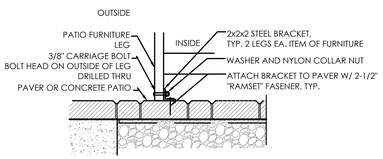
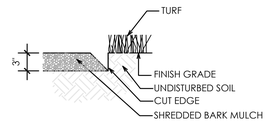


1.4 Site Furniture Bolt Connection

Scale: 1"=1'-0"

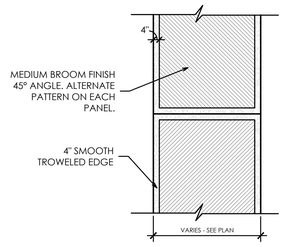


NOTES:

1. MULCH COLOR:PREMIUM BLEND OR APPROVED EQ.
2. CREATE A 45 DEGREE ANGLE WHEN SPADING THE BEDS TO HELP MINIMIZE THE AMOUNT OF FUTURE WEEDS AND TO HELP WITH TURF MAINTENANCE.

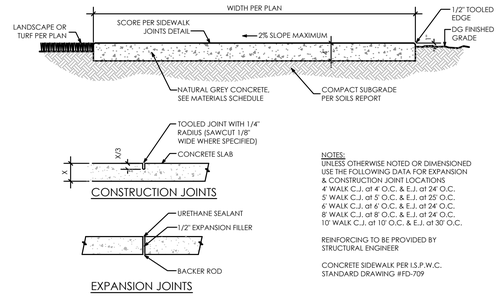
1.3 Cut Edge

Scale: 1"=1'-0"



1.2 Sidewalk Broom Finish

Scale: 1/4"=1'-0"



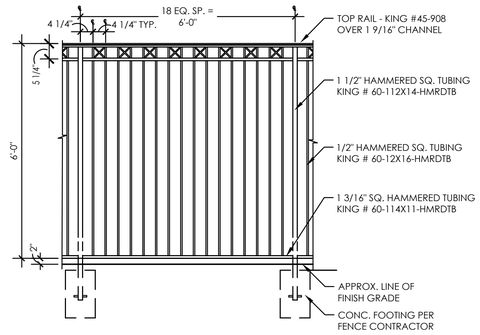
NOTES:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONSTRUCTION JOINT LOCATIONS
4' WALK C.J. at 4' O.C. & E.J. at 24' O.C.
5' WALK C.J. at 5' O.C. & E.J. at 25' O.C.
6' WALK C.J. at 6' O.C. & E.J. at 24' O.C.
8' WALK C.J. at 8' O.C. & E.J. at 24' O.C.
10' WALK C.J. at 10' O.C. & E.J. at 30' O.C.

REINFORCING TO BE PROVIDED BY STRUCTURAL ENGINEER

CONCRETE SIDEWALK PER I.S.P.W.C. STANDARD DRAWING #FD-709

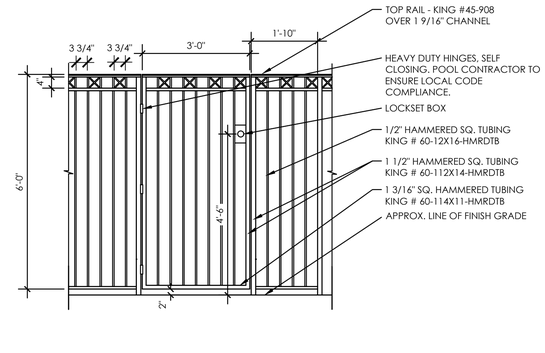
1.1 Typical Sidewalk

Scale: 3/4"=1'-0"



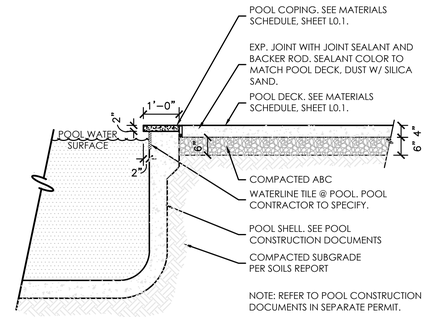
1.8 Typ. Pool Fence

Scale: 1/2"=1'-0"



1.7 Typ. Pool Gate

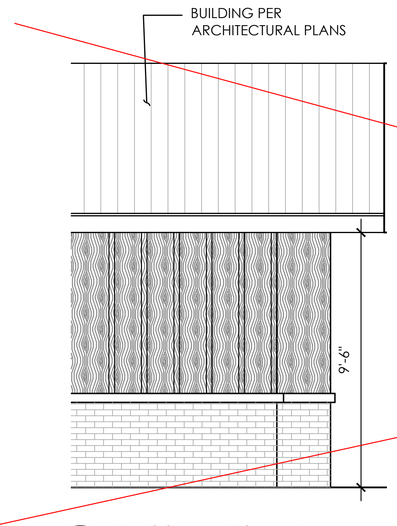
Scale: 1/2"=1'-0"



NOTE: REFER TO POOL CONSTRUCTION DOCUMENTS IN SEPARATE PERMIT.

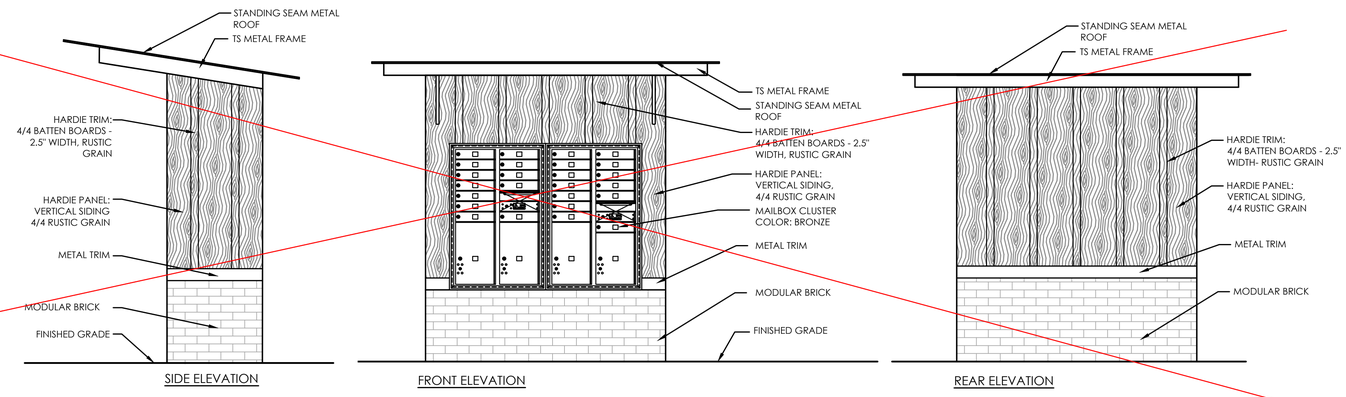
1.6 Pool Coping

Scale: 1/2"=1'-0"



1.10 Building - Elevation

Scale: 3/8" = 1'-0"



1.9 Mailbox Cluster - Materials

Scale: 1/2" = 1'-0"

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drawing: DETAILS

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L6.1
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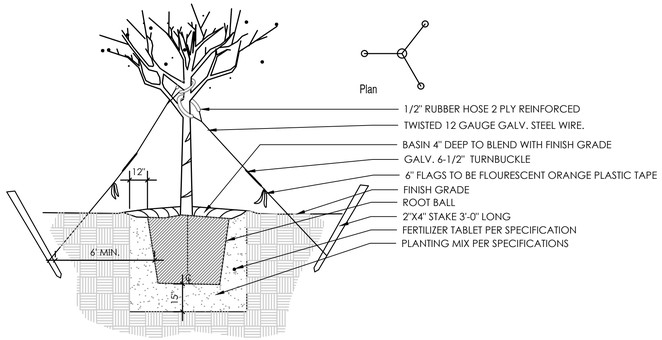
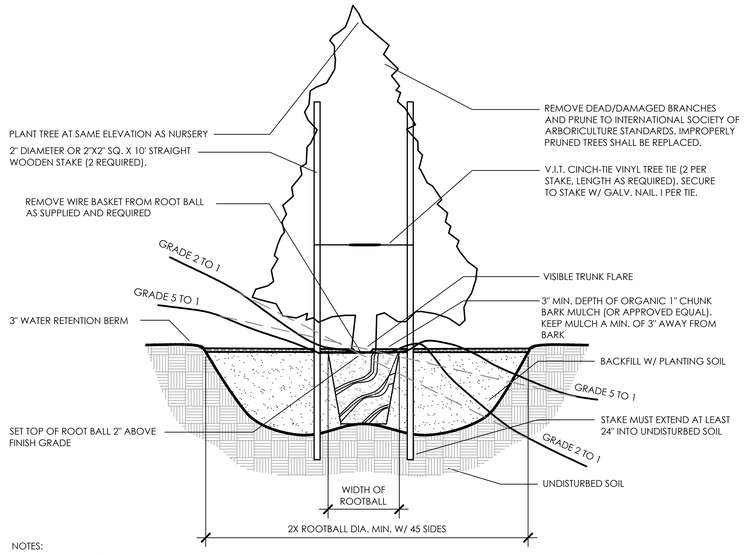


1.3 Tree Guying Detail

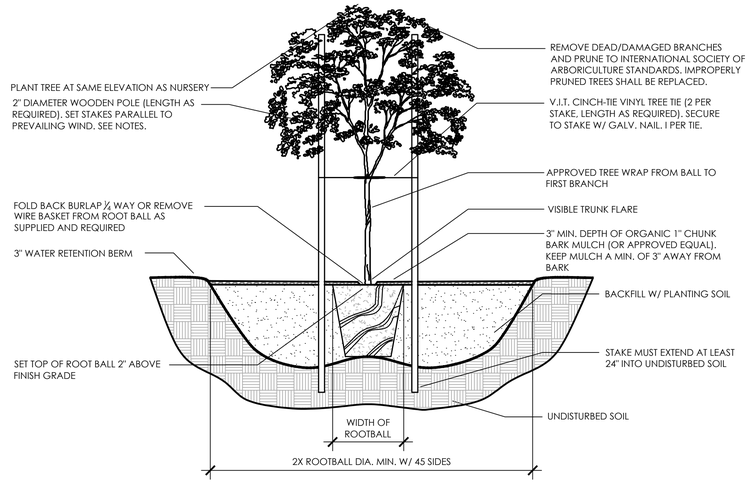
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTLING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

Scale: N.T.S.

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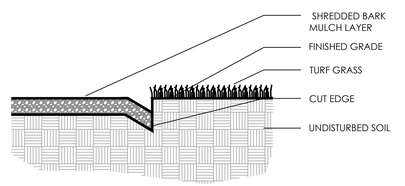
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

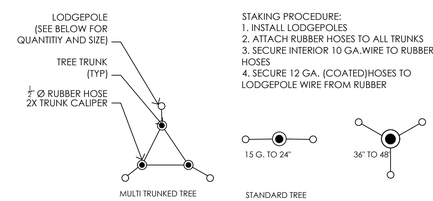
STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires 06/31/23
LICENSED LANDSCAPE ARCHITECT



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

Scale: N.T.S.



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

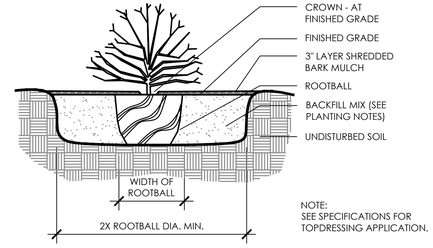
LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.5 Tree Staking Diagram

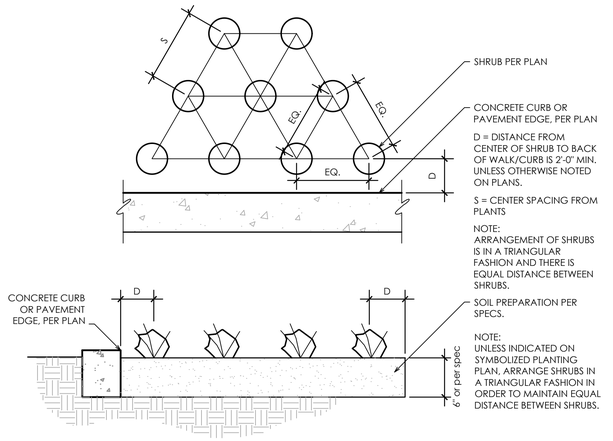
Scale: NTS



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.4 Shrub Planting Detail

Scale: N.T.S.



1.7 Planting Spacing Detail

Scale: N.T.S.

RISING SUN
SUBDIVISION NO. 2
Landscape Construction Documents
KUNA, IDAHO

revisions:
3 08.05.2021 PARK COORDINATION
4 10.06.2021 ACHD COMMENTS
5 02.23.2022 PLAYGROUND EQUIP

project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06-04-2020
drawing: Planting Details

sheet #
L7.1
13 of 14

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals.
Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ¾" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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STATE OF IDAHO
BRIAN J. GREEY
LA - 16653
Expires 06/30/23
LICENSED LANDSCAPE ARCHITECT

RISING SUN
SUBDIVISION NO. 2
Landscape Construction Documents
KUNA, IDAHO

revisions:
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project #: MTC089
scale: N.A.
issued for: REVIEW
drawn by: TEAM
date: 06-04-2020
drawing: Planting Specifications

sheet #
L8.1
14 of 14

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From:	Dianne Jossis
To:	Jessica Reid
Cc:	Dianne Jossis
Subject:	RE: Rising Sun 2 Pool House
Date:	Wednesday, June 29, 2022 1:49:03 PM
Attachments:	image001.png Kuzco EW6824_EXTR SCONCE.pdf

Jessica,

There will be (2) sconces on the exterior of the restroom building.

1. West elevation at the double doors; (1) on front of building next to women/men's entry doors.

Please see attached.

Thank you

Dianne Jossis
Conger Group
4824 W. Fairview Avenue
Boise, Idaho 83706
208-336-5355 x2

From: Jessica Reid <jreid@kunaid.gov>
Sent: Wednesday, June 29, 2022 1:45 PM
To: Dianne Jossis <djossis@congergroup.com>
Subject: RE: Rising Sun 2 Pool House

Are there any exterior lights on the pool house or any additional lighting around the pool deck? Or is lighting intended to be provided by the streetlights?

Jessica Reid
Planner II
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

From: Dianne Jossis <djossis@congergroup.com>
Sent: Wednesday, June 29, 2022 1:44 PM
To: Jessica Reid <jreid@kunaid.gov>
Subject: RE: Rising Sun 2 Pool House

Lighting plan?

Interior?

Dianne Jossis
Conger Group
4824 W. Fairview Avenue
Boise, Idaho 83706
208-336-5355 x2

From: Jessica Reid <jreid@kunaid.gov>
Sent: Wednesday, June 29, 2022 1:43 PM
To: Dianne Jossis <djossis@congergroup.com>
Subject: Rising Sun 2 Pool House
Importance: High

Hi Dianne,

Do you have a lighting plan for the Rising Sun No. 2 Pool House? I'm not finding anything.

Thanks!

Jessica Reid
Planner II
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

CASPIAN
EW6824

WALL

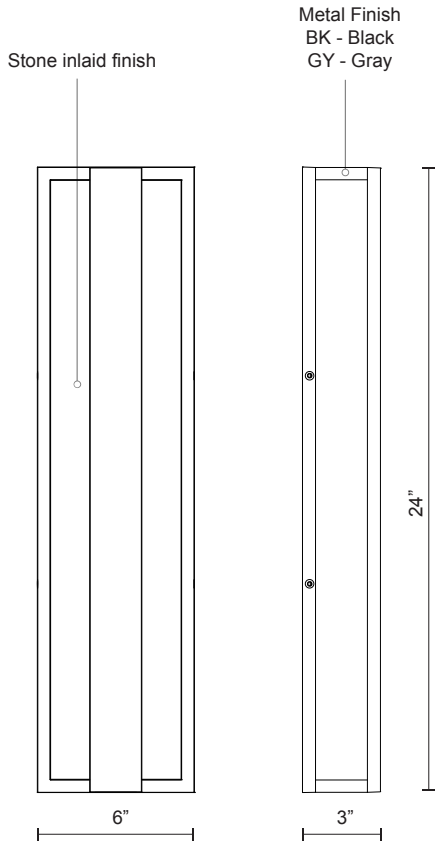
PROJECT

EW6824-BK
Black

EW6824-GY
Gray

DESCRIPTION

Stone elements and metal join together, resulting in masculine elegance. This exterior wall light consists of a 24 inch long metal rectangle with a stone inlay that is flush against the mounting plane, then another slim metal rectangle is suspended just atop of it. LED glow flows from the concealed inner surface. Caspian is suitable for exterior use. Chose from black or grey metal finishes.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W6" x H24" x E3"
Light Source	LED
Wattage	30W
Total Lumens	2400lm
Delivered Lumens	BK-494lm; GY-539lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted PC
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

From: Jessica Reid
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Central District Health Department; Chief Fratusco; COMPASS; Dennis Chan (USPS); DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; KRFD Fire Code (scott@fccnwi.com); Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Chief Bongiorno); Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; Planning Manager (Ada County Development Services); Public Works; Robie Reno; Stacy Yarrington (Ada County); TJ Lawrence (Interim KRFD Chief)
Cc: Doug Hanson
Subject: 22-22-DR Rising Sun No. 2 Pool House
Date: Wednesday, June 29, 2022 4:00:34 PM
Attachments: 22-22-DR Rising Sun No. 2 Pool House Agency Transmittal.pdf
image001.png

Agency Transmittal – June 29, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-22-DR (Design Review) for Rising Sun No. 2 Pool House
PROJECT DESCRIPTION	Applicant requests Design Review approval for the approximately 1,254 SF pool house for Rising Sun Subdivision No. 2 & associated landscaping. The Pool House is proposed to have two (2) restrooms and a storage area & a bottle filler drinking fountain. The subject site is located at 2186 E Thea Drive (Lot 23, Block 4); (APN: R7472360740) Section 30, Township 2 North, Range 1 East.
SITE LOCATION	2186 E Thea Drive Kuna, ID 83634
REPRESENTATIVE	Dianne Jossis Conger Group djossis@congergroup.com
SCHEDULED HEARING DATE	Tuesday, **August 9, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Jessica Reid

Planner II
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

RECEIVED
JUL 18 2022
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

July 13, 2022

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

RE: 22-22-DR/ Rising Sun No. 2 Pool House; 2186 E. Thea Dr.

To Whom It May Concern:

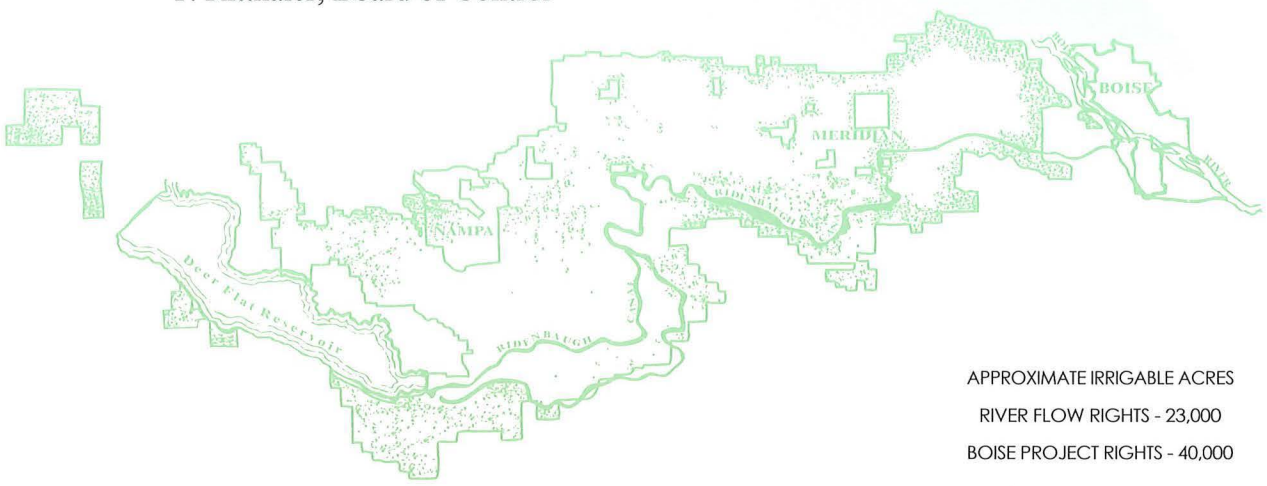
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control



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

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

DESIGN REVIEW MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**1 August 2022**	
RE:	**Public Works Comments**	
	Rising Sun No. 2 Pool House – 22-22-DR (Design Review)	

The Rising Sun No. 2 Pool House, 22-22-DR, design review request dated 29 June 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil construction drawings will be been accomplished separately by PWoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. Public Works can support approval of this application.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

a) Public Works utility connection and inspection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

2) General

a) Provide civil construction drawings to the Public Works Department (PWoffice@kunaid.gov) prior to applying for a building permit.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.
e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

3) Right-of-Way

a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

a) This project will be connected to City services. Public Works plan review team will coordinate sewer redlines during the civil construction drawing review process, when received by PWoffice.
b) All sewer infrastructure must meet or exceed City of Kuna requirements.
c) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

a) This project will be connected to City services. Public Works plan review team will coordinate water redlines during the civil construction drawing review process, when received by PWoffice.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

a) This project will not be connected to City services. Public Works plan review team will coordinate pressurized irrigation redlines during the civil construction drawing review process, when received by PWoffice.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
d) Pressurized irrigation connection fees apply to each lot containing a facility.

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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) 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. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.*
e) 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.

8) As-Built Drawings

a) As-built (record) 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) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.